



LATROBE CITY COUNCIL

MINUTES FOR THE ORDINARY COUNCIL

HELD IN NAMBUR WARIGA MEETING ROOM
CORPORATE HEADQUARTERS, MORWELL
AT 6.00 PM ON
16 NOVEMBER 2015

CM474

PRESENT:

Councillors:	Cr Michael Rossiter, Mayor	East Ward
	Cr Sharon Gibson, Deputy Mayor	West Ward
	Cr Graeme Middlemiss	Central Ward
	Cr Christine Sindt	Central Ward
	Cr Dale Harriman	East Ward
	Cr Sandy Kam	East Ward
	Cr Kellie O'Callaghan	East Ward
	Cr Darrell White	South Ward
	Cr Peter Gibbons	West Ward
Officers:	Gary Van Driel	Chief Executive Officer
	Sara Rhodes-Ward	General Manager Community Services
	Phil Stone	General Manager City Development
	Steven Piasente	General Manager Infrastructure & Recreation
	Peter Mangan	Acting Manager Governance
	Amy Phillips	Coordinator Governance
	Kylie Stockdale	Council Operations Administration Officer

TABLE OF CONTENTS

1. OPENING PRAYER.....	4
2. ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF THE LAND	4
3. APOLOGIES AND LEAVE OF ABSENCE.....	4
4. DECLARATION OF CONFLICT OF INTEREST	4
5. ADOPTION OF MINUTES	5
6. ACKNOWLEDGEMENTS.....	5
6.1 Condolence Motion.....	5
7. PUBLIC QUESTION TIME.....	6
Standing Orders Suspended for Public Questions	6
7.1 Questions on Notice	6
7.2 Public Speakers.....	8
Standing Orders resumed.....	9
8. ITEMS HELD OVER FOR REPORT AND/OR CONSIDERATION/QUESTIONS ON NOTICE	10
9. NOTICES OF MOTION	39
9.1 2015/24 Protective Services Officer Request	39
9.2 2015/25 - Get Sunflowered Project.....	40
10. ITEMS REFERRED BY THE COUNCIL TO THIS MEETING FOR CONSIDERATION	47
10.1 Haigh Street, Moe, Speeding Concerns	47
10.2 Temporary Partial Road Closure of Tarwin Street, Morwell, for the Tarwin Street Project	58
10.3 Petition Requesting Pedestrian Crossing in Breed Street, Traralgon	63
10.4 Planning Scheme Amendment C93 - Ashworth Drive, Traralgon - Consideration of Submissions	88
11. CORRESPONDENCE	143
12. PRESENTATION OF PETITIONS	145
13. CHIEF EXECUTIVE OFFICE	147
14. CITY DEVELOPMENT.....	149

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

14.1	Acreage (Tyers) Development Plan.....	149
14.2	Planning Permit Application No. 2015/127 Two (2) Lot Subdivision at 421 Hazelwood Road, Hazelwood North	584
14.3	Planning Permit Application No. 2015/130 - Use and development of a single dwelling and ancillary outbuilding and alteration of access to a Road Zone Category 1 at Hazelwood Road (L 2 LP 134531), Traralgon	604
14.4	Planning Permit Application 2015/133- Refurbishment of amenities block, construction of two new amenities blocks and new wastewater treatment system at Hazelwood Pondage Caravan Park	633
15.	INFRASTRUCTURE AND RECREATION.....	661
16.	COMMUNITY SERVICES.....	663
17.	CORPORATE SERVICES.....	665
17.1	Assemblies of Councillors.....	665
17.2	Documents for Signing and Sealing - Transfer from Grass Ridge Developments Pty Ltd.....	681
17.3	Documents for Signing and Sealing - Transfer to Jannesdale Pty Ltd and Moodville Pty Ltd	690
17.4	Council Delegations Review	698
17.5	Procurement Policy Review	862
17.6	Quarterly Finance Report - September 2015.....	899
18.	URGENT BUSINESS.....	922
19.	MEETING CLOSED TO THE PUBLIC	924
19.1	Confidential Items Held Over.....	927
19.2	Adoption of Minutes.....	939
19.3	Confidential Items.....	940
19.4	Assembly of Councillors	941
19.5	Nominations for the 2016 Australia Day Awards	947
19.6	Audit Committee	956
19.7	Community Grant Project MCW141500049 - Request to use remaining funds for new project	966
19.8	LCC-280 Design and Redevelopment of Duncan Cameron Memorial Park Oval at Traralgon.....	972
19.9	LCC-287 Provision of Pilot Vehicle Services	980
19.10	LCC-289 Reconstruction of New Street at Morwell	988
19.11	LCC-291 Design and Reconstruction of Saunders Crescent, Griffiths Court and Stage 1 of Garibaldi Street at Traralgon.....	996

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

19.12 LCC-292 Design and Reconstruction of Stages 2 and 3 of
Garibaldi Street at Traralgon 1006

19.13 LCC-293 Design and Reconstruction of Fowler Street and
Hampton Street at Moe 1016

19.14 LCC-294 Sealing of Wilga Crescent at Traralgon..... 1026

1. OPENING PRAYER

The Mayor read the opening prayer and welcomed all present

2. ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF THE LAND

The Mayor acknowledged the traditional owners of the land on which we meet and paid respect to their Elders past and present.

Acknowledgements were also offered for any other Aboriginal people / Elders present.

3. APOLOGIES AND LEAVE OF ABSENCE

Nil

4. DECLARATION OF CONFLICT OF INTEREST

Cr Gibbons declared an indirect interest under Section 78 of *The Local Government Act* 1989 in respect to Item 9.2 2015/25 - Get Sunflowered Project.

Cr Harriman declared a direct interest under Section 77B of *The Local Government Act* 1989 in respect to Item 19.11 LCC-291 Design and Reconstruction of Saunders Crescent, Griffiths Court and Stage 1 of Garibaldi Street at Traralgon and 19.12 LCC-292 Design and Reconstruction of Stages 2 and 3 of Garibaldi Street at Traralgon

Mr Van Driel declared an indirect interest under Section 78 of *The Local Government Act* 1989 in respect to Item 19.7 Community Grant Project MCW141500049 - Request to Use Remaining Funds for New Project.

Cr Kam declared an indirect interest under Section 78B of *The Local Government Act* 1989 in respect to Item 9.2 2015/25 - Get Sunflowered Project.

Cr Middlemiss declared a personal interest which is not a conflict of interest as he is the Chair of Future Morwell in respect to Item 9.2 2015/25 - Get Sunflowered Project.

Cr Sindt declared an indirect interest under Section 78B of *The Local Government Act* 1989 in respect to Item 9.2 2015/25 - Get Sunflowered Project.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)****5. ADOPTION OF MINUTES****COUNCIL MOTION**

Moved: Cr Gibson
Seconded: Cr Sindt

That the minutes of the Ordinary Council Meeting held on 26 October 2015, Special Council Meeting held on 29 October 2015 and Special Council Meeting held on 9 November 2015 be confirmed.

CARRIED UNANIMOUSLY

6. ACKNOWLEDGEMENTS**6.1 CONDOLENCE MOTION****COUNCIL MOTION**

Moved: Cr Gibson
Seconded: Cr Harriman

That Council writes to the French ambassador extending its condolences to the families and friends of the citizens of France and of other countries who have been killed or injured in the attacks that took place in Paris on 13 November 2015.

CARRIED UNANIMOUSLY

7. PUBLIC QUESTION TIME

STANDING ORDERS SUSPENDED FOR PUBLIC QUESTIONS

COUNCIL MOTION

Moved: Cr O'Callaghan
Seconded: Cr Gibson

That Council suspends standing orders.

CARRIED UNANIMOUSLY

Council suspended standing orders at 6:07pm.

7.1 QUESTIONS ON NOTICE

1. From: Ben Crowe

Question: Bus stop for corner of Easter Road and Southern Road Traralgon

Response: Bus routes and stops are managed by the state government department, Public Transport Victoria (PTV), who also assesses and establishes new bus routes.

The closest bus route runs along Park Lane, Princes Highway to McNairn Road and then along McNairn Road.

The public can request changes to bus services to PTV's network planning department; however we will forward your request on to PTV for you.

2. From: Alan Goicoa

Question: I am mech engineer working 15 years in pump industry, as well as system troubleshooting. Though not familiar with settling ponds, I have concerns based on design drawings viewed during mediation meeting. Would like independent 3rd party, myself and the design engineer to sit down and address issues.

Response: Council has engaged suitably qualified consultants to undertake the design work for the pondage wastewater treatment system and is confident that the system will function effectively.

Council Officers would be willing to arrange a meeting with the consultant and Mr Goicoa to discuss his concerns.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

3. From: **Brendon and Rachel Clark**

Topic: Tyers Strategy Plan & Amendment

Question: Council have agreed to put us into the urban development for Tyers in the original structure plan. On the amendment, they wish to put us back to 'Rural Living with further investigation', but will they guarantee that we can subdivide in a period of 2 years?

We want 'further investigation' to be removed. Otherwise we strongly object to the amendment in the strategy plan. This is in the interest of the future of Tyers' Development as we intend to build a property and create a future business in intensive farming with this subdivision.

Response: As part of Amendment C87, an urban amenity buffer is proposed to prevent further encroachment of sensitive uses to the Australian Paper Mill where amenity may be compromised through odour. Under the current structure plan, the land is identified as "future long term expansion" however as a result of Amendment C87, this is proposed to be changed to "future rural living investigation".

Amendment C87 has not yet been adopted by Council and is still under consideration pending resolution of a range of issues.

Irrespective of Amendment C87 the current zoning of the land to the south has not changed and any rezoning applications need to be assessed under current planning provisions, which in the case of odour, is a separation distance of 5kms.

Structure Plans generally do not specify timeframes for when land is to be rezoned, and therefore regardless of this proposed change, there has never been any guarantee that this land could be rezoned in the next 2 years.

4. From: **Brian Slavin**

Topic: Strategy Plan & Amendment to Plan

Question: Have the ratepayers on the south side of Tyers been stopped from subdividing so that Council doesn't have to deal with issues of health, drainage and damage to rate payers land?

Response: As part of Amendment C87, an urban amenity buffer is proposed to prevent further encroachment of sensitive uses to the Australian Paper Mill where amenity may be compromised through odour. As a result of this buffer, the Tyers Structure Plan has been revised to remove the wording "future long term urban expansion" with "future rural living investigation". The inclusion of 'investigation' is to ensure any future rezoning applications are assessed giving consideration to the odour amenity buffer.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Amendment C87 has not yet been adopted by Council and is still under consideration pending resolution of a range of issues. Irrespective of Amendment C87 the current zoning of the land to the south has not changed and any rezoning applications need to be assessed under current planning provisions, which in the case of odour, is a separation distance of 5kms.

7.2 PUBLIC SPEAKERS

The following persons spoke to an item on the agenda:

10.4 Planning Scheme Amendment C93 - Ashworth Drive, Traralgon - Consideration of Submissions

- Mr Ralph Brown
- Mr Steve Wood

14.1 Acreage (Tyers) Development Plan

- Mr Gordon Asbury
- Mr Nick Anderson
- Mr Chris Vellios
- Mr Brian Slavin

COUNCIL MOTION

Moved: Cr Harriman

Seconded: Cr Sindt

That Council provides Mr Slavin with an extension of time.

CARRIED UNANIMOUSLY

- Mr Brendan Clark

14.2 Planning Permit Application No. 2015/127 Two (2) Lot Subdivision at 421 Hazelwood Road, Hazelwood North

- Mr Peter Black

14.3 Planning Permit Application No. 2015/130 - Use and Development of a Single Dwelling and Ancillary Outbuilding and Alteration of Access to a Road Zone Category 1 at Hazelwood Road (L 2 Lp 134531), Traralgon

- Mr Tim Nolan

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

STANDING ORDERS RESUMED

COUNCIL MOTION

Moved: Cr Gibson
Seconded: Cr Harriman

That Council resumes standing orders.

CARRIED UNANIMOUSLY

Standing Orders resumed at 6:55pm.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

**8. ITEMS HELD OVER FOR REPORT AND/OR
CONSIDERATION/QUESTIONS ON NOTICE**

Council Meeting Date	Item	Resolution	Status Update
City Development			
06 May 2013 City Development	Latrobe City International Relations Advisory Committee - Amended Terms of Reference	That the item be deferred pending further discussion by Councillors relating to the Terms of Reference.	Item on hold pending Council's review of Committees. A further report will be presented to Council once the review is complete.
14 September 2015 City Development	Consideration of the Recommendations of the Panel Report for C87	That Council defer the Consideration of the recommendations of the Panel Report for C87 until the following have taken place: 1. That Council communicates with the Premier to organise a meeting with the EPA, interested Councillors, relevant Council Officers, Australian Paper and relevant stakeholders to discuss Urban Amenity Buffer solutions 2. That Council requests the Department of Energy and Earth Resources to work through the issues to provide a solution to the Coal Residential Interface	1. A letter to the Premier was sent on 29 September 2015 requesting a meeting with key stakeholders. A response is yet to be received. No further update at this stage 2. Following a meeting between officers and Earth Resources Regulation Victoria on 29 September 2015 communications are being prepared for distribution in the next Councillor Bulletin to provide an update.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
04 May 2015 City Development	Latrobe Heavy Industry Park and Gippsland Logistics Precinct - Project Update and Proposed Next Steps	<p>That Council:</p> <ol style="list-style-type: none"> 1. Notes the progress made on the Gippsland Logistics Precinct and the Latrobe Heavy Industry Park projects. 2. Reopens a Request for Proposal process aimed at securing private sector involvement in the Gippsland Logistics Precinct. 3. Initiates specific discussions with the Victorian Government to identify opportunities to assist the Government in marketing the potential of the Latrobe Heavy Industry Park to the private sector. 	<p>Discussions have been held with the State Government regarding both these projects. The Heavy Industry Park was put to auction on 7 August 2015.</p> <p>The property was subsequently sold to an adjacent land owner in October.</p> <p>A Project Reference Group has been established for the GLP. 2 representatives from RDV and Council Officers are involved in the reference group. The second meeting of the PRG will take place on 22 September 2015. Task is to identify the future activities.</p> <p>Discussions continuing with renewal of Master Plan to encompass new development spur line ownership and potential new developments.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
<p>06 July 2015</p> <p>City Development</p>	<p>Latrobe Performing Arts and Convention Centre Review (continued below)</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Adopt the Review of the Latrobe Performing Arts and Convention Centre Feasibility Study and Business Case June 2015. 2. Consider the Latrobe Performing Arts and Convention Centre as two separate projects – Latrobe Performing Arts Centre and Latrobe City Convention Centre. 3. In relation to the Latrobe Performing Arts Centre: <ol style="list-style-type: none"> a) Confirms the site of the existing Latrobe Performing Arts Centre in Traralgon as the site for the new Latrobe Performing Arts Centre. b) Undertake a detailed business case for the Latrobe Performing Arts Centre including a strong evidence base for the new facility and confirmation of key design elements. c) Engage a specialised theatre design consultant to confirm key design elements and complete a functional design brief to detail costs of the Latrobe Performing Arts Centre. 	<p>Officers are currently preparing consultant’s project briefs for the full business case and concept designs.</p> <p>Officers met with representatives from other regional cities during the week of 7 September 2015 to discuss issues relevant to matters such as the project briefs etc.</p> <p>Following this, a theatre design will be engaged and a community representative working group established to assist in the development of the business case and concept design.</p> <p>It is expected that this will be complete by late 2015 at which time funding opportunities will be discussed with the State Government.</p> <p>A further report will be presented to Council at this time.</p> <p>In relation to the Latrobe City Convention Centre, a project brief will be prepared in the first half of 2015/16 to engage a consultant to undertake investigation to confirm potential demand for a dedicated convention centre. It is envisaged that this will be completed in the 2015/16 financial year.</p> <p>A further report will be presented to Council at this time and depending on the outcome of the demand analysis, a business case including establishment of a working group will be progressed.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
06 July 2015 City Development	Latrobe Performing Arts and Convention Centre Review (continued)	<ul style="list-style-type: none"> d) Allocate \$200,000 from the 2015/16 Financial Year surplus to develop the Latrobe performing arts business case and functional concept design. e) Establish a representative community working group to steer the business case and design for the Latrobe Performing Arts Centre. f) Receive a report pending the outcome of the funding submission to the National Stronger Regions Fund – Round 2. g) Continue to liaise with the Victorian and Commonwealth governments in relation to potential funding opportunities. 	As above

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
06 July 2015 City Development	Latrobe Performing Arts and Convention Centre Review (continued)	<p>4. In relation to the Latrobe City Convention Centre:</p> <ul style="list-style-type: none"> a) Confirms Morwell as the location of the Latrobe City Convention Centre. b) Undertakes further detailed analysis and investigation to confirm potential demand for a dedicated convention centre in Latrobe City. c) Establish a representative community working group, to steer the business case and design for the Latrobe City Convention Centre. d) Allocate funding in future budgets to assist with the development of a business case and functional concept design for the Latrobe City Convention Centre. e) Investigate funding options for the Latrobe City Convention Centre. <p>27 July 2015</p> <p>That Council:</p> <ul style="list-style-type: none"> 1. Receives a report outlining State Government funding opportunities and recommendations on applying for funding through National Stronger Regions Fund Round 3. 	<p>As above</p> <p>Tender for this project is currently being advertised until 19 November 2015. Currently working on Terms of Reference for a Project Working Group and considering recruitment for Committee Working Group and Project Control Group.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
26 October 2015 City Development	2015/20 - Traralgon Court House Status Update	That a report be brought back to Council on the status of the plans for the Traralgon Court House. That the report includes: (a) the options on how Council proposes to fund the plans; and (b) the actions for 2015/16 and any actions proposed for 2016/17	Officers will prepare a report for Council
26 October 2015 City Development	Planning Scheme Amendment C93 - Ashworth Drive, Traralgon - Consideration of Submissions	That Council lay this matter on the table to the next Council meeting.	A report is being presented at the 16 November 2015 Ordinary Council meeting.
26 October 2015 City Development	Economic Development Engagement Plan	That Council: 1. Approves the 2015/16 Economic Development Engagement Plan to improve information sharing and active communication with Council staff, investors, government, business and industry leaders. 2. Receives quarterly reports during the 2015/16 financial year on the activities of the Economic Development Engagement Plan, and 3. Receives a report in September 2016 detailing the annual results of the Economic Development Engagement Plan.	A report will be presented to Council in September 2016

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
Infrastructure & Recreation			
06 November 2013 Infrastructure & Recreation	Latrobe Regional Motorsport Complex	<ol style="list-style-type: none"> 1. That Council requests the members of the Latrobe Regional Motorsports Complex Advisory Committee to investigate potential sites for the motorsports complex and to advise Council of any sites identified so that further investigation can be undertaken by Council officers. 2. That Council officers meet with Energy Australia to discuss other possible sites for a motorsports complex on their land. 3. That a further report be presented to Council at such time that site options have been investigated 	<p>Initial advice from Energy Australia and HVP is that land is not currently available for this use. Officers continuing to work with both parties to identify potential sites for further investigation.</p> <p>An on-site meeting with Cr Middlemiss occurred in December 2014 to investigate further site options.</p> <p>Further evaluation will be undertaken of sites identified during on-site meeting.</p> <p>Further report to be presented to Council in December 2015.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
<p>23 March 2015</p> <p>Infrastructure & Recreation</p>	<p>Riggall Road Local Area Traffic Management Options (continued below)</p>	<p>That Council</p> <ul style="list-style-type: none"> • Line mark 29 parallel parking bays in Argyle Street, Traralgon, within 100 metres of the subject site; • Reinstate the 'Local Traffic Only' and 'Load Limit' signage at each end of Riggall Road; • Install 'One Way Only' signage along Argyle Street opposite the exits of the subject site and Reece Plumbing, and paint a directional arrow on Argyle Street to reinforce the one way nature of the road; • Advise the community that it intends to implement a partial closure of the southern end of Riggall Road, Traralgon to prevent traffic from entering Riggall Road from Argyle Street. • Undertake a community information session for the residents of Riggall Road and the broader community in relation to the proposed closure. 	<p>Line marking, and signage completed in May/June 2015</p> <p>Notification of closure to occur in September 2015.</p> <p>Meeting occurred with landowners / residents on 16 September 2015. Concept of traffic islands to make traffic one way presented to community members.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
23 March 2015 Infrastructure & Recreation	Riggall Road Local Area Traffic Management Options (continued)	<ul style="list-style-type: none"> • Public Notice of the proposed partial closure and of the rights of the person to make a submission under Section 223 of the Local Government Act be given in the Latrobe Valley Express. • Council send separate notices advising of the proposed partial closure to all owners in the area as detailed on the attached map. • That a Road Safety Audit is undertaken in relation to the proposed partial closure. 	As above

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
04 May 2015 Infrastructure & Recreation	2015/05 Addressing Speed Concerns on Haigh St, Moe and Old Sale Rd Newborough	<ol style="list-style-type: none"> 1. That Council Officers investigate and present a report to Council in relation to measures that could be put in place along Haigh St extension Moe, between Old Sale Road and Bennett Street, to deal with speeding motorists. 2. That the Mayor writes to Vic Roads Regional Manager asking if the speed limit along the rural section of Old Sale Road Newborough, between the Haigh St corner and the beginning of the homes after the bridge on Old Sale Rd Newborough, could be unified to the one speed of 80 Km/h, due to the Housing Estate that was established along this section and the new extension of this Estate that has been placed on the market. 	<p>Currently under investigation. Traffic counts have recently been received. A report will come back to Council in September.</p> <p>Letter was sent to VicRoads regarding Old Sale Road on 14 May 2015.</p> <p>No response received to date (21 September 2015)</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
04 May 2015 Infrastructure & Recreation	2015/06 - Preparation of Information to Support a Planning Scheme Amendment Regarding Burgan Infestation (continued below)	<p>That a report be prepared for Council on the quickest and most cost effective way of Council acquiring the necessary authority to authorise the removal of Burgan infestation.</p> <p>That this report be tabled at the Council Meeting of 15 June 2015</p> <p>11 June 2015 That Council</p> <ol style="list-style-type: none"> 1. Note this report; and 2. That a further report be presented to Council no later than the 17 August 2015 Ordinary Council Meeting presenting the results of the further assessment, and providing details of costings and timeframes to implement a Planning Scheme amendment subject to the findings. <p>17 August 2015 That Council note this report, and consider options for the removal of Burgan when a further report is presented to Council at or before the 16 November 2015 Council meeting.</p>	<p>Holding report presented to Council 17 August 2015.</p> <p>See below</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
	<p>2015/06 - Preparation of Information to Support a Planning Scheme Amendment Regarding Burgan Infestation (continued)</p>	<p>17 August 2015 That Council:</p> <ol style="list-style-type: none"> 1. Requests officers to arrange a meeting with the Department of Environment, Land, Water and Planning and Councillors by October 2015; 2. Requests officers to arrange a meeting with the Department of Environment, Land, Water and Planning with the impacted Reserve Committees, Victorian Farmers Federation representative and councillor delegates by October 2015. 	<p>A meeting with Debbie Shaw (DELWP), Brett McGennisken (LCC) and Councillors has been booked in for Thursday 29 October, 2015 commencing at 3.30 pm in Meeting Room 4 at Latrobe City HQ.</p> <p>Following this meeting and commencing at 5 pm, a meeting including those mentioned above along with representatives from the impacted Reserve Committees and a Victorian Farmers Federation representative (to be confirmed) has been arranged.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
25 May 2015 Infrastructure & Recreation	Draft Tracks, Trails And Paths Strategy	<p>That Council:</p> <ol style="list-style-type: none"> 1. Releases the draft Tracks, Trails and Paths Strategy for a period of 6 weeks from Tuesday 26 May 2015 to Friday 7 July 2015. 2. Request a further report be presented to Council with the results of the community consultation process. 	<p>Consultation feedback is being collated / reviewed by consultant.</p> <p>Further report to be presented to Council in November</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
25 May 2015 Infrastructure & Recreation	Request to Air Condition Latrobe Leisure Stadium Facilities (continued below)	<p>That Council:</p> <ol style="list-style-type: none"> 1. Considers allocating funding in the 2016/17 financial year for the installation of air handling systems at the following Latrobe Leisure facilities, Traralgon Sports Stadium, Latrobe Leisure Morwell, Latrobe Leisure Moe Newborough and Latrobe Leisure Churchill; 2. Instructs Council Officers to undertake further investigation in relation to energy efficiency improvements, heat load reduction and air conditioning systems for the facilities; 3. Identifies and allocates the funding for the investigations detailed in point 2 from savings from the 2014/15 budget; 4. Request a report be presented to Council prior to the development of the 2016/17 budget detailing the results of the investigations detailed in point 3; 	<p>Quotes are currently being requested for investigation in relation to energy efficiency improvements, heat load reduction and air conditioning systems for the facilities.</p> <p>Quotes are currently being requested for the provision of temporary air handling units for the BVC Event in 2016.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
25 May 2015 Infrastructure & Recreation	Request to Air Condition Latrobe Leisure Stadium Facilities (continued)	<p>5. Instructs Council Officers to investigate the ability to hire, and the costs associated with, temporary air handling units for the BVC event in 2016;</p> <p>6. Consider the costs of item 5 is as part of the mid year budget review; and</p> <p>7. Advise Basketball Victoria Country of Councils' decision.</p>	As above
11 June 2015 Infrastructure & Recreation	Petition Requesting Pedestrian Crossing in Breed Street, Traralgon	<p>That Council:</p> <p>1. Lay the petition on the table to allow a traffic impact assessment to be completed for Breed Street Traralgon.</p> <p>2. Request a further report be presented to Council no later than the 14 September 2015 Ordinary Council Meeting presenting the results of the traffic impact assessment</p> <p>3. Notify the head petitioner about the Council decision.</p> <p>14 September 2015</p> <p>That Council request a further report detailing the traffic impact assessment and potential traffic management options be presented to Council no later than the 16 November 2015 Council meeting.</p>	<p>Investigation has commenced with traffic counts completed.</p> <p>Report to be presented to Council 16 November 2015.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
11 June 2015 Infrastructure & Recreation	Catterick Crescent Reserve Master Plan	That Council defers the decision on this matter until a report can be returned detailing user group numbers and increases or decreases of said numbers over a six year period.	Currently gathering participation data form the user groups/clubs. Still awaiting data from some clubs (03 September 2015) Report to be presented to the 12 October 2015 Councillor Briefing
11 June 2015 Community Infrastructure & Recreation	Maryvale Reserve Master Plan	That Council defers the decision on this matter until a report can be returned detailing user group numbers and increases or decreases of said numbers over a six year period.	Currently gathering participation data form the user groups/clubs. Still awaiting data from some clubs (03 September 2015) Report to be presented to the 12 October 2015 Councillor Briefing
27 July 2015 Infrastructure & Recreation	2015/15 - Request for Investigation into Traralgon Netball Court Resurfacing	That Council engage an Independent investigator to investigate the Traralgon Netball Court resurfacing tender process including; 1. The materials used 2. The written Tender brief 3. The overseeing process utilised and reporting details 4. The report with all of these details be brought back to Open Council as soon as practical.	Council has not as yet engaged an independent investigator to investigate the Traralgon Netball Court resurfacing tender process. Council Officers are currently focused on finalising the remediation process with the Contractors who undertook the works. A project brief is currently being developed and quotes will be sought for the investigation during September. The investigation report will be provided to the 16 November 2015 Council meeting.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
<p style="text-align: center;">14 September 2015</p> <p>Infrastructure & Recreation</p>	<p>Petition in relation to the completion of the Traralgon West Sporting Complex</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Agrees to lay the petition on the table requesting Council provide assistance to complete the first floor of the Traralgon West Sporting Pavilion. 2. Request a report be presented to the 26 October 2015 Ordinary Council meeting providing Council with information in relation to the petition. 3. Notify the head petitioner about the Council decision in relation to the petition. 4. That a meeting is arranged between Officers, Councillors and user groups to discuss the petition while the petition lays on the table 	<p>User Group meeting scheduled for 08 October 2015</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
05 October 2015 Infrastructure & Recreation	Waste Management Strategy 2010-2017 Review	That Council: 1. Notes the review of the Waste Management Strategy 2010 – 2017. 2. Requests a further report to Council in relation to: <ul style="list-style-type: none"> • The Kitchen Organics trial in Churchill that was undertaken by Council in Latrobe City in 2012 • The future provision of kerbside hard waste services in Latrobe City 	Hard Waste Report is scheduled for the 16 November Council meeting. A full report of the Organics Trial and Building Victoria's Organics Recovery was presented to Council 16 September 2013, and requests to the minister for further funding for a financial and operational analysis was denied. The project was not viable.
05 October 2015 Infrastructure & Recreation	Draft Play Space Strategy – Release for Public Exhibition	That Council: 1. Releases the draft Play Space Strategy for a period of 8 weeks from Tuesday 06 October 2015 to Friday 27 November 2015. 2. Request a further report be presented to Council with the results of the community consultation process.	The draft Play Space Strategy is now on public exhibition. The draft Play Space Strategy can be found on Latrobe City Council's "Have a Say" webpage. Notices have been placed on the Council Noticeboard and an email has been sent to all identified stakeholders. Council officers will be present at the Children's Expo in late October to further engage with the community.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
<p>05 October 2015</p> <p>Infrastructure & Recreation</p>	<p>Tarwin Street Project Proposed Road Closure</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Publish a Public Notice in the Latrobe Valley Express on 8 October 2015, advising the community that it intends to close the northbound lane of Tarwin Street, Morwell, at the median break to prevent traffic from exiting to Commercial Road, and of their rights to make a submission under section 223 of the Local Government Act 1989; 2. Write to VicRoads to notify them of Council's intention to part close Tarwin Street, and to invite their feedback on the matter; 3. Consider any submissions received in relation to the proposed part closure of Tarwin Street as part of a final decision on the part closure of Tarwin Street at the Ordinary Council Meeting to be held on Monday 16 November 2015. 	<p>A public notice has been placed in the Latrobe Valley Express.</p> <p>Officers have written to VicRoads to notify them of Council's decision and to seek their feedback on the proposed half street closure.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
26 October 2015	2015/19 - Modular Design of Female Friendly Change Facilities	<p>That Council:</p> <ol style="list-style-type: none"> 1. Establish a working group consisting of a representative from the following organisations to develop a modular design that can be easily implemented to provide female change facilities <ul style="list-style-type: none"> • Three representatives from local community sporting clubs • Two reps from local sporting associations • Three nominated Councillors • A suitably experienced design consultant <p>The final design be brought back to Council by March 2016.</p>	Officers will liaise with Councillors, external stakeholders, a representative from Sport & Recreation Victoria and a suitably qualified design consultant to form a working group as soon as possible.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
Community Services			
18 February 2013 Community Services	Affordable Housing Project – Our Future Our Place	<ol style="list-style-type: none"> 1. That Council proceeds to publically call for Expressions of Interest as a mechanism to assess the viability and interest in developing an affordable housing project on land known as the Kingsford Reserve in Moe. 2. That a further report be presented to Council for consideration on the outcome of the Expression of Interest process for the development of an affordable housing project on land known as the Kingsford Reserve in Moe. 	This project is currently under review, with a Council report to be presented to Council on 16 November 2015.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
<p>09 February 2015</p> <p>Community Services</p>	<p>Family Day Care Feasibility</p>	<p>That Council maintain the Family Day Care program at the current level.</p> <p>That the Family Day Care Coordination team is adjusted as required and directly in relation to any reduction of Educators and/or Service Users.</p> <p>That a further review of the program occur within the first six months of the 2015/16 financial year, with a further report being presented to Council for endorsement at the Ordinary Council Meeting on 07 December 2015.</p> <p>That a report be developed demonstrating cost and funding options to grow other early education and care services as a transition plan from FDC into the future.</p>	<p>Further report to be provided to Council in December 2015.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
Corporate Services			
05 December 2011 Corporate Services	Investigation into Mechanisms Restricting the sale of Hubert Osborne Park Traralgon	<p>That a draft policy be prepared relating to Hubert Osborne Park and be presented to Council for consideration.</p> <p>26 October 2015 That Council release the draft policy for community consultation for at least 28 days, and a report be brought back to Council</p>	<p>Briefing occurred on 27 April 2015 prior to a report coming to Council</p> <p>A further briefing occurred on 10 August 2015.</p> <p>Policy was presented to Council for consideration on 26 October 2015.</p> <p>Council has advertised in the Express and on Council's website calling for public submissions into draft policy on Hubert Osborne Park.</p> <p>The advertisement commenced Monday 02 November 2015 and will run for 28 days.</p> <p>The public can either submit by post, email or on our website.</p> <p>A report will be presented to Council in 2016.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
<p style="text-align: center;">14 September 2015</p> <p>Corporate Services</p>	<p>Long Term Lease Renewal Agreement - Traralgon Greyhound Racing Club</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Having complied with sections 190 and 223 of the <i>Local Government Act 1989</i>: <ol style="list-style-type: none"> a. By giving public notice b. By considering submissions received 2. Resolves to enter into a 21 year lease agreement with the Traralgon Greyhound Racing Club for part of Glenview Park, 66-110 McNairn Road, Traralgon (subject land), and <ol style="list-style-type: none"> 3. Resolves to consent to the Traralgon Greyhound Racing Club entering into a 21 year sub-lease with Telstra Corporation Limited for part of Glenview Park, 66-110 McNairn Road, Traralgon (subject land), and 4. Requests that the agreement be brought back before Council for final ratification; and 5. Advises the Traralgon Greyhound Racing Club of its decision. 	<p>Draft lease to be referred to Traralgon Greyhound Racing Club to finalise lease terms and conditions prior to formal adoption by Council.</p> <p>A report will be presented to Council in December 2015 once this is finalised</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
<p>23 March 2015</p> <p>Corporate Services</p>	<p>2015/02 - Notice of Motion - Grants Acquittal</p>	<p>That Council Officers conduct a review and prepare a report for Council detailing:</p> <ol style="list-style-type: none"> 1. The methods of acquittal currently used for all Council grants and other funds dispersed through Council to external entities or individuals on behalf of the State or Federal Government; 2. Internal and external Legislation, Regulations and Policy Requirements around acquittal of such funds; and 3. Council compliance obligations and best practice in regard to the acquittal of the above. 	<p>An internal committee has been convened to develop the information requested, as well as an internal audit being conducted on grant management which will inform the processes.</p> <p>The internal committee will meet once the results from the internal audit are returned in order to inform them for improvement of processes and for providing a report to Council on these matters.</p> <p>It is intended that this will be completed by November 2015.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
<p style="text-align: center;">14 September 2015</p> <p>Corporate Services</p>	<p>Long Term Lease Renewal Agreement - Moe Racing Club</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Having complied with sections 190 and 223 of the <i>Local Government Act 1989</i> and section 17D of the <i>Crown Land (Reserves) Act 1978</i>: <ol style="list-style-type: none"> a. By giving public notice b. By considering the submission from the Moe Racing Club <ol style="list-style-type: none"> 2. Resolves to enter into a 21 year lease agreement with the Moe Racing Club, for part of Joe Tabuteau Reserve, Moe (subject land), and 3. Requests that the agreement be brought back before Council for final ratification; and 4. Advises the Moe Racing Club of its decision. 	<p>Draft lease to be circulated to both the Moe Racing Club and DELWP for comment prior to formal adoption by Council.</p> <p>A report will be presented to Council in December 2015 once this is finalised.</p>

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Council Meeting Date	Item	Resolution	Status Update
<p>26 October 2015</p> <p>Corporate Services</p>	<p>Proposed Road Discontinuance - Craighburn Place, Traralgon East</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. In accordance with Schedule 10 Clause and section 223 of the Local Government Act 1989 (Act), authorise the commencement of the statutory procedures relating to Council's intention to discontinue and sell by private treaty part of Craighburn Place, Traralgon East, (subject land) by giving public notice and inviting written submissions on the proposal in the Latrobe Valley Express. 2. Receives written submissions and hear submissions on the proposal to discontinue and transfer the subject land from persons who have made a written request to be heard in person or by a party representing them as specified in their submission in accordance with the Act, at its Ordinary Meeting of Council on Monday, 7 December 2015. 	<p>A public notice will be prepared inviting community consultation.</p>

NOTICES OF MOTION

9. NOTICES OF MOTION

9.1 2015/24 PROTECTIVE SERVICES OFFICER REQUEST

Cr Sandy Kam

I, Cr Kam, hereby give notice of my intention to move the following motion at the Council Meeting to be held on Monday, 16 November 2015:

That Council:

1. Requests the Mayor write to the Premier and relevant minister(s) to request:
 - a. That the protective service officers jurisdiction extends to other public transport terminals especially in regional cities;
 - b. That Latrobe City Council receives additional protective service officers to facilitate this;
2. Forward a copy of this letter to all our state representatives.

COUNCIL MOTION

Moved: Cr Kam
Seconded: Cr Harriman

That Council:

1. **Requests the Mayor write to the Premier and relevant minister(s) to request:**
 - a. **That the protective service officers jurisdiction extends to other public transport stations especially in regional cities;**
 - b. **That Latrobe City Council receives additional protective service officers to facilitate this;**
2. **Forward a copy of this letter to all our state representatives.**

CARRIED UNANIMOUSLY

Attachments
Nil

Signed

Cr Sandy Kam
11 November 2015

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)****9.2 2015/25 - GET SUNFLOWERED PROJECT****Cr Dale Harriman**

Cr Gibbons declared an indirect interest under Section 78 of *The Local Government Act 1989* in respect to this item.

Councillor Peter Gibbons left the meeting, the time being 07:10 PM

Cr Kam declared an indirect interest under Section 78B of *The Local Government Act 1989* in respect to this item.

Councillor Sandy Kam left the meeting, the time being 07:10 PM

Cr Middlemiss declared a personal interest which is not a conflict of interest as he is the Chair of Future Morwell.

Cr Sindt declared an indirect interest under Section 78B of *The Local Government Act 1989* in respect to this item.

Councillor Christine Sindt left the meeting, the time being 07:11 PM

I, Cr Harriman, hereby give notice of my intention to move the following motion at the Council Meeting to be held on Monday, 16 November 2015:

COUNCIL MOTION

Moved: Cr Harriman
Seconded: Cr Gibson

That Council:

- 1. Support the 2015/16 Get Sunflowered project, undertaken by the RMIT University Office of urban transformations research, through the following actions.**
 - a. Provision of a grant of \$12,500.**
 - b. Approval to use part of Ronald Reserve in Morwell for a pilot Sunflower Nursery, as shown on Attachment 1, including the provision of a temporary fence to the northern part of the site.**
 - c. Approval to use part of the former Morwell Caravan Park, as shown in Attachment 2, for planting of sunflowers.**

For: Councillors Rossiter, Harriman and Gibson

Against: Councillors White, O'Callaghan, Middlemiss

CARRIED ON THE CASTING VOTE OF THE CHAIR

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Attachments

1. Plan of Ronald Reserve Morwell
2. Plan of Former Morwell Caravan Park

Signed

Cr Dale Harriman
12 November 2015

9.2

2015/25 - Get Sunflowered Project

- 1 Plan of Ronald Reserve Morwell 43**
- 2 Plan of Former Morwell Caravan Park 45**



Note
The information shown on this map is derived from a variety of sources including, but not limited to, Vicmap Data, other State and Local Government Agencies data and Latrobe City Data.

Disclaimer:
The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the state of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Latrobe City does not guarantee the accuracy or the currency of the information presented on this map and therefore Latrobe City will not be held liable for any loss or damage arising as a result of using this information.

The location of features shown on this map is indicative only. The underground infrastructure location shown is not to be used as a substitute for **Dial Before You Dig**.

The compilation of this map is subject to copyright laws and regulations, no part of this map can be reproduced without prior written consent of Latrobe City Council.



Ronald Reserve Morwell

13/10/2015

Scale 1:1705





		
<p>Note The information shown on this map is derived from a variety of sources including, but not limited to, Vicmap Data, other State and Local Government Agencies data and Latrobe City Data.</p> <p>Disclaimer: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the state of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Latrobe City does not guarantee the accuracy or the currency of the information presented on this map and therefore Latrobe City will not be held liable for any loss or damage arising as a result of using this information. The location of features shown on this map is indicative only. The underground infrastructure location shown is not to be used as a substitute for Dial Before You Dig. The compilation of this map is subject to copyright laws and regulations, no part of this map can be reproduced without prior written consent of Latrobe City Council.</p>	<p>9/09/2015</p>	
	<p>1:1250</p>	

ITEMS REFERRED BY THE COUNCIL TO THIS MEETING FOR CONSIDERATION

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

Councillor Sandy Kam returned to the meeting, the time being 07:27 PM

Councillor Christine Sindt returned to the meeting, the time being 07:27 PM

Councillor Peter Gibbons returned to the meeting, the time being 07:27 PM

The meeting adjourned for 5 minutes. The time being 07:27 PM.

The meeting resumed at 7.37pm.

10. ITEMS REFERRED BY THE COUNCIL TO THIS MEETING FOR CONSIDERATION

10.1 HAIGH STREET, MOE, SPEEDING CONCERNS

General Manager

Infrastructure and Recreation

For Decision

PURPOSE

The purpose of this report is to present Council with results of the investigation into traffic speeds along Haigh Street, Moe, and what measures, if any, can be put in place to address speeding issues.

EXECUTIVE SUMMARY

At the Ordinary Council Meeting held on 4 May 2015, Council resolved '*that Council Officers investigate and present a report to Council in relation to measures that could be put in place along Haigh Street extension, Moe, between Old Sale Road and Bennett Street, to deal with speeding motorists*'.

Following this decision, Council Officers arranged for traffic counts to be taken along Haigh Street, which were completed between 22 June and 6 July, 2015. In addition, Council Officers undertook a *VLimits 3.0* (traffic speed limit) assessment and a review of the crash history using the *Road Crash Information System* to determine the appropriate speed limit for the road.

The investigation has found that the current speed limit of Haigh Street is appropriate given its level of development and crash history. It has also found that, while there are some existing speeding issues along Haigh Street, the level of speeding is not enough to trigger any engineering treatments under Council's *Local Area Traffic Management Policy*.

Given the current speed limit, hierarchy, and existing conditions of the road, there are no suitable or safe engineering treatments that could be employed here to address speeding concerns.

It is therefore recommended that the results of the traffic counts be forwarded to Victoria Police and they be requested to patrol this area and enforce the speed limit where resources permit.

COUNCIL MOTION

Moved: Cr Gibson
Seconded: Cr Gibbons

That Council write to Victoria Police, providing the most recent traffic counts along Haigh Street, Moe to them, and request increased patrols and enforcement of the speed limit where resources permit.

CARRIED UNANIMOUSLY

DECLARATION OF INTEREST

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives – Built Environment

In 2026 Latrobe Valley benefits from a well-planned built environment that is complementary to its surroundings, and which provides for a connected and inclusive community

Latrobe City Council Plan 2013 - 2017

Theme and Objectives

Theme 5: Planning for the future

To provide a well-planned, connected and liveable community

Policy – Local Area Traffic Management Policy 13-Pol-1

BACKGROUND

At the Ordinary Council Meeting held on 4 May 2015, Council resolved 'that Council Officers investigate and present a report to Council in relation to measures that could be put in place along Haigh Street extension, Moe, between Old Sale Road and Bennett Street, to deal with speeding motorists'.

Following this decision, Council Officers arranged traffic counts to be taken along Haigh Street, which were completed between 22 June and 6 July 2015, at the following locations:

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- 600 metres east of Gibson Street
- 320 metres west of Old Sale Road

The counts give detailed information about the volume and speed of vehicles that use Haigh Street. A summary of these counts has been included in Attachment 1.

In addition to site inspections, Council Officers completed a *VLimits 3.0* assessment to determine the appropriate speed limit for Haigh Street, which is included in Attachment 2.

Lastly, Council Officers investigated the five-year crash history of Haigh Street using the *Road Crash Information System*, to determine if there was a significant crash history to determine if any infrastructure works or speed limit reduction are necessary.

There have been no casualty crashes in the last five years along this section of Haigh Street. However, it should be noted that there was a recognised casualty crash history at the intersection of Haigh Street and Old Sale Road, which has resulted in Council receiving funding for, and constructing a roundabout at this intersection.

KEY POINTS/ISSUES

Haigh Street, Moe, is a single carriageway road with one lane of traffic in each direction, running from Anzac Street, Moe, to Old Sale Road, Newborough. Classified as a 'Link Road' under Latrobe City Council's road hierarchy, it is designed to carry up to 10,000 vehicles per day, and serves as an important link between Moe and Newborough. It currently has a speed limit of 60 km/h in the built-up section at the western end, and an 80 km/h speed limit along the rest of its length to Old Sale Road.

The *VLimits 3.0* assessment of Haigh Street, which has been included in Attachment 2, suggests that the current speed limit of 80 km/h is appropriate given the existing conditions and as per the *Victorian Speed Zoning Guidelines*.

The traffic counts completed between 22 June and 6 July 2015, show that Haigh Street carries approximately 4,400 vehicles per day, at an 85th percentile speed of up to 87 km/h. The 85th percentile speed is described as being the speed that reasonable people tend to adopt, or feel comfortable with, according to the road environment, and is the accepted major parameter used in assessing vehicle speeds in streets.

While the results of the traffic counts show that vehicle volumes are well within the design capacity of Haigh Street, they also show that there is a speeding issue along the road. However, addressing this issue with engineering treatments is difficult, for a number of reasons as detailed below.

COUNCIL'S LOCAL AREA TRAFFIC MANAGEMENT POLICY

Council's *Local Area Traffic Management Policy* Council will only consider traffic calming on municipal roads where the following Minimum Eligibility Criteria is met:

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- The road is classed as an Access Lane, Access Place, Minor Access Road or Major Access Road;
- The speed limit applied to the road is 50 km/h or less;
- The road is a minimum of 150 metres in length;
- The 85th percentile speed of vehicles is more than 10% over the speed limit of the road OR the traffic volume is greater than the design volume of the road; and
- The road elevation / incline / grade is not deemed excessive by Latrobe City Council.

Under this policy, Haigh Street does not meet the Minimum Eligibility Criteria for traffic calming to be considered as it is a 'Link Road', has a speed limit of 80 km/h, and neither the 85th percentile speed or traffic volume is more than 10% over the speed limit or design volume respectively. In this instance, as Haigh Street is a 'Link Road' designed to carry significant volumes of traffic at higher speeds, traditional traffic calming such as speed humps or slow-points cannot be applied as they are a safety issue when installed at higher-speed locations and act as a deterrent to through vehicles, which is against the intention of the road.

TRAFFIC CALMING ON HIGH SPEED, HIGH CAPACITY ROADS

Introducing traffic calming on high speed, high capacity roads such as Haigh Street are challenging and expensive, with the only realistic forms being intersection treatments such as roundabouts or traffic signals. Unfortunately along the length of this section of Haigh Street, there are no existing intersections where a roundabout or traffic signals could be employed to control the traffic.

Owing to the above reasons, there are no opportunities for engineering measures to be implemented along Haigh Street to deal with speeding motorists. Realistically, enforcement is the only means of addressing this issue in the present, and long-term cultural change in attitudes towards speeding is required to address speeding into future.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

There is not considered to be any risks associated with this report.

FINANCIAL AND RESOURCES IMPLICATIONS

There are no financial or resource implications associated with this report.

INTERNAL/EXTERNAL CONSULTATION

There has been no consultation completed as part of the preparation of this report. External consultation with Victoria Police will be required to request additional enforcement of speed along Haigh Street.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)****OPTIONS**

Council has the following options:

1. Take no further action in relation to speeding issues along Haigh Street, Moe.
2. Write to Victoria Police and request that they undertake additional enforcement of speeding motorists along Haigh Street, Moe

CONCLUSION

Council Officers have investigated the speeds and volumes of traffic, the appropriate speed limit along the stretch of road, and the crash history of the road to try and identify what measures, if any, can be implemented along Haigh Street.

While it is evident that there is a degree of speeding in Haigh Street, unfortunately the existing conditions of the street do not allow any form of engineering treatment to be implemented along it.

It is recommended that to address this issue in the short-term, Council write to Victoria Police and request additional enforcement, while in the long-term, Council continue to advocate for a cultural change towards speed and road safety through existing and upcoming initiatives such as Council's Road Safety Strategy.

SUPPORTING DOCUMENTS

Nil

Attachments

1. Haigh Street Traffic Counts Summary
2. Haigh Street VLimits 3.0 Assessment Report

10.1

Haigh Street, Moe, Speeding Concerns

- 1 Haigh Street Traffic Counts Summary 53**
- 2 Haigh Street VLimits 3.0 Assessment Report 55**



Note
 The information shown on this map is derived from a variety of sources including, but not limited to, Vicmap Data, other State and Local Government Agencies data and Latrobe City Data.

Disclaimer:
 The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the state of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.
 Latrobe City does not guarantee the accuracy or the currency of the information presented on this map and therefore Latrobe City will not be held liable for any loss or damage arising as a result of using this information.
 The location of features shown on this map is indicative only. The underground infrastructure location shown is not to be used as a substitute for 'Dig Before You Dig'.
 The compilation of this map is subject to copyright laws and regulations, no part of this map can be reproduced without prior written consent of Latrobe City Council.

Haigh Street traffic counts

Thursday, 22 October 2015



IndividualReport
 VLimits 3.0
 Project Report



Suggested Speed Limit:



Haigh Street

Location:Between Bennett St and Old Sale Rd

Suburb / place:Moe

Local government:LATROBE

VicRoads Region:VicRoads - Kew

Analysed by:Gerard Engel

User reference:., Rev.1

Review date:22/10/2015

Development type

Sparsely built-up

85th %ile speed

The 85th %ile speed is **87 km/h.**

Road characteristics

Length of the section of road is **1.25 km.**

The AADT on this road is **4360 vpd.**

The existing posted speed limit on the section of road is **80 km/h.**

Frequency of roadside accesses

	Type of access	Number
--	----------------	--------

A	Residences, small commercial establishments, small public buildings and other units which generate light and/or occasional activity. (The weighting for this type of access is 1).	11
B	Average commercial establishment, schools, caravan parks, light industries, public buildings and units generating activity which is either: 1. continuous light 2. moderate at certain times, such as commuting hours 3. substantial at infrequent intervals (The weighting for this type of access is 2).	0
C	Heavy industry, schools, small shopping centres, petrol stations and other units generating continuous moderate activity or substantial activity at certain regular times. (The weighting for this type of access is 3).	0
D	Large shopping centres and other units generating substantial and continuous activity. Some large industries which are tourist attractions or for some other reason generate substantial traffic volumes would be included in this activity. (The weighting for this type of access is 4).	0
E	Unsignalised intersecting roads (including service road connections) of substantially lesser importance than the road being assessed, or intersecting roads where side traffic and turning movements have little effect on the traffic flow pattern of the road being considered. (The weighting for this type of access is 1).	0

F	Unsignalised intersecting roads (including service road connections) of lesser importance than the road being assessed but where the side road traffic and turning movements are such that the intersection has an appreciable effect on the traffic flow pattern of the road being considered. (The weighting for this type of access is 2).	0
G	Unsignalised intersecting roads (including service road connections) of comparable or greater significance than the road being assessed. Intersections which have a pronounced effect on the traffic flow pattern of the road being considered. (The weighting for this type of access is 3).	0
H	Roundabouts, signalised intersecting roads and any at-grade rail crossings. (The weighting for this type of access is 3).	0
	Average number of accesses per 100 m	0.88

Divided/undivided

The road is **undivided**.

Road function

The road's function is **collector**.

Adjacent speed zones

Approach 1: 60 km/h - Approach from west

Approach 2: 0 km/h - Approach from east

**10.2 TEMPORARY PARTIAL ROAD CLOSURE OF TARWIN STREET,
MORWELL, FOR THE TARWIN STREET PROJECT****General Manager****Infrastructure and Recreation****For Decision****PURPOSE**

The purpose of this report is to present Council with all submissions received under Section 223 regarding Council's intention to implement a temporary partial closure of Tarwin Street, Morwell, so that Council can make a final determination on this matter.

EXECUTIVE SUMMARY

At the Ordinary Council Meeting on 5 October 2015, Latrobe City Council resolved that it intends to temporarily partially close Tarwin Street, Morwell, to facilitate the implementation of the Tarwin Street Project, as per its powers to do so under schedule 11 of the *Local Government Act 1989*.

Before exercising this power, Council needed to give public notice of this intention, to allow the public to make a submission in relation to it under Section 223 of the *Local Government Act 1989*. Any report from VicRoads also needed to be considered.

The public notice was advertised on 8 October 2015 allowing submissions to be received up until 4 November 2015. No submissions were received during the advertising period, therefore there has been no objections to the proposal to partially close Tarwin Street for this project. In addition, VicRoads were supportive and issued an in-principle authorisation for a structure to be placed on the road to regulate traffic.

With the statutory requirements now complete, and with no concerns raised during this period, it is now recommended that Council exercises its powers under clause 10 of Schedule 11 of the *Local Government Act 1989*, to place an obstruction on the road temporarily that closes the northbound lane of Tarwin Street at the centre median break approximately 30 metres south of Commercial Road.

RECOMMENDATION

That Council Exercise its powers under clause 10(1) of Schedule 11 of the *Local Government Act 1989* to temporarily close the northbound lane of Tarwin Street, Morwell, from Commercial Road for a distance of approximately 30 metres south of Commercial Road, for an approximate period of six months.

COUNCIL MOTION

Moved: Cr Middlemiss
Seconded: Cr White

That Council exercise its powers under clause 10(1) of Schedule 11 of the *Local Government Act 1989* to temporarily close the northbound lane of Tarwin Street, Morwell, from Commercial Road for a distance of approximately 30 metres south of Commercial Road for a six month period.

CARRIED UNANIMOUSLY

DECLARATION OF INTEREST

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives – Built Environment

In 2026 Latrobe Valley benefits from a well-planned built environment that is complementary to its surroundings, and which provides for a connected and inclusive community

Latrobe City Council Plan 2013 - 2017

Theme and Objectives

Theme 5: Planning for the future

To provide a well-planned, connected and liveable community

BACKGROUND

At the Ordinary Council Meeting on 5 October 2015, it was resolved that Council:

- Publish a Public Notice in the Latrobe Valley Express on 8 October 2015, advising the community that it intends to close the northbound lane of Tarwin Street, Morwell, at the median break to prevent traffic from exiting to Commercial Road, and of their rights to make a submission under section 223 of the *Local Government Act 1989*;
- Write to VicRoads to notify them of Council's intention to partially close Tarwin Street, and to invite their feedback on the matter;

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- Consider any submissions received in relation to the proposed part closure of Tarwin Street as part of a final decision on the part closure of Tarwin Street at the Ordinary Council Meeting to be held on Monday 16 November 2015.

The community was advised of Council's intention via Public Notice published on 8 October 2015, and Council officers wrote to VicRoads to invite their feedback on the proposal on 9 October, 2015. During the four-week submission period, Council received no submissions in relation to the proposal.

The nature of the road closure is relatively simple, and will be implemented via a Traffic Management Plan involving the use of water-filled barriers and traffic management signage, as part of the Tarwin Street Project works. As such, the implementation will be able to be carried out relatively quickly, with all costs covered under the VicHealth funding for the Tarwin Street Project.

KEY POINTS/ISSUES

Section 207 of the *Local Government Act 1989* describes the powers that Council has over traffic, stating:

*“Subject to the **Road Safety Act 1986** and any regulations made under that Act, but without limiting any other powers of a Council as a road authority, the powers include the specific traffic management powers set out in Schedule 11.”*

Clause 10 of Schedule 11 of the *Local Government Act 1989* that specifically relates to the intended treatment for Tarwin Street states the following:

“10. Power to place obstructions or barriers on a road temporarily

- (1) A Council may block or restrict the passage or access of vehicles on a road by placing and maintaining any temporary barrier or other obstruction on the road—*
 - (c) for a genuine traffic diversion experiment.*
- (2) A Council must not exercise this power given to it under subclause (1)(c) unless it has considered a report from the Roads Corporation concerning the exercise of the power”*

In addition, Section 207A of the *Local Government Act 1989* details the ability for people to make submissions under section 223 (right to make submission), stating:

“A person may make a submission under section 223 on the proposed exercise of any power under—
(b) clauses 9, 10(1)(c), 11 and 12 of Schedule 11”

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

During the public submission period Council received no submissions in relation to the proposed closure. As such, all of the requirements detailed above have now been satisfied, meaning that Council can now exercise its power under Clause 10 of Schedule 11 of the *Local Government Act 1989* to place obstructions or barriers on a road (Tarwin Street) temporarily.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

There is not considered to be any risks associated with this report.

FINANCIAL AND RESOURCES IMPLICATIONS

The entire Tarwin Street Project is to be funded under VicHealth's Community Activation Program, including funding for the road closure. As such, there are no financial and resource implications for Council.

INTERNAL/EXTERNAL CONSULTATION

Apart from the statutory consultation requirements under Sections 207 and 223 of the *Local Government Act 1989* as above, a variety of consultation with stakeholders has either occurred or is planned as part of the Tarwin Street Project, including:

- Council Officers have personally visited individual businesses that will be directly impacted by the Tarwin Street Project and road closure, with traders showing excitement and giving positive feedback regarding the proposal;
- Council Officers have held individual meetings with the following groups and organisations, all of which have advocated their support for the Tarwin Street Project:
 - Traders Group
 - Advance Morwell
 - Future Morwell
 - ReActivate Latrobe Valley
 - 50-Mile Market

Further consultation with the above groups and the general community will be undertaken in relation to the elements of the Tarwin Street pop-up park, including surveys and workshops. Council Officers will also set up a stall at the 50-Mile Market to engage with the community to ensure the whole project is driven and embraced by the community.

Details of Community Consultation / Results of Engagement:

No submissions were received during the 28-day submission timeframe.

OPTIONS

Council has the following options available to it in relation to its intention to implement a partial road closure of Tarwin Street:

1. Implement the partial road closure of Tarwin Street, or
2. Do not implement the partial road closure of Tarwin Street. It should be noted that if Council were to consider this option, all funding obtained from VicHealth would need to be returned to them as the Tarwin Street Project would no longer be able to go ahead.

CONCLUSION

Council has followed all of the statutory requirements needed to allow it to exercise its power to implement a partial road closure of Tarwin Street. As a result of consultation as part of this process, Council received no submissions from the community during the 28 day submission period.

As such, it is now recommended that the partial road closure of Tarwin Street be implemented.

SUPPORTING DOCUMENTS

Nil

Attachments
Nil

10.3 PETITION REQUESTING PEDESTRIAN CROSSING IN BREED STREET, TRARALGON

General Manager

Infrastructure and Recreation

For Decision

PURPOSE

The purpose of this report is to present Council with the completed traffic investigation of Breed Street, Traralgon, stemming from the petition requesting that a pedestrian crossing is installed along Breed Street.

EXECUTIVE SUMMARY

A petition containing 695 signatures was received by Council on 20 May 2015, requesting a pedestrian zebra crossing be installed on Breed Street, Traralgon, in front of the Breed Street Medical Centre.

At the Ordinary Council Meeting on 11 June 2015, Council resolved the following in relation to the petition:

1. *Lay the petition on the table to allow a traffic impact assessment to be completed for Breed Street Traralgon;*
2. *Request a further report to be presented to Council no later than the 14 September 2015 Ordinary Council Meeting presenting the results of the traffic impact assessment;*
3. *Notify the head petitioner about the Council decision.*

Following this decision, Council Officers arranged for traffic counts to be obtained at various locations around Breed Street, which was necessary to ensure that up to date and current information is on hand to carry out the traffic study. Counts were arranged at six sites along Breed Street, three sites on Seymour Street, two on Hotham Street, and one each on Bridges Avenue and Henry Street, and were completed by mid-August 2015.

An update of this process was presented to Council at the Ordinary Council Meeting on 14 September 2015, where it was resolved that the final traffic study be presented to Council at the Ordinary Council Meeting on 16 November 2015.

Since this last decision, Council Officers have engaged a consultant, who has carried out the traffic study along Breed Street. The resultant report recommends that a pedestrian crossing be installed in the form of pedestrian operated signals at the top of the crest adjacent to the Medical Centre on Breed Street, as well as some improvements to the kerb ramps at other locations, to assist pedestrians in crossing Breed Street.

Given the cost of pedestrian operated signals, it is recommended that the provision of this be considered in the future in line with other strategic analysis, while other measures, including kerb extensions, removal of redundant crossing points, and the design and SIDRA analysis of the facility, are implemented in the short to medium term.

COUNCIL MOTION**Moved:** Cr Harriman**Seconded:** Cr Gibbons**That Council:**

1. Remove the inappropriate pram crossings at unsafe crossing locations along Breed Street, Traralgon. This can be incorporated within existing footpath budgets;
2. Consider allocating funding in the 2016/17 budget for the installation of kerb outstands at the crossing point south of Henry Street and at the top of the crest on Breed Street between Henry Street and Hotham Street;
3. Consider allocating funding in the 2016/17 budget for the design and SIDRA analysis of pedestrian operated signals at the top of the crest;
4. Prior to finalising the design, and allocating funding for the delivery, of the crossing identified in point 3 assess the impact of the crossing in relation to strategic transport analysis for Traralgon, including the
 - a. The infrastructure needs assessment,
 - b. The proposed east-west link and
 - c. The Traralgon bypass
5. Write to the Head Petitioner advising of Council's decision.

CARRIED UNANIMOUSLY**DECLARATION OF INTEREST**

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives – To ensure effective two-way communication and consultation processes with the community in all that we do.

Latrobe City Council Plan 2013 - 2017

Theme and Objectives

Theme 4: Advocacy for and consultation with our community

Strategic Direction – Work with the community to ensure effective community consultation and engagement in all that we do

BACKGROUND

A petition containing 695 signatures was received by Council on 20 May 2015, requesting a pedestrian zebra crossing be installed on Breed Street, Traralgon, in front of the Breed Street Medical Centre.

At the Ordinary Council Meeting on 11 June 2015, Council resolved the following in relation to the petition:

1. *Lay the petition on the table to allow a traffic impact assessment to be completed for Breed Street Traralgon;*
2. *Request a further report to be presented to Council no later than the 14 September 2015 Ordinary Council Meeting presenting the results of the traffic impact assessment;*
3. *Notify the head petitioner about the Council decision.*

Following this decision, traffic counts were arranged and completed at the following sites during July and August 2015:

- Breed Street, 40 metres south of Henry Street (northbound)
- Breed Street, 20 metres south of Henry Street (southbound)
- Breed Street, 30 metres north of Hotham Street (northbound)
- Breed Street, 30 metres north of Hotham Street (southbound)
- Breed Street, 60 metres north of Seymour Street (northbound)
- Breed Street, 60 metres north of Seymour Street (southbound)
- Seymour Street, 90 metres west of Church Street (eastbound)
- Seymour Street, 90 metres west of Church Street (westbound)
- Seymour Street, 70 metres west of Breed Street (opposite # 123)
- Hotham Street, 20 metres east of Breed Street (eastbound)
- Hotham Street, 20 metres east of Breed Street (westbound)
- Henry Street, 70 metres west of Breed Street (opposite # 4)
- Bridges Avenue, 20 metres west of Breed Street (both ways)

The completion of these counts was necessary to ensure that the data is up to date, which will ensure the detailed traffic study is accurate to current conditions.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

An update regarding the traffic counts and the traffic study to be undertaken as a result of them was provided to Council at the Ordinary Council Meeting on 14 September 2015, where it was resolved *'that Council request a further report detailing the traffic impact assessment and potential traffic management options be presented to Council no later than the 16 November Council meeting'*.

Council Officers engaged O'Brien Traffic to undertake the investigation along Breed Street. The brief included examining the existing conditions and operation of Breed Street and its intersections, identifying any recommending possible treatments required for pedestrians, and the potential impacts and financial implications of the recommendations.

The final report of this study was received on 23 October 2015, and is included in Attachment 1.

KEY POINTS/ISSUES

Breed Street, Traralgon, is a major traffic route designed to carry high volumes of vehicles. It is a dual carriageway divided road resulting in four lanes of traffic at a 60 km/h speed limit. In addition, there is also a significant crest in the road at the point in the road where the pedestrian crossing has been requested.

Owing to these above factors, a simple pedestrian zebra crossing with or without flashing lights is unlikely to be appropriate or safe for the existing road conditions, and a more substantial facility such as pedestrian operated signals would likely be required for any pedestrian crossing. Furthermore, with major roads including Henry, Hotham and Seymour Streets intersecting Breed Street, it is worthwhile investigating whether any of these streets may require full traffic light signalisation, which would result in a pedestrian facility being incorporated.

EXISTING TRAFFIC VOLUMES

The O'Brien Traffic report has found that each of the Henry, Hotham and Seymour Street intersections with Breed Street meet the traffic volume warrants for intersection signals. However, site restraints would make signalisation of any of these quite difficult. At both Hotham and Seymour Street, the crest in Breed Street results in poor sight lines which would restrict vision of the back of any vehicle queues. At both the Henry and Hotham Streets T-intersections, catering for the existing commercial development on the opposite side of the intersections would be difficult within a signalised intersection. Additionally, there is no crash history at any of these intersections to suggest they are currently operating unsatisfactorily.

As such, it is unlikely that any traffic signalisation of these intersections will be required in the short-term that would incorporate pedestrian crossing facilities.

The report does however highlight that owing to the potential future aquatic centre on the northwest corner of Breed and Seymour Streets, intersection upgrades of this intersection may be needed as part of the development. It is recommended that a roundabout option be considered here long-term as part of this development.

EXISTING PEDESTRIAN VOLUMES

The report has found that the existing pedestrian and vehicle volumes along Breed Street meet the requirements for a zebra crossing with flashing lights. However, as there are two lanes of traffic in each direction and parking lanes, this is not an appropriate or safe pedestrian treatment based on the site conditions.

While the existing pedestrian and vehicle volumes do not currently meet the requirements for pedestrian operated signals, this option can still be considered if a zebra crossing with flashing lights is justified but the site conditions would make it hazardous, as is the case with Breed Street. Therefore pedestrian operated signals would be an appropriate treatment along Breed Street, and have been recommended by O'Brien Traffic to be installed at the top of the crest adjacent to the Medical Centre.

Other facilities that are likely to be appropriate include pedestrian refuges and median breaks. As Breed Street is a divided carriageway, much of its length has a central median that pedestrians can utilise while crossing the road.

There are currently more defined crossing points utilising median breaks at various locations along the length of Breed Street. The report has found that these are not well utilised, except for one south of Henry Street, and that some are in poor locations. It recommends upgrading the well-utilised crossing point south of Henry Street to be Disability Discrimination Act compliant, with kerb outstands to reduce the crossing width, while removing some pram crossings in other locations where crossing should be discouraged, such as at the bottom of the crest at Seymour Street where sight distance to oncoming traffic is poor.

OTHER CONSIDERATIONS

It is recognised that pedestrians are a diverse group with unpredictable movement patterns. Their ability to move largely unobstructed across a road often results in them taking the most direct route, or path of least resistance, across a road, as opposed to utilising safe crossing points or other pedestrian infrastructure.

This is certainly the case along Breed Street. With the exception of the crossing point south of Henry Street, observations from the pedestrian counts show that the vast majority of people did not utilise the existing facilities, namely the pram crossings and median break at the top of the crest. Instead they often walked the most direct route from their vehicle to their destination. Given there is parking and pedestrian destinations along most of the length of Breed Street it is reasonably foreseeable that no matter what crossing facilities are provided, many pedestrians will still choose the most direct line to cross to their destination, and not

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

necessarily utilise the facility. This is particularly applicable along Breed Street as the majority of crossing movements are not concentrated to a certain location, but spread along it. However, a pedestrian crossing will give those higher-risk pedestrians, such as the elderly or those with limited mobility, the option of a prioritised safe crossing point.

The potential for much longer queues and greater gridlock is also a possibility with the introduction of any further controlled crossing point along Breed Street. This is already evident, particularly in the morning and afternoon peaks coinciding with school times, at both the school crossing at the north end and the Princes Highway traffic lights at the south end, which both see significant queuing during these times. While traffic modelling and phasing investigation of any signals at the design stage should help to limit this, this potential impact should be noted.

Lastly, the high cost of pedestrian operated signals also needs to be considered. O'Brien Traffic has estimated the likely design and construction costs to be in the order of \$250,000 to \$300,000. As there is not a significant crash history at this location, with only a single pedestrian crash recorded in 2009 at the other end of Breed Street, it is unlikely that this project would receive any road safety funding.

Given the substantial cost of the pedestrian operated signals and their potential to adversely impact traffic flow on Breed Street it is recommended that this option is progressed to design stage, including SIDRA analysis (which will give an accurate indication of traffic queuing), to better determine the actual costs, and the traffic impacts, of the facility. This will also allow the design to be used in any potential future funding streams should they arise.

Any future provision of such a facility should be considered strategically into the future development patterns of Traralgon. Future strategic analysis is required, including an infrastructure needs study, planning for an east-west link, the potential Traralgon bypass, and the impacts that these may have on traffic in Breed Street and the entire Traralgon road network.

Ultimately, Breed Street has been developed primarily as a vehicular road, and while it continues to serve this purpose, realistically it will never be an ideal environment for pedestrians to negotiate, regardless of infrastructure improvements. While the provision of pedestrian facilities would help to a certain degree now, in the very long-term the very function of Breed Street as a major north-south route, or the type of development allowed along here, would need to be reconsidered to best deal with this issue.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

There are not considered to be any risks associated with this report.

FINANCIAL AND RESOURCES IMPLICATIONS

The implementation of any potential pedestrian facilities along Breed Street will require funding.

It is estimated that the provision of pedestrian operated signals would cost between \$250,000 and \$300,000, while the design of the facility, including SIDRA analysis, would cost between \$10,000 and \$20,000. The provision of kerb outstands south of Henry Street and at the top of the crest is estimated to cost between \$10,000 and \$20,000 each, while the removal of any inappropriate pram crossings would likely cost less than \$10,000.

Funding for the removal of the inappropriate pram crossings could be accommodated in the recurrent footpath replacement program budget. There are currently no allocated funds for any pedestrian facilities. However, funding for the provision of kerb outstands south of Henry Street, and for the design of pedestrian operated signals, may be able to be accommodated in the mid-year budget review.

INTERNAL/EXTERNAL CONSULTATION

Latrobe City Council does not have delegated authority to install Major Traffic Control Devices. Any identified treatments will need VicRoads authorisation to be installed. In discussions between Council Officers and VicRoads, VicRoads has offered support in helping Council address the concerns of pedestrians crossing Breed Street.

The community has not been consulted in preparation of this report. However, it has been raised as a result of a petition signed by 695 people.

OPTIONS

Council has the following options:

1. Take no further action in relation to pedestrian safety concerns when crossing Breed Street, Traralgon.
2. Take actions towards implementing some or all of the findings from the O'Brien Traffic study of Breed Street, Traralgon

CONCLUSION

Latrobe City Council has engaged O'Brien Traffic to complete a traffic study along Breed Street, Traralgon, as a result of a petition requesting a pedestrian zebra crossing along Breed Street.

The study has found that the volumes of pedestrians and vehicles along Breed Street meet the requirements for a zebra crossing, but the street environment would make it unsafe. Therefore pedestrian operated signals are recommended to be constructed at the top of the crest adjacent to the Medical Centre on Breed Street. It has also recommended that improvements be made to the existing crossing points, and in some locations, unsafe pram crossings be removed to discourage crossing.

On-site observations have shown that a significant proportion of pedestrians do not utilise the existing facilities, but instead cross along their most direct route. However, the provision of pedestrian operated signals would assist the elderly or mobility impaired in crossing the road.

It is recommended that in the short-term the pram crossings at unsafe locations are removed. In the medium-term, it is recommended that the crossing point south of Henry Street and the one on top of the crest is improved with kerb extensions, as well as design and SIDRA analysis of pedestrian operated signals be completed.

Given the substantial cost of pedestrian operated signals, it is recommended that the provision of these is considered strategically in the long-term, where issues such as the east-west link, the future Traralgon bypass, and the future operation of major roads in general around Traralgon can also be considered.

SUPPORTING DOCUMENTS

Nil

Attachments

1. O'Brien Traffic Report

10.3

Petition Requesting Pedestrian Crossing in Breed Street, Traralgon

- 1 O'Brien Traffic Report 73**



23 October 2015

Suite 2, 22 Gillman Street
Hawthorn East, Victoria 3123

T: (61 3) 9811 3111

F: (61 3) 9811 3131

W: obrientraffic.com

Mr Gerard Engel
Traffic Engineer
Latrobe City Council
PO Box 264
Morwell VIC 3840

E-mail: Gerard.Engel@latrobe.vic.gov.au

Dear Gerard,

Re: Breed Street, Traralgon – Traffic Assessment

I refer to your request to undertake a traffic assessment along Breed Street, Traralgon between Princes Highway and Kay Street.

The location of the study area and road network layout is shown in **Figure 1** and aerial photograph is shown in **Figure 2**.

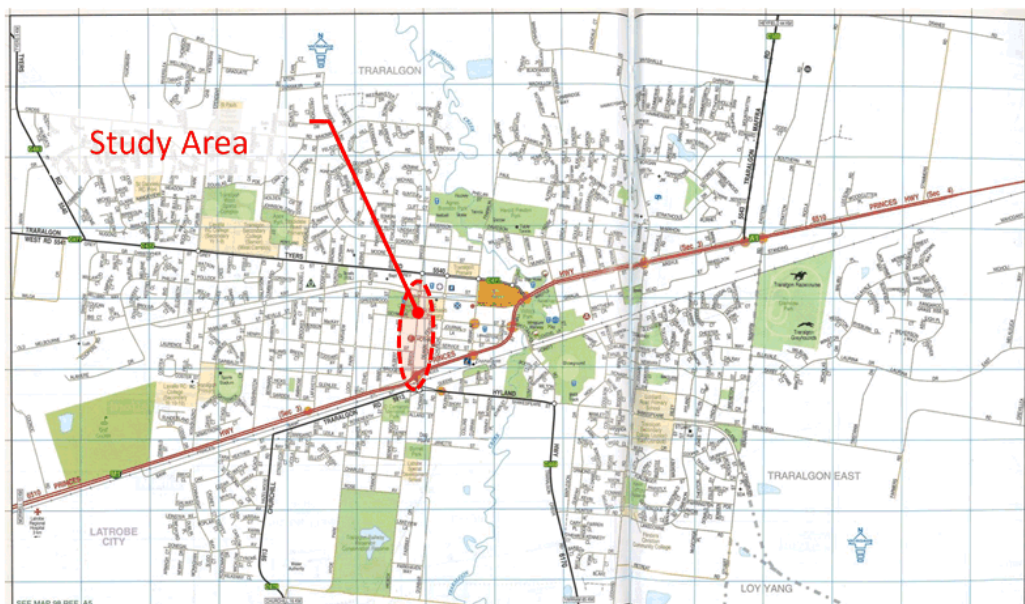


Figure 1: Location of Study Area and Road Network Layout

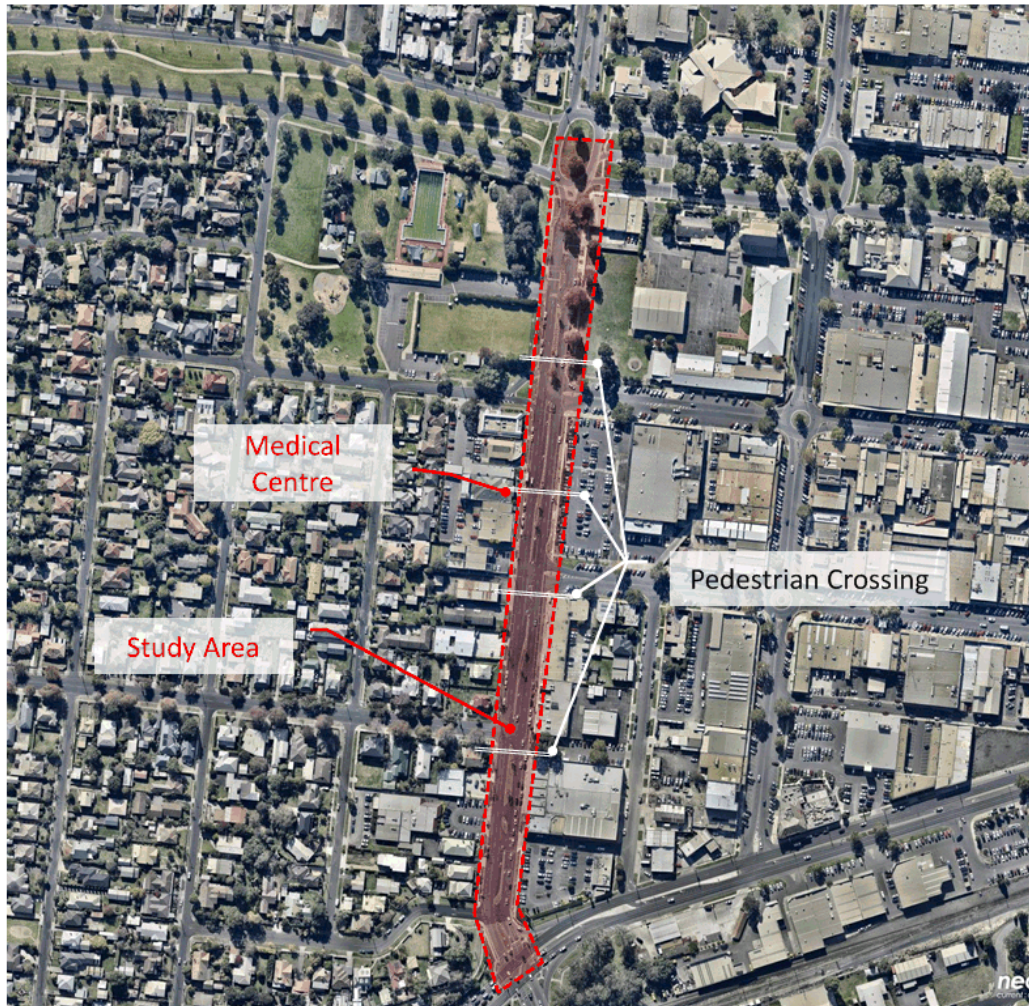


Figure 2: Aerial Photograph of Study Area

Background

Council has received concerns regarding pedestrian access across Breed Street. Of particular concern is pedestrian access to the medical centre located at 37 Breed Street (refer Figure 2).

On Breed Street there are a number of kerb ramps and median breaks providing pedestrian crossings points (refer Figure 2). A school crossing is provided to the north of the study area associated with St Michaels Primary School. It is understood that a single school crossing supervisor operates the school crossing.

Within the study area Breed Street is a busy four lane sub-arterial road and CBD access route with a narrow median and kerb side parking. Breed Street provides connection between Princes Highway to the south and Tyers Road in the north. North of Tyers Road Breed



Street continues as a local street providing access to residential properties. There is a substantial crest in Breed Street adjacent to the Woolworths/Medical Centre. Breed Street is under the care and maintenance of Council.

Breed Street has a posted speed limit of 60 kph with a 40 kph timed school zone operating to the north of the study area associated with St Michaels Primary School.

At the Breed Street/Seymour Street intersection an existing physical treatment limits access from western section of Seymour Street to left-in/left-out. It is likely that this is due to limited sight distance on Seymour Street at the intersection and possibly to limit the through traffic on the western section of Seymour Street.

Photos of Breed Street are presented in Figures 3 and 4 below.



Figure 3: Breed Street - Facing South



Figure 4: Breed Street - Facing North

A number of bus services operate on Breed Street (refer Figure 5). Buses perform a loop heading north on Breed Street accessing the CBD by turning right into Seymour Street.

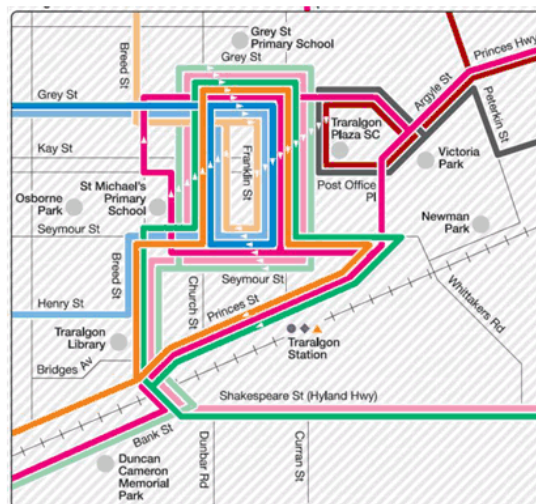


Figure 5: Traralgon Public Transport Map



It is understood that Council is considering redeveloping the land on the north-western corner of Breed Street/Seymour Street (currently the croquet club) into a larger aquatic centre.

Site Observations

Observations of the pedestrian and traffic conditions was undertaken on Monday 6 October 2015. A number of pedestrians were observed accessing the Medical Practice at 37 Breed Street from vehicles parked on the eastern side of Breed Street. While some pedestrians used the kerb ramp and median break, the vast majority walked the most direct route to and from their vehicle.

Traffic and Pedestrian Volumes

Council obtained automatic vehicle counts (tube counts) in July and August 2015 at the following locations.

- Breed Street - 40m south of Henry Street;
- Bridges Avenue - 20m west of Breed Street;
- Henry Street - 70m west of Breed Street;
- Hotham Street - 20m east of Breed Street; and
- Seymour Street - 60m west of Argyle Street

A summary of the results is presented in **Table 1** below with full details presented in **Attachment A**. The afternoon peak period for the northern section of Breed Street is earlier due to St Michaels' Primary School, whilst the southern section the afternoon peak is later.

	Morning Peak <i>8am - 9am</i>	Afternoon Peak <i>3pm - 4pm</i>	Afternoon Peak <i>4pm - 5pm</i>	Daily
Breed Street <i>At School Crossing</i>	1,034	1,112	-	11,988
Breed Street <i>At Medical Centre</i>	1,014	1,136	1,119	11,660
Breed Street <i>South of Henry Street</i>	980	-	1,138	12,296
Seymour Street	521	712	-	7,258
Hotham Street	417	-	581	5,907
Henry Street	238	-	365	3,390
Bridges Avenue	21	-	27	220

Table 1: Summary of Vehicle Volumes



Pedestrian counts were conducted on Tuesday 7 October 2015 for two key sections of Breed Street. Volumes indicate pedestrians are crossing Breed Street, particularly near the Woolworths/Medical Centre with the peak occurring in the morning with 74 pedestrians crossing during the hour from 8:30 to 9:30am. A secondary peak occurred at lunchtime (12:30 to 1:30pm) with 68 pedestrians observed crossing. Full details of the results are presented in **Attachment B**.

Vehicle Speeds

The automatic traffic counts also included vehicle speeds. Along Breed Street, the recorded 85th percentile speed, i.e. the speed at which 85 percent of the recorded vehicles are travelling at or below, was:

- 58.0 kph (excluding 40kph school speed zone times) at the school crossing;
- 58.0 kph at the medical centre; and
- 55.8 kph south of Henry Street.

The recorded 85th percentile speeds fall below the posted speed of 60kph indicating that drivers are adhering to the speed limit.

Crashstats Analysis

The VicRoads' Crashstats database of reported injury crashes has been reviewed for the last five years of available data (1 January 2009 to 31 December 2013). Within the study area, there were three reported injury crashes on Breed Street, one of which involved a pedestrian.

The serious injury pedestrian crash occurred at 9:30am on Tuesday 28 July 2009 approximately 25m south of Henry Street. The pedestrian, a 71 year old woman, crossed from the western side of Breed Street and was struck by a northbound vehicle. The conditions were dry and clear.

Pedestrian Facility Options

VicRoads Traffic Engineering Manual Volume 1 identifies guidelines for the most appropriate pedestrian device having regard to the road function (refer Figure 6). There is no land use component to the guidelines. Breed Street, within the study area, operates as a secondary arterial road and CBD access route.

Therefore, based on the guidelines below the following facilities are most likely to be appropriate:

- Pedestrian operated signals; and
- Pedestrian refuge or median;



And the following facilities might be appropriate:

- Pedestrian crossing (zebra crossing) with flashing lights; and
- Children’s crossing (school crossing).

Principal Functional Category of Road	Functional Sub-category	Overpass or Underpass	Pedestrian Operated Signals	Pedestrian Crossing - WITH Flashing Lights	Pedestrian Crossing - WITHOUT Flashing Lights	Children's Crossing	Pedestrian Refuge or Median
Major Traffic Route	Freeway	✓✓	×	×	×	×	×
Traffic Route	Primary Arterial	✓	✓✓	×	×	✓ ¹	✓✓ ²
	Secondary Arterial	✓	✓✓	✓	×	✓	✓✓ ²
Local Street	Collector	×	✓	✓	✓	✓✓	✓✓
	Local Street	*	*	✓ ³	✓ ³	✓	✓

- ✓✓ Most likely to be appropriate
- ✓ May be an appropriate treatment
- ×
- ×
- ×
- *
- *

¹ Children’s crossings are sometimes used on low volume Primary Arterials, especially in rural areas
² So long as adequate width is available to retain the number of traffic lanes
³ Pedestrian crossings (zebra crossings) may be appropriate in a local shopping centre

Figure 6: Guidelines for selection of appropriate mid-block pedestrian facilities according to traffic function - Table 4.1 Traffic Engineering Manual Volume 1:

Pedestrian Operated Signals

Based on the vehicle volumes, topography, road function and vehicle speeds, a signalised pedestrian crossing of Breed Street is considered to be the most appropriate treatment. The current pedestrian desire lines would suggest that pedestrian operated signals would be best located at the top of the crest adjacent to the Medical Centre, where the current kerb ramps and median break are provided.

VicRoads’ warrants for pedestrian operated signals require the following conditions to be met:

- the number of pedestrians crossing within 20m of the proposed site to exceed 100 in an hour; and
- the number of vehicles for a divided road to exceed 1,000 in an hour.

The above conditions are not met for the proposed site, however, there is an option to provide for pedestrian operated signals if a zebra crossing with flashing lights is justified but the site conditions would make it hazardous for pedestrians. Zebra crossings with flashing lights have a lower pedestrian volume requirement (only 60 pedestrians in an hour within 20



metres). As discussed in the section below, a zebra crossing with flashing lights is not considered appropriate for Breed Street.

Based on our experience, we estimate that the likely design and construction costs for a pedestrian operated signal at this location would be between \$250,000 and \$300,000.

Pedestrian Refuge & Median Breaks

Observations of pedestrian movements indicates that the existing kerb ramps and median breaks are not well utilised, with the exception of the crossing at Henry Street. We recommend that the kerb ramps and median break at Henry Street be upgraded to meet current disability standards with Tactile Ground Surface Indicators (TGSIs) and a more gradual slope for the kerb ramps (see Figure 7).



Figure 7: Location of Breed Street Pedestrian Crossing Point just south of Henry Street

Zebra Crossing

VicRoads' warrants for zebra crossing with flashing lights require the following conditions to be met:

- the number of pedestrians crossing within 20m of the proposed site to exceed 60 in an hour; and
- the number of vehicles per hour which pedestrians have to cross in one bound exceeds 500.

The above conditions are met, with the exception of the requirement for pedestrians to be crossing within 20m of the site. However, given that Breed Street has two lanes in each direction and a parking lane, a zebra crossing with flashing lights is not an appropriate treatment. Existing zebra crossings on four lane roads are being removed and upgraded to pedestrian operated signals throughout Victoria.



School Crossing

The existing school crossing for St Michaels Primary School is appropriate, especially as it is supervised during school drop off and pick up periods. Outside of these times, the school crossing provides for staged pedestrian crossing of Breed Street which was observed to be used, especially by pedestrians with limited mobility.

Intersection Upgrades

As part of this review consideration was given to the existing and future operations of the intersections along Breed Street. Whilst the Breed Street/Seymour Street and Breed Street/Hotham Street currently meet the traffic volume warrants for intersection signals, the crest in Breed Street would make signalisation of these intersections difficult due to poor sight lines which would restrict the views to the back of the vehicle queue.

Considering the potential future upgrade of the aquatic centre on the north-western corner of Breed Street/Seymour Street, we consider that a single lane roundabout would be an appropriate treatment for the intersection. A roundabout would have the benefit of:

- providing good capacity and limited delay for right turns from Breed Street into the eastern section of Seymour Street ;
- providing pedestrians with a staged crossing of Breed Street and Seymour Street;
- allowing for pedestrian operated signals to be retained on the crest of Breed Street outside the Medical Centre (traffic signals at the intersection would require removal of any pedestrian operated signal);
- being able to accommodate bicycle lanes;
- provide landscaping opportunities; and
- costing less than intersection traffic signals, especially with regards to on-going maintenance.

Recommended Options

We recommend that:

- the existing kerb ramps and median break just south of Henry Street be upgraded to current disability standards with Tactile Ground Surface Indicators (TGSI) and a more gradual slope be provided for the kerb ramps.
- the existing kerb ramps and median breaks on Breed Street just south of Hotham Street and north of Seymour Street be removed as they are not desirable locations to encourage pedestrians to cross Breed Street.
- staggered staged pedestrian operated signals, potentially a puffin style, be installed along the pedestrian desire lines at the top of the Breed Street crest adjacent to the Medical Centre, at the location of the current kerb ramps and median break.



- in the future, a single lane roundabout be provided at the intersection of Breed Street/Seymour Street.

If you require any further information, please contact me on 9811 3111.

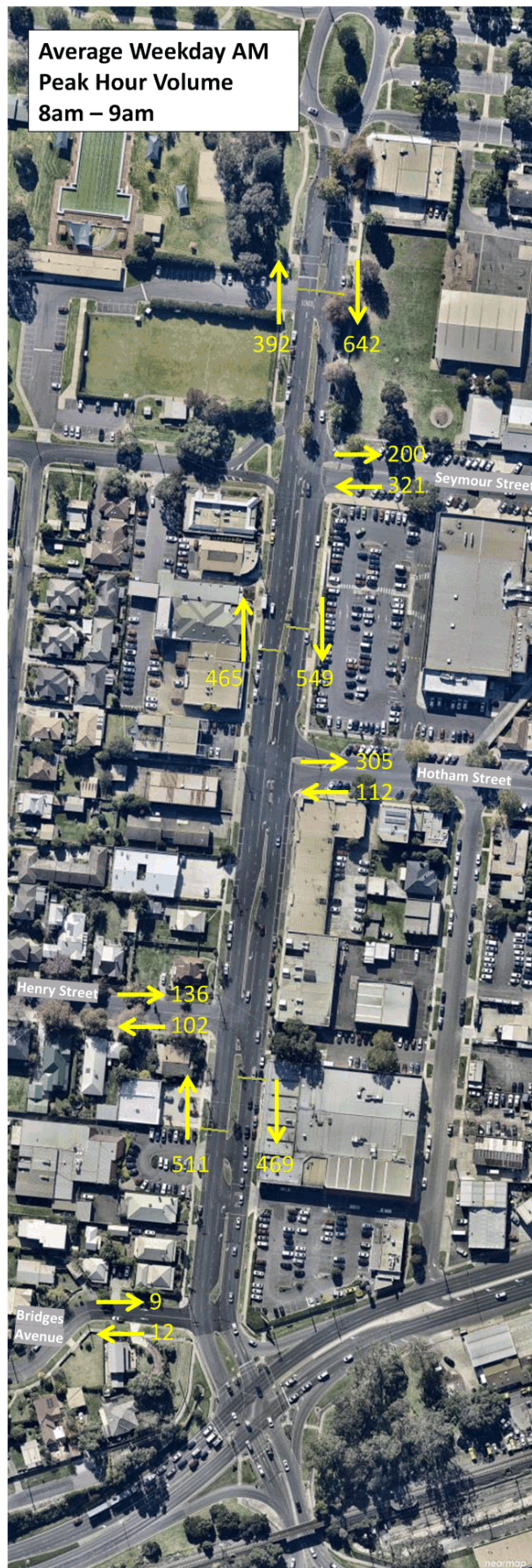
O'BRIEN TRAFFIC

A handwritten signature in blue ink that reads 'Emma Donnelly'.

Emma Donnelly
Senior Traffic Engineer

Attachment A

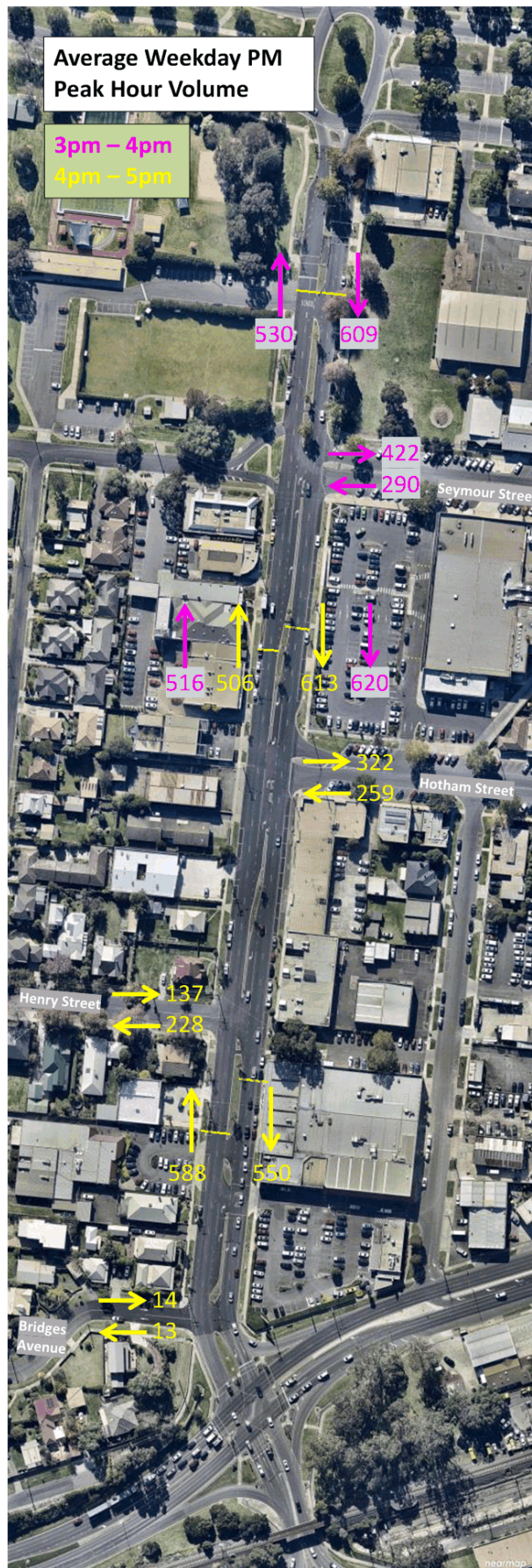
Summary of Automatic Vehicle Counts



Henry Street
Warrants Met:
Continuous Traffic

Seymour Street
Warrants Met:
Traffic Volume
Continuous Traffic

Hotham Street
Warrants Met:
Traffic Volume
Continuous Traffic



Henry Street
Warrants Met:
Continuous Traffic

Seymour Street
Warrants Met:
Traffic Volume
Continuous Traffic

Hotham Street
Warrants Met:
Traffic Volume
Continuous Traffic



Seymour Street
Warrants Met:
Traffic Volume
Continuous Traffic

Hotham Street
Warrants Met:
Traffic Volume
Continuous Traffic

Henry Street
Warrants Met:
Continuous Traffic

Attachment B

Pedestrian Counts

BREED ST TRAFFIC COUNTS – 7 OCTOBER 2015

	8.30	9.00	9.30	10.00	10.30	11.00	11.30	12.00	12.30	1.00	1.30	2.00	2.30	3.00	3.30
Hotham – Seymour (Area 1)	36	31	22	28	27	15	28	23	32	30	18	18	20	15	15
		7	5	8	3	5	1	3	2	4	5	1	2	2	1
Henry – Hotham (Area 2)	4	8	11	18	17	16	20	18	22	24	17	15	7	7	10
			1		1	1	2				1		1	1	

KEY: Black numbers are adults, **red numbers are elderly / limited mobility / children.**

OTHER OBSERVATIONS:

- Very few pedestrians utilise the existing facility at the top of the crest, or only partly use it
- Existing facility adjacent to Henry St is better used by people at that end of the street
- Most of the parking on the east side of Breed St between Seymour and Hotham is used for visits to the facilities on the other side of Breed St



ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

10.4 PLANNING SCHEME AMENDMENT C93 - ASHWORTH DRIVE, TRARALGON - CONSIDERATION OF SUBMISSIONS

General Manager

City Development

For Decision

PURPOSE

The purpose of this report is for Council to consider all written submissions received in response to Amendment C93, and to seek Council approval to progress the amendment to the next stage, by requesting a planning panel to independently consider all submissions.

PROCEDURAL MOTION

At the Ordinary Council Meeting held on 26 October 2015, Council moved the following procedural motion, *'That Council lay this matter on the table to the next Council meeting'*.

In order for this matter to be decided upon at this meeting, Council must first resolve, *'That Council resolves to take the question from the table'*.

If this procedural motion is successful and is carried, then the matter can be considered at this meeting.

COUNCIL MOTION

Moved: Cr Gibson
Seconded: Cr Middlemiss

That Council resolves to take the question from the table.

CARRIED UNANIMOUSLY

EXECUTIVE SUMMARY

Council considered this report at the 26 October 2015 Ordinary Council Meeting where it was laid on the table, and the report has been resubmitted to this Ordinary Council Meeting for consideration.

The amendment proposes to rezone Ashworth Drive, Traralgon (excluding the property at 80 Ashworth Drive) and including the property at 124 Cross's Road, Traralgon, from Rural Living Zone – Schedule 3 (RLZ3) to General Residential Zone (GRZ) (see Attachment One for the subject site map). The land comprises part of the approved Cross's Road Residential Precinct Development Plan (CRDP).

The land is located on the northern side of Cross's Road and sits on the north-western fringe of Traralgon. The land is wedged between existing and emerging residential neighbourhoods to the east and west and farmland to the north, forming a transition between urban and rural development.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

The subject land comprises the last remaining parcels of land to be rezoned to residential land, as part of the CRDP and 'Area One' of the existing Traralgon Structure Plan in the Latrobe Planning Scheme.

The amendment was placed on public exhibition during the period 6 August 2015 to 18 September 2015. Following public exhibition of Amendment C93, 20 written submissions were received, comprising seven submissions of support and thirteen submissions that were opposed. This report presents all submissions and outlines the key issues raised (see Attachments Four and Five).

Given the nature of the thirteen submissions opposing the amendment, the submissions cannot be satisfied. Therefore, Council must request the Minister for Planning to establish a planning panel to progress the amendment to the next stage, in accordance with Section 23 of the *Planning and Environment Act 1987* (the Act).

In accordance with Ministerial Direction No. 15, the planning authority must request the appointment of a Panel under Part 8 of the Act within 40 business days of the closing date for submissions unless a Panel is not required. Council is unable to meet the closing date, and therefore a request for an exemption from the need to comply with Ministerial Direction No. 15 has been made to accommodate Council's decision making process.

The approved CRDP is also required to be amended to correct a technical error regarding clarity around the cost and provision for drainage infrastructure.

COUNCIL MOTION**Moved:** Cr Gibson**Seconded:** Cr White**That Council:**

- 1. Having considered all written submissions received to Amendment C93 requests the Minister for Planning establish a planning panel to consider submissions for Amendment C93 and prepare a report.**
- 2. Advises those persons who made written submissions to Amendment C93 of Council's decision.**
- 3. Note that the approved CRDP is required to be amended to correct a technical error regarding clarity around the cost and provision for drainage infrastructure.**
- 4. Note that a request for an exemption from the need to comply with Ministerial Direction No. 15 has been made to accommodate Council's decision making process.**

For: Councillors Rossiter, White, Sindt, O'Callaghan, Middlemiss, Kam, Gibbons and Gibson**Against:** Councillor Harriman**CARRIED****DECLARATION OF INTEREST**

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley
Strategic Objectives – Built Environment

In 2026, Latrobe Valley benefits from a well-planned built environment that is complementary to its surroundings, and which provides for a connected and inclusive community.

Strategic Objectives – Economy

In 2026, Latrobe Valley has a strong and diverse economy built on innovation and sustainable enterprise. The vibrant business centre of Gippsland contributes to the regional and broader communities, whilst providing opportunities and prosperity for our local community.

Strategic Objectives – Governance

In 2026, Latrobe Valley has a reputation for conscientious leadership and governance, strengthened by an informed and engaged community, committed to enriching local decision making.

Latrobe City Council Plan 2013 - 2017

Theme and Objectives

Theme 5: Planning for the future

- *To provide clear and concise policies and directions in all aspects of planning.*

Strategic Direction – Planning for the future

- *Provide efficient and effective planning services and decision making to encourage development and new investment opportunities.*
- *Plan and coordinate the provision of key services and essential infrastructure to support new growth and developments.*

Legislation

The provisions of the Latrobe Planning Scheme and the following legislation apply to this amendment:

- *Local Government Act 1989*
- *Planning and Environment Act 1987*
- *Transport Integration Act 2010*

BACKGROUND

An amendment application was received on 14 October 2014, by The Planning Group (TPG) acting on behalf of Steven and Gayle Wood who are landowners in the Ashworth Drive precinct.

The subject land is located at Ashworth Drive, Traralgon (excluding the property at 80 Ashworth Drive) and is defined as Lots 1-12 on PS126409, including the property at 124 Cross's Road, Traralgon. The area proposed to be rezoned comprises 25.54 ha of the total 75.96 ha of land that forms the CRDP. The CRDP was approved by Council in September 2012, and a number of technical reports were approved as part of the CRDP. These form background documentation for the current rezoning proposal.

The proposal seeks to rezone the subject land from RLZ3 to GRZ. Development Plan Overlay Schedule 5 – Residential Growth Areas

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

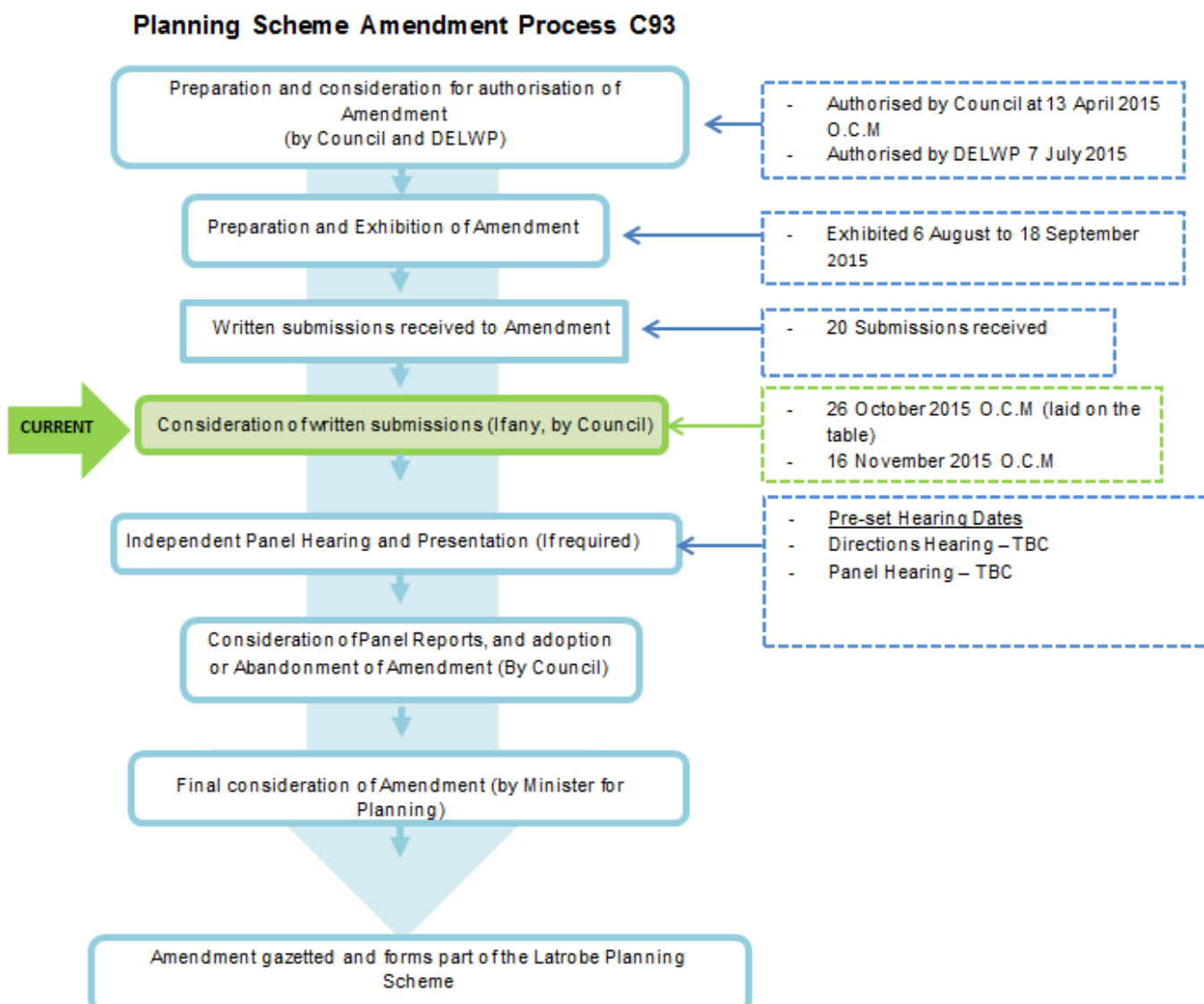
(DPO5) currently applies to the subject land and will continue to apply, irrespective of whether the land is rezoned or not.

The subject land comprises the last remaining parcels of land to be rezoned to residential land, as part of the CRDP and 'Area One' of the existing Traralgon Structure Plan in the Latrobe Planning Scheme. In order to facilitate the strategic direction of the Traralgon Structure Plan, Traralgon Growth Areas Review and the CRDP, it is considered appropriate that the remaining Rural Living Zone land be rezoned to residential.

The Proposed Zoning map is provided at Attachment Two and the Explanatory Report outlining the amendment is provided at Attachment Three.

Statutory Requirements

The C93 planning scheme amendment process is shown in the figure below and provides an indication of the current stage of the amendment.



ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

In accordance with the Act, the municipal council, as a planning authority, has a number of duties and powers. These duties and powers are listed at Section 12 of the Act. Under Section 12 a planning authority must have regard to (*inter alia*):

- The objectives of planning in Victoria;
- The Minister's directions;
- The Victoria Planning Provisions;
- The Latrobe Planning Scheme;
- Any significant effects which it considers a planning scheme amendment might have on the environment or which it considers the environment might have on any use or development envisaged by the amendment.

Amendment C93 has had regard to and is consistent with the requirements of Section 12 of the Act. In addition, each amendment must address the Department of Environment, Land, Water & Planning (DELWP) publication *Strategic Assessment Guidelines for Planning Scheme Amendments*. A response to these guidelines is included in the Explanatory Report at Attachment Three.

The proposal is consistent with the State Planning Policy Framework and the Municipal Strategic Statement (MSS). A response to this is included in the Explanatory Report at Attachment Three.

Planning Scheme Amendments

At the Ordinary Council Meeting on 13 April 2015, Council resolved to seek authorisation from the Minister for Planning to prepare and exhibit Amendment C93.

The Minister for Planning in accordance with Section 8A of the *Planning and Environment Act 1987*, authorised Council to prepare the amendment on 7 July 2015.

Amendment C93 was placed on public exhibition during the period of 6 August 2015 to 18 September 2015.

Sections 22 and 23 of the Act require that Council must consider all submissions received to the amendment and where a submission cannot be satisfied, request the Minister for Planning to establish a planning panel to consider submissions.

The recommendations of this Council Report are in accordance with Sections 22 and 23 of the Act.

In accordance with Ministerial Direction No. 15, the planning authority must request the appointment of a Panel under Part 8 of the Act within 40 business days of the closing date for submissions unless a Panel is not required. Council is unable to meet the closing date, and therefore a request for an exemption from the need to comply with Ministerial Direction No. 15 has been made to accommodate Council's decision making process.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

INTERNAL/EXTERNAL CONSULTATION

Amendment C93 was placed on public exhibition during the period of 6 August 2015 to 18 September 2015 (i.e six weeks).

Exhibition of the amendment is subject to the prescribed process in accordance with the public notice and consultation requirements of Section 96C of the Act. This includes advertising in the government gazette and local newspapers as well as written notification to landowners and occupiers that may be materially affected by the amendment.

All statutory and servicing authorities (referral agencies) likely to be materially affected have also been notified of this amendment.

An 'open house' community information session was held on 25 August 2015 with sixteen people in attendance. Council officers also met with six landowners of the subject land for one on one discussions. All landowners were offered this opportunity as per the Council Resolution at the 13 April 2015 Ordinary Council Meeting.

A total of 20 written submissions were received in relation to Amendment C93. Copies of all submissions are provided at Attachment Five and a map showing the location of submitters (where possible) is provided at Attachment Six. Section 22 of the Act requires that a planning authority consider all submissions to an amendment.

Amendment C93 Submissions	
Support	7
Object	13
Total Submissions	20

KEY POINTS/ISSUES

A summary of key issues and comments raised in submissions that have been received in relation to Amendment C93 have been provided below. A detailed response to all submissions can be found at Attachment Four.

Many of the submissions raise specific matters that relate to the already approved CRDP, which is outside the scope of Amendment C93. Where this has occurred, a general planning response has been provided. The following is a breakdown into themes of all submissions received:

Support for the proposal from Referral Agencies

Four submissions of support were received by referral agencies during the exhibition period and their comments are noted. These are detailed below:

Department of Environment, Land, Water and Planning (DELWP)

- Overall support for the Amendment.

Gippsland Water

- No objection to the Amendment.

VicRoads

- Conditional support for the Amendment.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- The Transport and Traffic Impact Assessment Report undertaken as part of the CRDP identified the need for improvement works to be undertaken at the intersection of Tyers Road and Cross's Road. VicRoads requires any future subdivision in this precinct to be accompanied by a revised Transport and Traffic Impact Assessment Report based on current data, and its referral to VicRoads for consideration.
- Requirements for road works may be required at the subdivision stage.

West Gippsland Catchment Management Authority (WGCMA)

- Supports the Amendment and has provided requirements for when planning permit applications are received for subdivision.
- The WGCMA will require Waterway Management Plans and Stormwater Management Plans to be referred to them as part of any future subdivision.

Objection for the proposal from Referral Agencies

One objection was received from a referral agency during the exhibition period. This is detailed below:

Environment Protection Authority (EPA)

- The land is located approximately 1.5km from the Australian Paper Maryvale Mill site. As a result of the type of industrial activity undertaken on the site, the EPA's recommended buffer distance is 5km separation distance from sensitive uses, including residential areas.
- The guidelines make allowance for the recommended separation distances to be varied under a detailed study of site specific conditions. Detailed modelling has been undertaken and an agreed separation distance has been formulated and is called the Adjusted Urban Amenity Buffer. This was agreed upon as a result of extensive consultation between Council, EPA and Australian Paper.
- This places Ashworth Drive outside of the adjusted buffer. However, as Council are yet to adopt this agreed buffer into the Latrobe Planning Scheme, to protect both residents and industry alike, EPA objects to the further intensification of residential areas within the Australian Paper 5km separation distance.

Planning response:

Amendment C87 – Traralgon Growth Areas Review seeks to implement the Adjusted Urban Amenity Buffer as agreed upon during the Traralgon Growth Areas Review project by Council, EPA and Australian Paper. The agreed buffer was a compromise from the EPA's recommended separation distance of 5km for this specific type of industry. This was agreed upon as a result of existing developments within the 5km buffer. However, both the EPA and Australian Paper have indicated that without a buffer formally recognised within the Latrobe Planning Scheme, they would automatically default to the 5km buffer. As a result of Amendment

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

C87 still being considered by Council, and the absence of the adjusted urban amenity buffer in the Scheme, the EPA has objected on this basis. It is currently uncertain when Council are likely to adopt the adjusted buffer into the Latrobe Planning Scheme, as further work has been identified as being required prior to Council determining the issue.

Support for the proposal from the public

Three submissions supported the rezoning of the land in accordance with the approved CRDP. Key reasons for support are:

- Understanding the proposed rezoning does not require landowners to subdivide, it just allows for the potential to subdivide;
- The benefit to the Traralgon district and being a good outcome for residents of Ashworth Drive;
- The current situation of having one street at a significantly lower density than surrounding land which does not enhance the precinct;
- Residents being aware of the proposal to intensify residential development in this area, and are supportive for current land uses to continue until such time that they wish to further develop;
- Supports further progress in the area.

Planning Response:

Support noted for the Amendment.

Objections for the proposal

Twelve objections from the public were received for Amendment C93 that raised concerns relating to a number of themes. Below each theme a planning response has been provided:

Cross's Road Residential Precinct Development Plan

Issues raised:

- Subdivision is inappropriate in this area due to the need for improved infrastructure such as roads, wetland reserves, bridges and utilities;
- Limited subdivision potential due to site constraints of the waterways. The landowner who initiated the Amendment should be allowed to subdivide separate from the rest of the residents in Ashworth Drive;
- Majority of landowners do not wish to develop in the short to medium term and their land should not be rezoned without full support; and
- Residential lot yield is limited due to site constraints such as water courses, easements and existing buildings.

Planning response:

There is an approved Development Plan for the area which has considered and addressed site constraints for the subject land. To facilitate the implementation of the approved CRDP, the entire precinct should be rezoned rather than site specific rezoning's. This will allow for landowners who wish to develop to do so at their own pace, and will

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

negate the need to go through a full planning scheme amendment process each time a landowner wishes to subdivide, which may not be considered an effective use of Council's resources.

Rezoning the entire precinct at once, rather than in an ad hoc manner, allows for the coordination of shared infrastructure to be delivered in a more cost effective and organised way. Rezoning one or two properties at a time will not deliver the same intended outcome of the CRDP.

Traffic Concerns

Issues raised:

- Potential traffic issues associated with access onto Cross's Road during school times and other large scale subdivisions occurring in the broader Cross's Road area;
- Allowing space for a roundabout to be located at the entrance to Ashworth Drive; and
- High density subdivision will intensify current traffic issues in the area.

Planning response:

VicRoads have provided a referral response regarding the amendment and have indicated that a revised Transport and Traffic Impact Assessment Report will need to be provided at the time of subdivision when a detailed lot layout is able to be determined. There is potential that whoever initiates subdivision first, may incur upgrade costs relating to traffic infrastructure upgrades.

Amenity Concerns

Issues raised:

- Dwellings in the adjoining estate of Riverslea Boulevard would lose the rural outlook if Ashworth Drive was to be intensively developed;
- Landowners purchased land in Ashworth Drive for the lifestyle and intensification around the precinct will negatively impact on the current lifestyle;
- Truck businesses exist in the area that will be impacted if new residents were to be located in Ashworth Drive;
- The area is currently considered liveable, quiet, sociable with no vandalism or disturbance of any kind;
- Increased noise due to the construction phase;
- There would be privacy issues for properties abutting Ashworth Drive; and
- Informed by the developer of Riverslea Boulevard that Ashworth Drive would not be developed.

Planning response:

The land has been identified in the Traralgon Structure Plan as an area for future residential use since 2007 and has since been developed in accordance with the strategic direction of the Traralgon Structure Plan contained in the Latrobe Planning Scheme. In 2012, the Development Plan for the Cross's Road area was approved by Council and as part of

the consultation process for the Development Plan, all adjoining landowners in the area were notified and had an opportunity to make comment on the indicative residential precinct layout. Therefore, while some residents wish for the Ashworth Drive area to not be further developed, the intent of the area to be future residential has been made clear since 2007 when Council adopted the Traralgon Structure Plan and then placed the Structure Plans in the Latrobe Planning Scheme in 2010. Existing uses within the area, such as truck businesses, will be allowed to continue until such time that the use ceases and existing use rights no longer apply. The truck businesses, under the proposed residential zoning may not be allowed to intensify but can continue to operate at their current capacity.

Any residential privacy issues can be dealt with through other standard statutory mechanisms such as planning permit and building permit conditions on future subdivisions and dwellings.

Stormwater and Drainage

Issues raised:

- Concerns on how stormwater drainage will be managed from increased development of Ashworth Drive and surrounding properties; and
- Whether other drainage options are more viable for the area.

Planning response:

Stormwater drainage can be conditioned as part of any planning permit for subdivision. Prior to any titles being issued, the applicant must address the conditions to the satisfaction of the responsible authority. Therefore, this can be dealt with under the normal planning permit process, as there are no mechanisms in place through the rezoning process to require upgrades to current drainage infrastructure.

The approved CRDP recognises the runoff from the existing established areas and acknowledges council's role in managing the drainage.

Infrastructure Costs

Issues raised:

- Clarification around infrastructure requirements and funding/costs for the development of Ashworth Drive including streets, lighting and kerbs needs clarification.

Planning response:

Consistent with the approach taken for the adjoining Stockdale Fields and Banksia Ridge developments i.e. (the western portion of the CRDP) in Traralgon, the developer will be responsible for any infrastructure costs associated with their development at the time of subdivision.

The intent of the CRDP is that it will be the responsibility of landowners to provide the required infrastructure, as outlined in the table on page 38 of the CRDP. However, page 8 of the Drainage Strategy (background report to the CRDP) states that a proportion of costs associated with drainage works should be borne by Council. The approved CRDP is required to be amended to correct this technical error which will clarify the cost and

provision for drainage infrastructure in accordance with the planning response above.

Miscellaneous issues

Issues raised:

- Increased rates due to increased land values and existing businesses may be hindered by the impost of extra expenses as a result of this; and
- Concerns over the protection of an existing heritage homestead in the precinct if residential encroachment was to occur.

Planning response:

An increase in rates as a result of rezoning land is not a planning consideration that is given sufficient weight due to many varied factors which may affect property values. The land comprising the homestead, like other land in the precinct, will not be developed until the landowner initiates development. The planning scheme amendment proposal only rezones land so landowners can in the future subdivide their land in accordance with the approved CRDP.

The *Latrobe Heritage Study* conclusions did not consider the homestead was appropriate to be included within the study. No formal controls exist for the property by way of a Heritage Overlay and it is not acknowledged in the Victorian Heritage Register. Therefore the heritage values of existing buildings in the precinct are beyond the scope of this amendment. Any further consideration of its heritage value would be subject to further work being undertaken. However, the CRDP does acknowledge the historic homestead and future subdivision designs are encouraged to respond appropriately.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

The Ashworth Drive component of the CRDP will contribute to reducing the following specific risk that is identified within Council's Risk Management Plan as follows:

Shortage of land available to support population growth and planning application processes that do not encourage development.

This risk is described as:

...the slow transitioning of structure plans to actual zoned and developable land.

Development plans are identified as an existing control to manage and mitigate against this risk.

If the proposal does not proceed or the precinct is rezoned in an ad hoc way, there is a risk that by not approving the rezoning of the precinct the orderly planning of the CRDP area will not be facilitated. The subject land is a key component to provide integrated planning outcomes through connecting roads, public open space, subdivision lot layout, infrastructure

etc as identified in the CRDP. Therefore, the CRDP area could be compromised as the subject land is wedged between existing and emerging residential neighbourhoods.

For example, the proponent intends to undertake a two lot battle-axe subdivision on his land that is currently prohibited under the RLZ and the subdivision could only occur if the land is rezoned to GRZ. If a rezoning occurs, the proponents land could be further developed in accordance with the GRZ at any time. The proposed battle-axe lot at the rear that would be created under a proposed two lot subdivision cannot be further independently developed in accordance with the approved CRDP, until an abutting property has also been developed. This is because in the CRDP there is no independent road access within this battle-axe lot from Ashworth Drive. The lot would be land locked until abutting properties are developed and therefore development on the proposed battle-axe lot could not occur until there was development on the abutting properties.

A precinct approach is needed to facilitate development and this is supported by a precinct wide rezoning, otherwise timeframes required for individual rezoning's will undermine the ability for coordinated development.

Similarly, a site specific rezoning would allow the proponents land to be further developed to general residential standard at any time, after the rezoning occurred. Such development would only likely require the provision of appropriate infrastructure including road widening, kerb and channel, nature strips and footpaths along Ashworth Drive in front of the proponents land. If rezoning of the remainder of Ashworth Drive did not occur, there is a risk that there would be a small section of Ashworth Drive in front of the proponent's land that would be developed to the higher residential standard, while the remainder of the precinct would be at a rural living standard.

Whether the proponents land is rezoned site specifically or as part of the whole precinct, there is a risk that either proposal may still need to be considered by a planning panel, as objections may still be received that are unable to be resolved.

There are other risks associated with abandoning the current Amendment C93. If the proponent was to lodge a new proposal for a site specific rezoning, the views of DELWP would need to be considered. Council have received preliminary advice from DELWP (see Attachment Seven) that strong strategic justification would be required as to why this would be appropriate, given the entire Ashworth Drive precinct is identified for future residential in strategic plans already adopted by Council and in the Latrobe Planning Scheme.

The CRDP is required to be further considered at the subdivision stage to take into account constraints of the subject land to enable conventional residential development. To facilitate the overall intent of the CRDP, the CRDP is also required to be amended to correct a technical error regarding clarity around the cost and provision for drainage infrastructure. There is a risk if this technical error in the CRDP is not amended then responsibility for drainage costs may be unclear.

FINANCIAL AND RESOURCES IMPLICATIONS

The prescribed fees for planning scheme amendments are detailed in the *Planning and Environment (Fees) Regulations 2012*. The costs associated with a planning scheme amendment include: considering a request to amend a planning scheme, consideration of submissions, providing assistance to a panel and adoption and approval of an amendment. Statutory fees associated with this amendment will be met by the proponent.

OPTIONS

The options available to Council are as follows:

1. That Council, after considering all written submissions received to Amendment C93, resolves to request the Minister for Planning to establish a planning panel to consider submissions and prepare a report.

Or

2. That Council, after considering all written submissions received to Amendment C93, resolves to abandon the exhibited Planning Scheme Amendment C93 and inform the Minister for Planning.

The recommendation to Council is to support option one.

CONCLUSION

The amendment proposes to rezone Ashworth Drive, Traralgon (excluding the property at 80 Ashworth Drive) and including the property at 124 Cross's Road, Traralgon, from Rural Living Zone – Schedule 3 to General Residential Zone. The land comprises part of the approved CRDP.

The subject land comprises the last remaining parcels of land to be rezoned to residential land, as part of the CRDP and 'Area One' of the existing Traralgon Structure Plan in the Latrobe Planning Scheme.

Given the entire Ashworth Drive precinct is identified for future residential in strategic plans already adopted by Council and in the Latrobe Planning Scheme, strong strategic justification would be required as to why a site specific rezoning would be appropriate.

Given the nature of the thirteen submissions opposing the amendment, the submissions cannot be satisfied. Therefore, Council must request the Minister for Planning to establish a planning panel to progress the amendment to the next stage.

The approved CRDP is also required to be amended to correct a technical error regarding clarity around the cost and provision for drainage infrastructure.

SUPPORTING DOCUMENTS

Planning Scheme Amendment documentation

Cross's Road Residential Precinct Development Plan

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

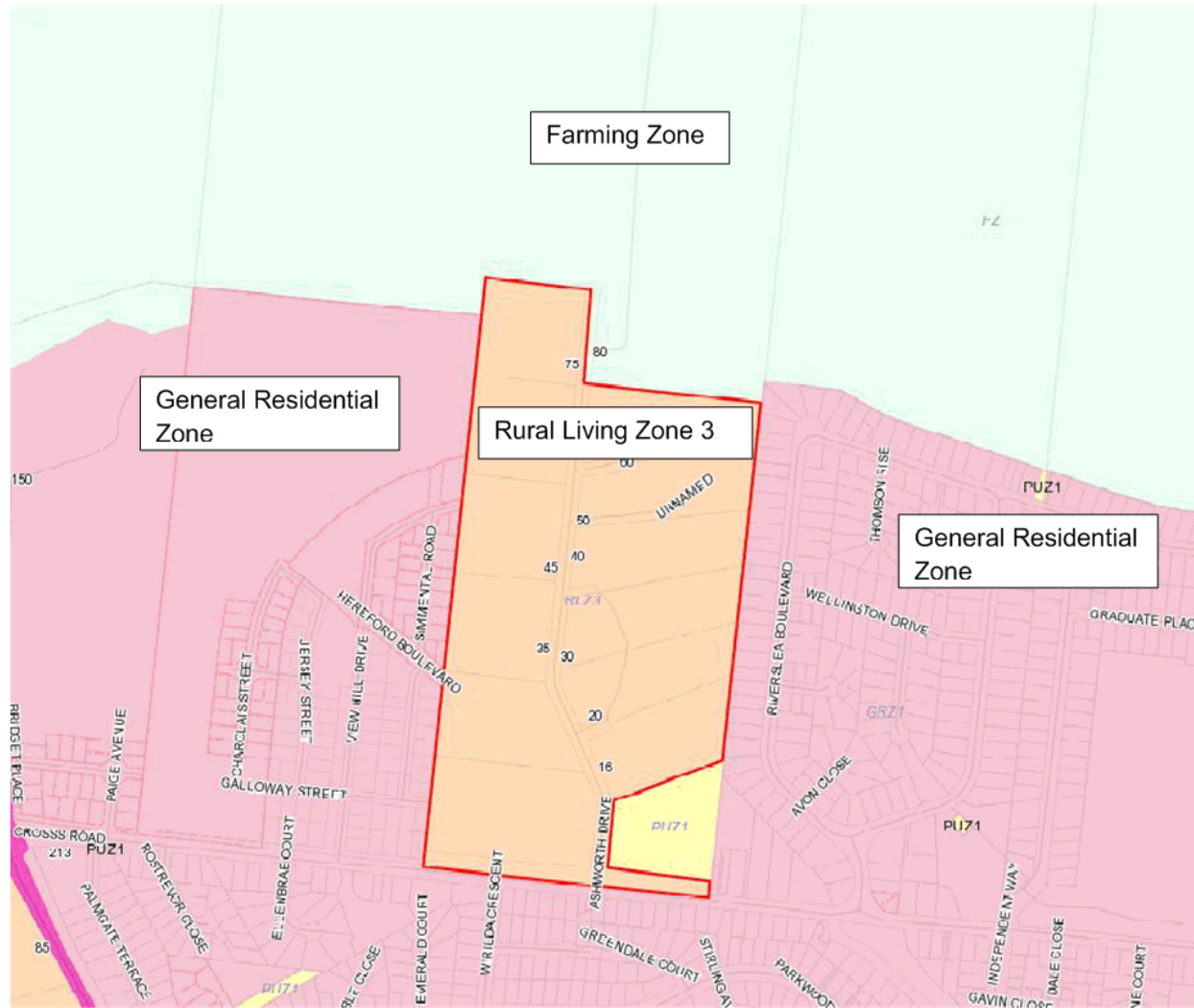
Attachments

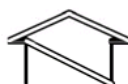
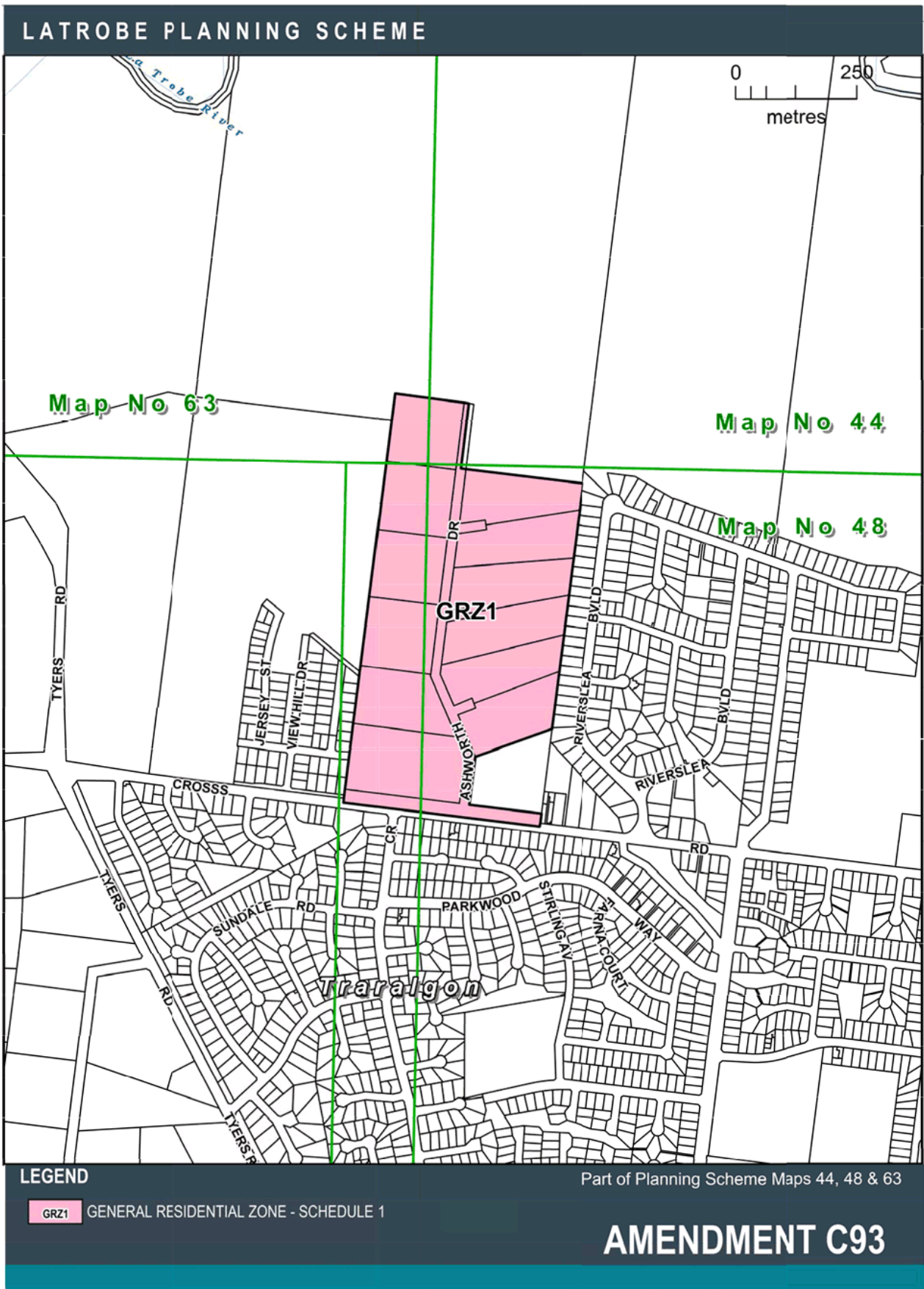
1. Subject Site Map
2. Proposed Zoning Map
3. C93 Explanatory Report
4. Summary of Submissions Table
5. All Submissions (Published Separately) (Confidential)
6. Map Showing Location of Submitters (Published Separately) (Confidential)
7. Preliminary Advice from DELWP regarding a Site Specific Rezoning (Published Separately) (Confidential)

10.4

Planning Scheme Amendment C93 - Ashworth Drive, Traralgon - Consideration of Submissions

1	Subject Site Map	105
2	Proposed Zoning Map	107
3	C93 Explanatory Report	109
4	Summary of Submissions Table	123





Planning and Environment Act 1987

LATROBE PLANNING SCHEME

AMENDMENT C93

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Latrobe City Council, which is the planning authority for this amendment.

The amendment has been made at the request of The Planning Group (TPG) on behalf of the landowners at 50 Ashworth Drive, Traralgon.

Land affected by the amendment

The amendment applies to land comprising a total of twelve (12) parcels located on or adjacent to Ashworth Drive, Traralgon, more accurately described as Lots 1-12 on PS126409 (see Figure 1). The land is already covered by Development Plan Overlay Schedule 5 – Residential Growth Areas (DPO5) and is part of the Cross's Road Residential Precinct Development Plan (CRDP).



Figure 1 Outline of subject land proposed to be rezoned

What the amendment does

The amendment proposes to rezone land located within the Rural Living Zone – Schedule 3 to a General Residential Zone.

Strategic assessment of the amendment**Why is the amendment required?**

The amendment is required to provide the opportunity to assist in accommodating the projected population growth for Traralgon. It will allow future permit applications to be made to develop the land in accordance with the State Planning Policy and Local Planning Policy Frameworks and, more particularly, in accordance with the Traralgon Structure Plan and the endorsed Cross's Road Residential Precinct Structure Plan. Within the Traralgon Structure Plan (included at Clause 21.05 of the Scheme), the land is designated as 'future residential'. At its Ordinary Council Meeting on 17 September 2012, Latrobe City Council endorsed the CRDP which seeks to provide an integrated vision for coordinated development of all properties affected by the DPO5. Furthermore, the amendment will facilitate the long term development of the land in accordance with the Development Plan.

Amendment C87 - Traralgon Growth Areas Review (TGAR)

Traralgon Growth Areas Review (TGAR) is intended to provide a growth strategy that identifies areas for future urban development (i.e. housing, commercial, industrial and open space) around Traralgon, the Traralgon-Morwell Corridor, Glengarry and Tyers up to the year 2051.

TGAR forecasts population growth in Traralgon to 2051, identifying the need for approximately 11,500 extra dwellings based on a high growth scenario. Current estimates suggest approximately 5,500 vacant lots in Traralgon taking into account infill development, endorsed development plans (including the subject land) and land identified as future residential in the current Traralgon Structure Plan. Rezoning of the subject land will assist in meeting some of the demand for residential land in Traralgon.

Amendment C56

A previous planning scheme amendment C56 undertaken by the Minister for Planning in May 2011, sought to rezone land at 150 Tyers Road and 240 Cross's Road, Traralgon. Although identified as future residential within the Traralgon Structure Plan, the land at Ashworth Drive (subject land) remained Rural Living Zone. The Minister for Planning

excluded Ashworth Drive, Traralgon from the amendment C56 to allow it to undergo a standard planning scheme amendment process, which is what this amendment C93 does.

How does the amendment implement the objectives of planning in Victoria?

The proposed amendment implements the objectives set out in Section 4 of the *Planning and Environment Act 1987* in providing for the fair, orderly, economic and sustainable use and development of land.

The objectives of planning in Victoria are (*inter alia*):

- To provide for the fair, orderly, economic and sustainable use and development of land.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- To facilitate development in accordance with the objectives set out in the points above.
- To balance the present and future interests of all Victorians.

The amendment implements the objectives of the *Planning and Environment Act 1987* (the Act) by contributing to the land supply in Traralgon to efficiently and effectively meet the community needs now and into the future.

The Traralgon Structure Plan and CRDP have both been through an extensive public consultation process ensuring that the public and key agencies have considered in detail the suitability of the site for urban development, as well as considering a layout for the area. The CRDP creates a framework for a high quality urban environment which meets the needs of the community and provides access to relevant infrastructure and community services.

How does the amendment address any environmental, social and economic effects?

The subject land is within the Township Boundary as set out in the Traralgon Structure Plan and is contiguous with existing urban development. The land represents a logical extension to existing urban development, proximate to local community infrastructure, to provide additional residential living opportunities to the community in an accessible location.

Environmental Effects

Drainage

An integrated stormwater management strategy is proposed for the entire Development Plan area. Conveyance of stormwater is required through three properties on the subject land, however, the extent of stormwater to be conveyed through these properties does not warrant on-site retardation.

The CRDP has considered drainage through the preparation of the Drainage Strategy. The Tyers rising main passes through the subject land and its protection has also been considered.

Native Vegetation

It is considered that the rezoning of the land will have minimal impact on the environmental values of the site. An Ecological Assessment was prepared as part of the preparation of the CRDP and acknowledges that the subject land includes scattered exotic and native vegetation around existing buildings and along road and water frontages. The CRDP encourages the design of future subdivisions to manage any identified native vegetation. This has included protection of native vegetation along waterways and removing some native vegetation in other areas.

Waterway Buffer

Two designated waterways enter at Cross's Road, and one waterway enters near 45 and 55 Ashworth Drive, leaving the site through 60 Ashworth Drive. The second waterway passes through the rear of properties on the east side of Ashworth Drive. The waterways merge on 60 Ashworth Drive. There are approximately 30 metre buffer distances proposed from these two designated waterways required by the CRDP.

A Waterway Management Plan is required to demonstrate the protection of waterways and minimise maintenance.

Social and Economic Effects

The proposed amendment has considered the social and economic effects that may be caused by the amendment.

The future development of the subject land will complete the missing link in the Development Plan area and will facilitate the provision of integrated services such as road connections, bike and pedestrian links and public open space areas.

The future development of the land will provide opportunities for new housing development to assist in affordable housing and choice within the area and therefore economic effects of the amendment are expected to be positive. There will be some additional job creation

throughout the residential subdivision and dwelling construction stage of the precinct, and additional expenditure resulting from the population increase in the area. It is expected that once the land is made available for residential development, housing demand will increase and in turn a positive benefit will be provided to the town through the building industry and increased population accessing local businesses and services.

Amenity

The subject land features opportunities that have influenced the design response underpinning the CRDP. For example, one opportunity identified is the preservation of existing buildings to encourage improved amenity for land owners on the subject land.

Service Industry

It has been identified that two service industries (i.e. truck storage business) are currently operating on the subject land. Consideration of the transition of these industries over time may need to be undertaken.

Contamination

Based on existing truck storage business uses, an assessment of potentially contaminated land has been undertaken. The assessment has concluded that based on the history of the land use on the land, it is apparent that existing uses represent a 'low' potential for contamination in Table 2 of the General Practice Note *Potentially Contaminated Land June 2005*. Therefore, the uses fall under 'Category C' where the general duty under section 12 and section 60 of the *Planning and Environment Act* applies, and the application of an Environmental Audit Overlay or environmental audit/assessment is not required.

The Environment Protection Authority (EPA) has been contacted to confirm whether any Certificates and Statement of Environmental Audit have been issued for the land or if the land appears on the EPA Priority Sites Register. It has been confirmed that neither Certificates nor Statement of Environmental Audit have been issued for the land and the sites in Ashworth Drive (subject land) do not appear on the EPA Priority Sites Register.

Cultural Heritage

An Aboriginal and Historical Heritage Assessment was prepared as part of the preparation of the CRDP and the assessment found no Aboriginal or historical sites on the site.

Amendment C87 - Traralgon Growth Areas Review (TGAR)

TGAR forecasts population growth in Traralgon to 2051, identifying the need for approximately 11,500 extra dwellings based on a high growth scenario. Current estimates

suggest approximately 5,500 vacant lots in Traralgon taking into account infill development, endorsed development plans and land identified as future residential in the current Traralgon Structure Plan.

The CRDP will create approximately 677 lots, of which approximately 264 lots will be created by the amendment C93, which enables the potential development of 264 lots subject to further assessment at subdivision stage.

Does the amendment address relevant bushfire risk?

The amendment will not increase the risk of life, property, community infrastructure and the natural environment from bushfire. Grassfire risk is experienced by the land from the North, but future development of the land will mitigate this risk.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The proposed amendment is consistent with Ministerial Direction - The Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.

The proposed amendment is consistent with Ministerial Direction No. 1 – Potentially Contaminated Land as specified in the 'contamination' section of this report.

The proposed amendment is consistent with Ministerial Direction 11 – Strategic Assessment of Amendments through the discussion provided in this Explanatory Report.

The amendment process moving forward is expected to comply with Ministerial Direction No. 15 – The Planning Scheme Amendment Process.

The proposed amendment is consistent with Ministerial Direction No 16 - Residential Zones insofar as the amendment seeks to apply the new General Residential Zone to the subject land, consistent with the Traralgon Structure Plan.

How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

State Planning Policy Framework

Relevant to the proposed re-zoning of the subject land are the following clauses from the State Planning Policy Framework (SPPF):

- **Clause 11 - Settlement**

“Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.”

This amendment is consistent with Clause 11 by providing land for settlement in an area that is provided with utility, urban and social services. The Traralgon Structure Plan and CRDP have designated the subject land as being suitable for future residential use. The amendment will improve the supply of residential land in this area. In particular, the amendment addresses State Planning Policy by allowing future development to provide for a diversity of dwelling types, increased housing choice and affordability.

- **Clause 13 - Environmental Risks**

Clause 13 nominates that *“planning should adopt a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards. Planning should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society”*.

Management strategies for the environmental risks identified by the CRDP will be implemented with the subsequent subdivision of the subject land.

- **Clause 14 - Natural Resource Management**

Clause 14 nominates that *“planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.”*

One of the strategies of Clause 14 is to *“ensure that the State’s agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use.”*

The subject land is rural living and already lost to agriculture so will not result in fragmentation of agricultural land.

- **Clause 15 - Built Environment and Heritage**

“Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value”.

"Planning should achieve high quality urban design and architecture that:

- *Contributes positively to local urban character and sense of place.*
- *Reflects the particular characteristics, aspirations and cultural identity of the community.*
- *Enhances liveability, diversity, amenity and safety of the public realm.*
- *Promotes attractiveness of towns and cities within broader strategic contexts.*
- *Minimises detrimental impact on neighbouring properties.*

The subject land is well located to utilise existing infrastructure and community facilities resulting in a more sustainable and integrated community. An Aboriginal and Historical Heritage Assessment was provided as part of the CRDP and did not identify any issues.

The amendment seeks *"to create urban environments that are safe, functional and provide good quality with a sense of place and cultural identity"*. Planning and Responsible Authorities are to ensure good urban design is promoted, and that development (and redevelopment) contributes to the community by improving safety, diversity and choice and responds to its context in terms of urban character.

This amendment is expected to have a positive impact as the future development of the land will provide opportunities for new housing development, will assist in affordable housing and choice within the area, in accordance with the CRDP.

• **Clause 16 - Housing**

This Clause encourages the promotion of housing markets that meets community needs. Planning and Responsible Authorities are to facilitate an increase in the supply of housing in existing and growth urban areas, which is of good quality design and integrated within infrastructure and services.

The amendment provides opportunities for new housing development to assist in affordable housing and choice within the area.

The subject land is the last remaining parcels of land to be rezoned as part of the Development Plan.

• **Clause 18 - Transport**

Clause 18 nominates that *"planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe."*

A traffic impact assessment has been prepared as part of the CRDP to determine the impact of development on adjoining streets/roads, intersection locations and treatments and internal road hierarchy.

The existing layout, road hierarchy and intersection treatments to adjoining roads are considered acceptable.

- **Clause 19 - Infrastructure**

Clause 19 nominates that *“planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.”*

The subject land is already serviced by nearby community infrastructure and the subject land’s future development will deliver a logical outcome to finalising the integration across the CRDP area.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The proposed amendment supports the strategic direction sought by the LPPF in providing for residential use and development consistent with the objectives and outcomes sought in Clause 21.05 Main Towns.

Local Planning Policy Framework

Relevant to the proposed re-zoning of the subject land are the following clauses from the Local Planning Policy Framework (LPPF):

- **Clause 21.03 - Natural Environment Sustainability**

One of the objectives of Clause 21.03 is *“To protect and improve water quality and river health.”*

The amendment is consistent with Clause 21.03 as an Ecological Assessment has been prepared as part of the CRDP, to ensure the protection of indigenous flora and fauna on the subject land.

The Development Plan provides approximately 30 metre buffer distances to protect the two designated waterways.

- **Clause 21.04 - Built Environment Sustainability**

Clause 21.04 sits alongside Clause 21.05 in setting-out the overall land use framework for the smaller and larger settlements within the Latrobe region, as a 'networked city'. Whilst providing opportunities for each town to "...grow in its own right and maintain a 10 to 15 year urban land supply...". The policy further states that:

"Central to the concept of the networked city is acceptance by the community that higher order services and facilities (such as an art gallery or civic centre) that are provided in only one location can benefit the whole community and not just the town in which they are located. This should continue as the roles of towns evolve over time in response to changing social and economic influences..."

The role of the smaller settlements is to provide important diversity of housing and lifestyle as well as to be rural service centres."

The Policy goes on to state that due to *"the land use constraints around the major towns, there is an increasing need to reduce average residential property sizes so the remaining land is consumed at a more sustainable rate."*

The Policy cautions against unnecessary urban expansion and rural subdivision, and seeks to contain urban development within distinct boundaries. There is to be a clear distinction between each urban settlement, facilitating the self-containment and identity of each settlement.

The amendment is consistent with the objectives of Clause 21.04, by building upon a part of the existing township of Traralgon that is within the established settlement boundary as part of an integrated network of urban areas that maximises the use of existing infrastructure.

- **Clause 21.05 - Main Towns**

This Clause sets out the Structure Plans for the 'Main Towns' within the overall 'networked city' of Latrobe. This includes Traralgon at Clause 21.05-6 and the Traralgon Structure Plan. The subject land is identified on the Structure Plan as being within 'Area 1 - Future Residential'. The land is adjacent to the boundary on the north-western extent of the township, abutting an existing floodplain area to the north, an area denoted as 'existing residential opportunity' (east) and a further area similarly denoted as 'future residential' (west), as set out in Figure 2 below.

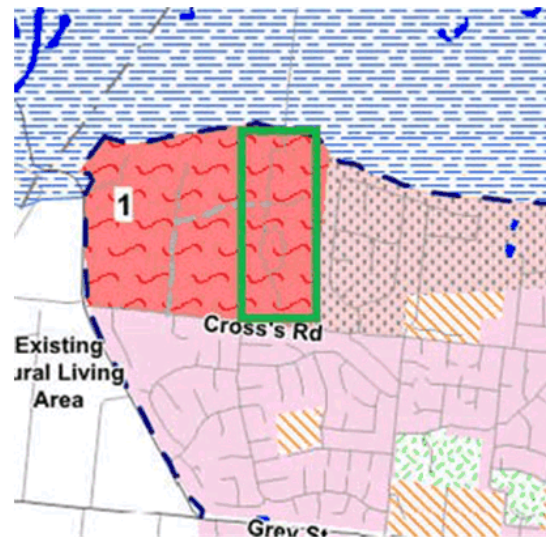


Figure 2 Extract from Traralgon Structure Plan showing location of the subject land.

With respect to residential land use, the accompanying policy states, amongst other things:

- *“Investigate flooding impact upon land designated as having existing or future residential opportunities in the structure plan; and
Where appropriate, mitigate flooding and encourage residential development within Areas 1, 11, and 12.”*

This proposal seeks to implement the endorsed development plan (Cross's Road Residential Precinct Development Plan), integrating conventional residential and acknowledging environmental constraints of the subject land. The land related to this amendment is the last remaining parcel to be rezoned as part of the Development Plan.

- **Clause 21.08 - Liveability**

This Clause seeks *“to enhance the quality of residents' lives by encouraging positive interrelated elements including safety, health, education, quality of life, mobility and accessibility, and sense of place”* and includes a number of strategies to achieve this.

Relevant to the proposal are the following issues associated with liveability, as identified in the policy:

- *The main towns of Latrobe City are experiencing growth. As these towns continue to grow, new residential development is located further from town centres, and therefore access to services and community facilities is reduced.*
- *New residential development on the fringe of expanding main towns within Latrobe City are at risk of being disconnected from community services and facilities without walkable access to local hubs.*

To address these issues, Council seeks (*inter alia*):

- *To provide for walkable neighbourhoods, ensuring public transport, shops, public open space and mixed-use community centres are close to all dwellings.*
- *To promote physical activity and walkability in all towns by ensuring all dwellings are within close walking distance of a community centre.*

This amendment is consistent with Clause 21.08 by providing for future residential development in a location well serviced by existing social and recreational services and infrastructure.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by applying a reformed residential zoning to the land consistent with Amendments V8 and V100 which introduced the Residential Growth, General Residential and Neighbourhood Residential Zones into the Victorian Planning Provisions.

Appropriate Victoria Planning Provisions are proposed to be utilised. The amendment has considered and is consistent with the following Victorian State Government Practice and Advisory Notes:

- Practice Note 7 – Vegetation Protection in Urban Areas
- Practice Note 23 – Applying the Incorporated Plan and Development Plan Overlays
- Practice Note 30/Ministerial Direction No.1 – Potentially Contaminated Land
- Practice Note 46 – Strategic Assessment Guidelines
- Practice Note 78 – Applying the Residential Zones
- Advisory Note 34 – *Transport Integration Act 2010*
- Advisory Note 48 / Ministerial Direction No. 15 – The Planning Scheme Amendment Process
- Advisory Note 50 – Reformed Residential Zones

How does the amendment address the views of any relevant agency?

The views of relevant agencies were considered as part of the approval of the CRDP which includes the subject land. The proposed amendment simply seeks to rezone land to allow for residential development as per the approved development plan and the Latrobe Planning Scheme Traralgon Structure Plan. Preliminary advice has been sought from relevant agencies, which will again be consulted as part of the exhibition of the amendment to ensure their views are appropriately addressed. None of the relevant agencies that have been consulted has raised any objection to the proposal.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is considered to be consistent with the objectives of the *Transport Integration Act 2010* as the rezoning facilitates an urban framework where future residents will have access to public transport services throughout the Latrobe Valley, and a transport system which enables residents to travel safely and efficiently on public transport. The CRDP has already considered transport issues in relation to its general subdivision layout design.

Resource and administrative costs**• What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will have a negligible impact on the resource and administrative costs of the responsible authority. The amendment, if approved will result in a permit application to provide for the subdivision and development of the land due to the endorsed development plan already in place for the subject land. It is not considered that this application will have significant impact on the resource and administrative costs of the responsible authority, and this is an efficient means of land development.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Latrobe City Council, Corporate Headquarters, 141 Commercial Road, Morwell VIC 3840
- Latrobe City Council, Traralgon Service Centre, 34-38 Kay Street, Traralgon VIC 3844
- Latrobe City Council, Moe Service Centre, 44 Albert Street, Moe VIC 3825
- Latrobe City Council, Churchill Service Hub, 9-11 Philip Parade, Churchill VIC 3842

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.dtpli.vic.gov.au/publicinspection .

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by Friday, 18 September 2015.

A submission must be sent to: Alissa Filippo,
Project Manager – C93,
Latrobe City Council
PO Box 264,
MORWELL VIC 3840

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: week commencing 16 November 2015
- Panel hearing: week commencing 7 December 2015

**SUMMARY OF SUBMISSIONS & PLANNING COMMENT TO
PLANNING SCHEME AMENDMENT C93 – ASHWORTH DRIVE, TRARALGON**

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
Submissions from Referral Authorities					
1.	Department of Environment, Land, Water and Planning	Support	Overall support to the amendment.	Submission of support noted.	No
2.	Gippsland Water	Support	Overall support with no objection to the amendment.	Submission of support noted.	No
3.	VicRoads	Support	<p>Support the proposal.</p> <p><i>Infrastructure</i> – The submission notes that the Transport and Traffic Impact Assessment Report undertaken as part of the approved CRDP, identifies the need for improvement work to be undertaken at the intersection of Tyers Road and Cross's Road, Traralgon.</p> <p><i>Referral</i> - The submission notes that any further subdivision of land in the approved CRDP should be referred to VicRoads for review and should be accompanied by a revised Traffic Impact Assessment Report. VicRoads suggest that as no triggers appear to be in place, the requirement for road works identified in the original traffic impact assessment report may be required at the planning permit application stage.</p>	<p>Submission of support noted.</p> <p><i>Infrastructure</i> - Council is currently in negotiations with VicRoads and the developer for the Banksia Ridge development (located west of the subject land), in relation to upgrade works required for the intersection at Cross's Road and Tyers Road, Traralgon.</p> <p><i>Referral</i> - In relation to further subdivision of the land and specifically Ashworth Drive, any application that is generally in accordance with an approved development plan, is exempt from notification under section 52 of the Act. It is noted that there is no formal referral trigger to VicRoads for any future planning permit applications for the Ashworth Drive precinct, as no direct road access is provided to a Road Zone Category 1 and the land is not directly abutting a Road</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
				Zone Category 1. Therefore, there is no formal referral requirement under Section 55 Act.	
4.	West Gippsland Catchment Management Authority (late submission)	Conditional Support	<p>Conditionally support the proposal.</p> <p><i>Land constraints</i> - A significant portion of 75 Ashworth Drive is within the Land Subject to Inundation Overlay (LSIO) or Floodway Overlay (FO). Preliminary flood mapping from the Traralgon Flood Study due for completion by the end of 2015 indicates that the extent of these overlays is unlikely to change significantly. In light of this, subdivision and development on the land within the overlays is likely to be restricted.</p> <p><i>Waterway protection and management</i> -</p> <ul style="list-style-type: none"> Waterways will require the retention of natural drainage corridors with vegetated buffer zones of at least 30 metres wide along each side of the waterway. The Waterway Management Plan which is required to demonstrate the protection of waterways and minimise maintenance must be referred to the WGCMA for approval prior to support of any future subdivision or development on the affected land. The Authority may also require that the owners of the lots affected by the Waterway Management Plan enter into a Section 173 Agreement with the responsible authority. 	<p>Conditional support noted.</p> <p><i>Land constraints</i> – The approved CRDP considered issues related to the Latrobe floodplain but does not specifically refer to the LSIO or FO which were introduced to the land by Amendment C9 on 29 March 2012. The land affected is identified for large lot development due to the topography and it is not expected that existing or new flood controls will affect the implementation of the approved CRDP.</p> <p><i>Waterway protection and management</i> - The protection of waterways is outlined in the approved CRDP. These issues are considered as part of any planning permit application and addressed through relevant planning permit conditions.</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			<p><i>Stormwater and Drainage -</i></p> <ul style="list-style-type: none"> WGCMA support the proposed integrated stormwater management strategy for the entire Development Plan area where the submitter notes that conveyance of stormwater is required through three properties on the subject land. Stormwater leaving the site must be treated to meet the 'Urban Stormwater Best Practice Environment Management Guidelines' (CSIRO, 1990). WGCMA would require that the Stormwater Management Plan be referred to them for approval prior to their support for any future subdivision or development on the affected land. Any proposed discharge of stormwater requiring a direct connection to a designated waterway (as defined by the Water Act 1989) will require approval by the WGCMA in the form of a Works on Waterways Permit. 	<p><i>Stormwater and Drainage –</i> Has been considered in the approved CRDP. These issues are considered as part of any planning permit application and addressed through relevant planning permit conditions.</p>	
5.	Environment Protection Authority (late submission)	Objection	<p>Oppose the proposal.</p> <p><i>Adjusted Urban Amenity Buffer -</i> The land is located approximately 1.5km from the Australian Paper Maryvale Mill site. As a result of the type of industrial activity undertaken on the site, the EPA's recommended buffer distance is 5km separation distance from sensitive uses, including residential areas.</p> <p>The guidelines make allowance for the recommended separation distances to be</p>	<p>Objection noted.</p> <p><i>Adjusted Urban Amenity Buffer -</i> Amendment C87 seeks to implement the Adjusted Urban Amenity Buffer as agreed upon during the Traralgon Growth Areas Review by Council, EPA and Australian Paper. The agreed buffer was a compromise from the EPA's recommended separation distance of 5km for this specific type of industry. This was</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			<p>varied under a detailed study of site specific conditions. Detailed modelling has been undertaken and an agreed separation distance has been formulated and is called the Adjusted Urban Amenity Buffer. This was agreed upon as a result of extensive consultation between Council, EPA and Australian Paper.</p> <p>This places Ashworth Drive outside of the adjusted buffer but within the default 5km buffer.</p> <p>As Council are yet to adopted this agreed buffer into the Latrobe Planning Scheme, to protect both residence and industry alike, EPA objects to the further intensification of residential areas within the Australian Paper 5km separation distance.</p>	<p>agreed upon as a result of existing developments within the 5km buffer. However, both the EPA and Australian Paper have indicated that without a buffer formally recognised within the Latrobe Planning Scheme, they would automatically default to the 5km buffer. As a result of Amendment C87 still being considered by Council, and the absence of the adjusted urban amenity buffer in the Scheme, the EPA has objected on this basis. It is currently uncertain when Council are likely to adopt the adjusted buffer into the Latrobe Planning Scheme as further work has been identified as being required prior to Council determining the issue.</p>	
Public Submissions					
6a.	Ralph Brown	Support	<p>Support the proposal.</p> <p><i>General Comments</i> - The submitter notes that it would be a very good outcome for all of the residents in Ashworth Drive, as well an enormous benefit to the Traralgon district. The submitter comments that the current situation of having one street (i.e Ashworth Drive) in a built up area being rural living instead of residential does not enhance the Traralgon precinct.</p>	Submission of support noted.	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
6b.	Heather Rowe on behalf of Ralph Brown	Support	<p>Support the proposal.</p> <p><i>General Comments</i> - The submission was made by Heather Rowe on behalf of Ralph Brown supporting submission 6a.</p> <p><i>Request</i> - The submission requests councillor details to contact to show their support to the proposal.</p>	<p>Submission of support noted.</p> <p><i>Request</i> - Councillor contact details have been provided to the submitter.</p>	No
7.	Steven and Gail Wood	Support	<p>Support the proposal.</p> <p><i>General Comments</i> - The submitter supports the proposal as it will allow them to subdivide their land into two lots, which will ultimately allow them to build an additional dwelling where they plan to retire.</p> <p>The submitter highlights the fact that the proposed rezoning does not force their neighbours to develop their land and it simply gives them the option to do so at their own discretion in the future.</p>	<p>Submission of support noted.</p> <p><i>General Comments</i> - Any future subdivision application would have to address the intent of the approved CRDP. This includes identifying how any proposal is consistent with the indicative layout, service provision including drainage, sewerage, road layout etc. Also, any future planning permit application will have to identify how the expected lot yield will be achieved, in accordance with the approved CRDP.</p>	No
8.	Norm and Nola Bransgrove OAM	Support	<p>Support the proposal.</p> <p><i>General Comments</i> - The submitter supports the proposal as it does not compel them to subdivide nor do anything else they are not already doing on their property and will not be of any detriment to them.</p>	<p>Submission of support noted.</p> <p><i>General Comments</i> - This submission was received prior to the formal exhibition period; however the submitter was notified that it would be considered as a formal submission to the amendment process.</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
9.	Various landowners in Ashworth Drive (landowners Gillian Murray, David and Lisa Blackwood, Gordon and Sauni Arthur, Marie Lowe, Terry Miller, Robert Piper, Tim and Sue Rankcom and John and Ann Maloney)	Objection	Oppose the proposal. <i>Landowner concerns</i> - The majority of the land identified is unsuitable for rezoning and redevelopment, and that a majority of landowners have no wish to see their properties redeveloped in the short to medium term. <i>Notification</i> - A letter sent to landowners advising them of an upcoming Council meeting to vote on the matter was only sent two business days prior to the meeting, not giving potential objectors enough notice to attend.	Objection noted. <i>General Comments</i> - This petition was received prior to and outside of the formal exhibition period; however the landowners were notified that it would be considered as a formal submission to the amendment process. <i>Landowner concerns</i> – The approved CRDP and the Traralgon Structure Plan identify that the land is suitable for rezoning. Whilst officers acknowledge that certain landowners may not want their land to be rezoned, Council needs to plan for future population growth. One way to ensure suitable land is available for residential growth is through the application of the General Residential Zone, which allows the gradual transition of an existing rural living precinct. There is no requirement for landowners within the precinct to sell or develop their land, but the rezoning will allow subdivision potential for those who may be interested. <i>Notification</i> – The letter related to notification of the Ordinary Council Meeting to consider authorisation to prepare and exhibit the proposal. Acknowledging these concerns, officers have carried out Council's resolution to offer and meet with all directly affected landowners in 1 on 1 meetings.	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			<i>Planning process</i> - Request Council to abandon Amendment C93.	<i>Planning process</i> – Council has the option to abandon the amendment at a forthcoming Ordinary Council Meeting and at further points in the process dependent on the stage of the proposal.	
10.	Gordon and Sauni Arthur	Objection	<p>Oppose the proposal.</p> <p><i>Infrastructure</i> - Opposed to the proposal because of the need for so much infrastructure in the form of roads, wetland reserves and bridges, as well as utilities, making C93 inappropriate.</p> <p><i>Rates</i> - Concern that a rate increase (as a result of increased land values through rezoning) would be quite threatening to those retiring on fixed incomes and those operating businesses on their properties.</p> <p><i>Heritage</i> – Concern that a one hundred year old farm house may be affected and advocates</p>	<p>Objection noted.</p> <p><i>Infrastructure</i> - The approved CRDP outlines how the area, once rezoned, will be developed. The approved CRDP identifies the infrastructure requirements based on standards. As part of the approved CRDP, there is an indicative lot layout which will guide how each parcel of land can be subdivided.</p> <p><i>Rates</i> – The proposal may result in a gradual increase in land valuations over time, however, land valuations may potentially increase regardless of this proposal. Landowners who experience difficulty meeting these potential increases are encouraged to contact Council's Property and Rates team to discuss possible payment options. It should be noted that matters relating to property rates are usually not a matter that is given significant weight in planning scheme amendment proposals.</p> <p><i>Heritage</i> – The subject house is currently not formally recognised for its heritage</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			<p>its value to future generations as a public asset. Concern that increased development around the house could see the building disappear into suburbia or even demolished.</p> <p><i>Orderly Planning</i> - Requests a special exemption to permit the proponent to subdivide their land specifically into their desired two lots and leave the remaining landowners unaffected. Suggests the amendment should be put on hold for 10 years at which time it should be revisited and reconsidered, allowing current landowners sufficient time to make lifestyle adjustments and evaluate the proposal.</p>	<p>value; however its presence is noted in the approved CRDP. Further consideration for its future will occur at the subdivision stage, as it would for all existing dwellings. The rezoning and approved CRDP adopts a transitional approach so further subdivision does not directly affect the current dwellings and will not force the demolition of a property. The submitter is encouraged to seek justification for a future heritage overlay if appropriate.</p> <p><i>Orderly planning</i> - As the Responsible Authority, Council is required by both the Local Government Act and the Planning and Environment Act to efficiently use resources when undertaking planning scheme amendments. In order for the broader strategic direction of Traralgon (as identified in the Traralgon Structure Plan) to be realised, planning needs to be undertaken in an orderly manner. In this case, all the subject land in Ashworth Drive being rezoned simultaneously represents orderly planning. The land has been identified for future residential since 2007 where it is considered that there has been sufficient time for landowners to plan for C93.</p>	
11.	David and Diane Grant	Objection	<p>Oppose the proposal.</p> <p><i>Amenity</i> - The proposed rezoning site abuts the rear of the submitter's property. The</p>	<p>Objection noted.</p> <p><i>Amenity</i> - The subject land has been identified in the Traralgon Structure Plan</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			submitter's purchased their property to retire enjoying the rural aspect, trees and paddock views as they were promised by the developer when they purchased their property that the subject land would never be developed.	for residential development since 2007, and is clearly articulated in the publicly available Latrobe Planning Scheme. This proposal does not provide for expansion of the township as it is an infill development opportunity and does not represent a direct interface between residential development and farming land. The new Stockdale Fields development exists to the west of Ashworth Drive, and is already present in the views of residents of Riverslea Boulevard.	
12.	Tim and Sue Rankcom	Objection	<p>Oppose the proposal.</p> <p><i>Amenity</i> - Concerned the subdivision of surrounding properties will negatively impact their lifestyle, particularly their previous decision to purchase in Ashworth Drive for the quite, easy going lifestyle the property and location had to offer.</p> <p><i>Rates and Infrastructure</i> - Concerns around rate rises and other costs which they would</p>	<p>Objection noted.</p> <p><i>Amenity</i> - The approved CRDP outlines how the area, once rezoned, will be developed. Specifically in relation to infrastructure, the approved CRDP identifies infrastructure requirements based on standards. The approved CRDP identifies that the optimal lot density for the Ashworth Drive area is 12 lots a hectare incorporating two large lots in the north. However, further investigation since the completion of the Development Plan suggests that this density is unlikely to be achieved due to the natural land constraints and fragmented land ownership. Ultimately, the realised density will be proportional to the land constraints and staging of the development.</p> <p><i>Rates and Infrastructure</i> - The proposal may result in a gradual increase in land</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			<p>incur as a result of the works required to develop surrounding properties such as roadworks, lighting and supply of services.</p> <p><i>Traffic</i> - Concerns around traffic, highlighting issues already experienced at the access to Cross's Road during school time since the development of Stockdale Fields and Rostrevor Estates, issues they feel will worsen once the Saunders acreage subdivision is complete. The submitter refers to a roundabout possibly being the solution to this problem, but cannot see how a roundabout would fit on the Cross's Road/Ashworth Drive intersection. The submitter makes reference to the semi-trailer sized trucks that reside in Ashworth Drive and how they may impact new residents and must be considered in the assessment of access and neighbourhood impact.</p>	<p>valuations over time, however, land valuations may potentially rise regardless of this proposal. Landowners who experience difficulty meeting these potential increases are encouraged to contact Council's Property and Rates team to discuss possible payment options. It should be noted that matters relating to property rates are usually not a matter that is given significant weight in planning scheme amendment proposals. Consistent with the approach taken for the new Stockdale Fields and Banksia Ridge developments (the western portion of the approved CRDP), the developer will be responsible for any infrastructure costs associated with their development.</p> <p><i>Traffic</i> - All vehicle access to Ashworth Drive is made through existing (and developing) residential areas. As such, further development of the subject land will be in accordance with the approved CRDP (supported by the associated Transport and Traffic Impact Assessment Report). All planning permit applications for future subdivision will be required to address traffic movements and infrastructure requirements of their development.</p>	

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
13.	Terrance Miller	Objection	<p>Opposes the proposal.</p> <p><i>Amenity</i> – The submitter purchased a rural lifestyle property because it is a very liveable, quiet and social part of Traralgon with no vandalism or disturbance of any kind, and is concerned that increased development will change this.</p> <p><i>Land capability</i> – The submitter discusses how the proposal seeks to rezone approximately 26 hectares of land, which only a small portion of this land is developable due to water course, easements and current buildings.</p> <p><i>Infrastructure</i> - Questions how the kerbing, roadworks and driveway entrance required for the development of Ashworth Drive would be funded.</p> <p><i>Request for review</i> - Requests council to survey the proposed area before making a recommendation.</p>	<p>Objection noted.</p> <p><i>Amenity</i> - The approved CRDP outlines how the area, once rezoned, will be developed.</p> <p><i>Land capability</i> - Consideration of land capability was undertaken in developing the approved CRDP, and future subdivision will be responsive to this.</p> <p><i>Infrastructure</i> - Specifically, in relation to infrastructure, the approved CRDP identifies infrastructure requirements based on standards. Consistent with the approach taken for the new Stockdale Fields and Banksia Ridge developments (the western portion of the approved CRDP), the developer will be responsible for any infrastructure costs associated with their development.</p>	No
14.	Francis Foster	Objection	<p>Oppose the proposal.</p> <p><i>Amenity</i> – The submitter claims that the proposal will cause destruction of the current rural ambience and amenity of the area.</p>	<p>Objection noted.</p> <p><i>Amenity</i> - The subject land has been identified in the Traralgon Structure Plan for residential development since 2007,</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			<p>Further development will see an increase in noise and traffic management issues.</p> <p><i>Exclusivity</i> – The submitter states that the proposal will also undermine the exclusivity of the area which was a major selling point when the submitter purchased the property.</p> <p><i>Heritage</i> – The submitter comments that the one hundred year old homestead is not considered in the proposition and must be protected for the future.</p>	<p>and clearly articulated in the publicly available Latrobe Planning Scheme. The proposal does not provide for expansion of the township as it is an infill development opportunity and does not represent a direct interface between residential development and the farming land. The new Stockdale Fields development exists to the west of Ashworth Drive, and is already present in the views of residents of Riverslea Boulevard. Noise levels are expected to be consistent with neighbouring established residential areas. All planning permit applications for future subdivision will be required to address traffic movements and infrastructure requirements of their development.</p> <p><i>Exclusivity</i> – The proposal is consistent with the broader character of this area of Traralgon.</p> <p><i>Heritage</i> – The subject house is currently not formally recognised for its heritage value; however its presence is noted in the approved CRDP. Further consideration for its future will occur at the subdivision stage, as it would for all existing dwellings. The rezoning and approved CRDP adopts a transitional approach so further subdivision does not directly affect the current dwellings.</p>	

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			<p><i>Environment</i> – The submitter suggest that local native birdlife will have their homes destroyed and significant local trees which create the rural outlook will be removed if the area is developed.</p>	<p><i>Environment</i> – The approved CRDP considered biodiversity and environmental concerns for the land. The approved CRDP responds to the detailed <i>Ecological Assessment, Growling Grass Frog Targeted Survey, Residential Subdivision, Cross's Road, Traralgon, Victoria: Aboriginal and Historical Heritage Assessment, Transport and Traffic Impact Assessment</i> Reports, which were produced during the development of the approved CRDP and still form part of the approved CRDP, to which all future subdivision planning permits need to respond to. The approved CRDP identifies land for revegetation and improvement of environmental degradation of land and waterways, thereby representing a net gain to environmental sustainability.</p>	
15.	Sharafat Malek and Farhana Rahman	Objection	<p>Opposes the proposal.</p> <p><i>Amenity</i> - Concerned about the noise made by increased traffic and the construction of the development and the impact this will have on their children's health and education as well as the rural tranquillity of the area. When the submitter purchased the property the real estate agent advertised the property as having "No back neighbour ever". The submitter opposes to any development outside their back fence in the future.</p>	<p>Objection noted.</p> <p><i>Amenity</i> - Any future development of the precinct if rezoned, will have to be consistent with Rescode under the Latrobe Planning Scheme and relevant considerations will be assessed at that time. This includes any increase of traffic movements that have already been considered as part of the approved CRDP. A construction management plan will be placed as a condition of any future permit issued, if considered appropriate to address impacts such as construction</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			<p><i>Drainage</i> – The submitter is concerned about the plan showing no gap (easement) between their back fence and the proposed development to allow for drainage of storm and flood water, which is also a privacy issue.</p>	<p>noise, dust and traffic operations of construction traffic. The subject land has been identified in the Traralgon Structure Plan for residential development since 2007 and is clearly articulated in the publicly available Latrobe Planning Scheme.</p> <p><i>Drainage</i> – The approved CRDP provides an overarching drainage strategy, however further detailed design occurs at subdivision stage, with the involvement of the relevant agencies including WGCMA.</p>	
16.	Emma and Jon Standen	Objection	<p>Oppose the proposal.</p> <p><i>Amenity</i> – Concerns that their rural outlook and enjoyment of open space at the rear of the property will be compromised. The submitter was told at the time of purchase that the five acre blocks behind their property at 30, 40 and 50 Ashworth Drive would remain five acre lots and never built on. The submitter is concerned the rezoning will facilitate smaller blocks and small blocks with units would affect their property value.</p> <p><i>Drainage</i> – Concerns around the stormwater runoff behind the submitter's property and question whether the land behind their property can be developed and whether it has been addressed in the proposal.</p>	<p>Objection noted.</p> <p><i>Amenity</i> – The approved CRDP outlines how the area, once rezoned, will be developed. The indicative lot layout is one dwelling per lot with conventional residential lot size in accordance with the approved CRDP. Whilst the General Residential Zone permits unit development, any increase in density would need to provide strategic justification at the time of planning permit and be consistent with the approved CRDP.</p> <p><i>Drainage</i> – Drainage issues have been considered in the approved CRDP and further detailed drainage design will occur at the time of subdivision.</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
17.	Robert Piper	Objection	<p>Opposes the proposal.</p> <p><i>Landowner concerns</i> – The submitter states that nine out of twelve landowners in Ashworth Drive object and will continue to use the land as is currently being used. Rezoning should not continue until there is full support of landowners. Rezoning will fast track the development of the area before all issues identified within the area have been addressed. The proposed development is undemocratic as due consideration has not been given to the desire of the majority of landowners within Ashworth Drive. The submitter states that under the original tenure of objectives for the Plan submission encompassing a rezoning, it was stated that: protection of lifestyle and amenities for the rural residential properties in Ashworth Drive was paramount and if the subject land is to be rezoned it will occur with all landowners in agreement. The submitter advises that landowners are not currently in agreement regarding the proposal.</p>	<p>Objection noted.</p> <p><i>Landowner concerns</i> - Whilst Officers acknowledge that certain landowners may not want their land to be rezoned, Council needs to plan for Traralgon's future population growth. One way to ensure suitable land is available for residential growth is through the application of the General Residential Zone, which allows gradual transition from a Rural Living Zone. There is no requirement for landowners within the precinct to sell or develop the land, but the rezoning will allow subdivision potential for those who may be interested. The Planning Scheme Amendment process enables the view of landowners and the community to be considered. Undertaking this fully exhibited amendment over a period of six weeks of public exhibition has facilitated the opportunity for all landowners to be involved. Additionally, council officers have fulfilled Council's resolution to offer to meet with individual landowners. Council has a responsibility under the Planning and Environment Act to undertake land use planning in an orderly manner to achieve the overall strategic direction of the Traralgon township. The subject land has been identified in the Traralgon Structure Plan for residential development since 2007, and clearly articulated in the publicly available Latrobe</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			<p><i>Drainage</i> – The submitter comments that the current drainage reserve will not be able to sufficiently accommodate increased drainage water caused by further development. Drainage issues already exist within the area due to increased development with properties, as demonstrated by recently experiencing flash flooding which impeded access to properties in the northern end of Ashworth Drive. This is likely to be exacerbated by further intensification in the estates west of Ashworth Drive and development of Ashworth Drive itself. The current proposed drainage reserve under the rezoning and development plan is not suitable for the land and constitutes an unfair imposition on landowners within Ashworth Drive. Suggests that a far better option would have been a fully piped drainage system throughout the entire CRDP which would have reduced the required easement around drainage and the resulted reluctance for developers to invest in the area and Council passing the responsibility to the developer due to the costs involved.</p> <p><i>Land suitability</i> – The submitter states that the rezoning increases the size of the drainage easement and this effectively reduces the</p>	<p>Planning Scheme. The proposal does not provide for expansion of the township as it is an infill development opportunity and does not represent a direct interface between residential development and the farming land.</p> <p><i>Drainage</i> – Drainage has been considered in the approved CRDP and further detailed drainage design will occur at the time of subdivision. The drainage reserve to the north of the subject land is sufficient for the entire approved CRDP area.</p> <p><i>Land Suitability</i> - The approved CRDP considers the land that is developable and consideration for the land constraints has</p>	

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			<p>amount of land available for future development on those lots affected, making it uneconomical for any such development of Ashworth Drive to occur under the proposed rezoning.</p> <p><i>Traffic</i> – The submitter questions whether traffic congestion due to the development and intensification of Ashworth Drive has been taken into consideration and whether there is a capacity within the area to accommodate this additional traffic. There is no provision for traffic management at the proposed entry point onto Ashworth Drive as shown on an indicative concept plan of subdivision on the Keith Williams real estate website.</p>	<p>been included. Further consideration will occur at the time of subdivision.</p> <p><i>Traffic</i> - All vehicle access to Ashworth Drive is made through existing (and developing) residential areas. As such, further development of the subject land will be in accordance with the approved CRDP (supported by the associated Transport and traffic Impact Assessment Report). All planning permit applications for future subdivision will be required to address traffic movements and infrastructure requirements of their development. Council has not provided input to any indicative concept plan of subdivision on Real Estate Agent websites.</p>	
18.	Megan and Travis Day	Objection	<p>Oppose the proposal.</p> <p><i>General Comments</i> - The submitter objects to the proposed rezoning from Rural Living Zone to General Residential Zone.</p>	<p>Objection noted.</p> <p><i>General Comments</i> - The submitter has been contacted to seek clarification regarding their submission as no reasons for the objection were provided. However, attempts have been unsuccessful in confirming their concerns of Amendment C93.</p>	No
19.	Janne and Charlie Speirs	Objection	<p>Oppose the proposal.</p> <p><i>Drainage</i> – The submitter raises concerns about the stormwater drain which runs</p>	<p>Objection noted.</p> <p><i>Drainage</i> – Drainage has been considered in the approved CRDP and further detailed</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
			<p>between their property mentioning that it overflows quite quickly and has the potential to create flooding problems for both existing and future properties.</p> <p><i>Traffic</i> – The submitter suggests there will be increased congestion due to other developments in the area and the narrowness of the roads.</p> <p><i>Amenity</i> - The submitter states that they were informed at the time of purchase in 2008, that Ashworth would never be developed due to existence of the drain/creek in Ashworth. One of the major reasons the submitter purchased their property was the rural outlook and they believe this will be severely hampered by the rezoning.</p>	<p>drainage design will occur at the time of subdivision.</p> <p><i>Traffic</i> - All vehicle access to Ashworth Drive is made through existing (and developing) residential areas. As such, further development of the subject land will be in accordance with the approved CRDP (supported by the associated Transport and Traffic Impact Assessment Report). All planning permit applications for future subdivision will be required to address traffic movements and infrastructure requirements.</p> <p><i>Amenity</i> - The approved CRDP outlines how the area, once rezoned, will be developed. Specifically in relation to infrastructure, the approved CRDP identifies infrastructure requirements based on standards. The approved CRDP identifies that the optimal lot density for the Ashworth Drive area is 12 lots a hectare incorporating two large lots in the north. However, further investigation since the completion of the Development Plan suggests that this density is unlikely to be achieved due to the natural land constraints and fragmented land ownership. Ultimately, the realised density will be proportional to the land constraints and staging of the development.</p>	

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment	Changes to Amendment Required? Yes / No
20.	Adetunyi and Tunji Onibokun (late submission)	Objection	<p>Oppose the proposal.</p> <p><i>Traffic</i> – The submitter is concerned that an increase traffic and noise levels will interrupt the place they have long enjoyed.</p>	<p>Objection noted.</p> <p><i>Traffic</i> - All vehicle access to Ashworth Drive is made through existing (and developing) residential areas. As such, further development of the subject land will be in accordance with the approved CRDP (supported by the associated Transport and Traffic Impact Assessment Report). All planning permit applications for future subdivision will be required to address traffic movements and infrastructure requirements of their development. Noise levels are expected to be consistent with neighbouring established residential areas.</p>	No

CORRESPONDENCE

11. CORRESPONDENCE

Nil reports

PRESENTATION OF PETITIONS

12. PRESENTATION OF PETITIONS

Nil reports

CHIEF EXECUTIVE OFFICE

13. CHIEF EXECUTIVE OFFICE

Nil reports

CITY DEVELOPMENT

14. CITY DEVELOPMENT

14.1 ACREAGE (TYERS) DEVELOPMENT PLAN

General Manager

City Development

For Decision

PURPOSE

The purpose of this report is to present the Acreage Development Plan (formally known as the Tyers Development Plan) to Council for consideration.

EXECUTIVE SUMMARY

The Acreage (Tyers) Development Plan (ADP) relates to two parcels of land comprising an area of approximately 66 hectares which is located to the north east of the Tyers township. The development plan area (the land) is irregular in shape and is bound by Moe-Glengarry Road to the south and Tyers-Walhalla Road to the north and west.

The ADP provides a framework for the future development of the land for rural living and low density residential uses. It includes where roads, pathways, open space and physical infrastructure are planned to support future development on the land.

In particular, the indicative subdivision plan submitted with the ADP shows a total of 59 low density residential lots in the southern section of the land (average low density residential lot size 5595 m²) and 21 rural living lots in the northern section (average rural living lot size 1.22 ha), giving a total of 80 lots over the entire development plan area. This lot layout is indicative and may be subject to change following assessment of any future planning permit application for subdivision.

The draft ADP was placed on exhibition from 8 July to 12 August 2015. During this period, eleven submissions were received from members of the public and three were received from referral agencies. After the exhibition period, two additional submissions from members of the public were received on 24 August and 2 September 2015.

Out of a total of 16 submissions, two were in support, three were generally supportive with concerns, four provided general comments, four were opposed to the ADP and the three submissions from referral agencies provided general feedback.

Key issues that emerged from the submissions included:

- Concerns about capability of the land to manage wastewater within the indicative subdivision boundaries and queries surrounding ongoing management of the proposed waste water system;
- Concerns about stormwater runoff as a result of the proposal and its potential adverse impact on downstream properties;

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- Queries surrounding the proposed road and intersection treatments with respect to impact on the safety of pedestrians and cyclists;
- Concerns regarding a potential increase in rates;
- Suggestions to retain the existing vegetation on site and to introduce a 24 hour cat and dog curfew for habitat protection;
- Comment about the name of the development plan being a misnomer;
- Opposition to walking track access to the adjoining bushland in close proximity to existing residences due to privacy and safety reasons;
- Support for the ADP due to potential improvements to the local facilities as a result of increased population in Tyers; and
- Concerns regarding the utilisation of adjoining land as defensible space.

This report provides a detailed planning assessment of each of the above key issues and recommends Council's adoption of the ADP, subject to the approval of concept plans for the intersections with Vic Roads roads by Latrobe City Council and Vic Roads, and an amendment to the Movement Network Plan as outlined in this report.

COUNCIL MOTION

Moved: Cr Harriman

Seconded: Cr Gibson

That Council:

1. **After considering all written submissions adopts the Acreage Development Plan subject to:**
 - a) **Provision of concept plans approved by Latrobe City Council and VicRoads for the intersections of the Acreage Development Plan with Tyers-Walhalla Road and Moe-Glengarry Road.; and**
 - b) **The Movement Network Plan to show an all-weather seal to the pedestrian/emergency vehicle links.**
2. **Advises those persons who made written submissions to the Acreage Development Plan of Council's decision.**

For: Councillors Rossiter, White, Sindt, O'Callaghan, Middlemiss, Kam, Harriman and Gibson

Against: Councillor Gibbons

CARRIED

DECLARATION OF INTEREST

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives – Built environment

In 2026 Latrobe Valley benefits from a well-planned built environment that is complimentary to its surrounds and which provides for a connected and inclusive community.

Latrobe City Council Plan 2013 - 2017

Theme 5: Planning for the future

- To provide a well-planned, connected and liveable community

Strategic Direction – Planning for the future

- Provide efficient and effective planning services and decision making to encourage development and new investment opportunities.
- Plan and coordinate the provision of key services and essential infrastructure to support new growth and developments.

Legal

The discussions and recommendations of this report are consistent with the provisions of the Planning and Environment Act 1987 (the Act) and the Latrobe Planning Scheme (the scheme), both of which are relevant to this proposal.

BACKGROUND

The land affected by the ADP covers an area of approximately 66 hectares to the north east of the Tyers township and consists of two allotments, being Lot 1 on Plan of Subdivision 449977U and Lot 1 on Plan of Subdivision 424861F (the subject land), which are both owned by Yorkville Pty Ltd (the proponent).

The development plan area is irregular in shape and is bound by Moe-Glengarry Road to the south and Tyers-Walhalla Road to the north and west.

A site context plan is included in Attachment 1 of this report.

The land was rezoned from Farming Zone and Township Zone to Low Density Residential Zone (LDRZ) and Rural Living Zone Schedule 2 (RLZ2) as part of Amendment C82 to the Latrobe Planning Scheme (the Scheme) on 14 August 2014.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

As part of Amendment C82, Clause 21.06 (Small Towns) of the Scheme was amended to encourage low density and rural living development on the subject land, subject to the availability of sewerage infrastructure or the creation of lots capable of containing on-site domestic wastewater treatment systems.

Schedule 8 to the Development Plan Overlay (DPO8) was also introduced to the land. DPO8 requires that a Development Plan must be approved before planning permits can be issued for subdivision and development. The purpose of this is to provide a clear framework for the precinct as a whole to ensure that development occurs in a coordinated and orderly manner.

In accordance with the DPO8 requirements, the ADP was lodged with Latrobe City Council by NBA Group on behalf of the proponent in December 2014.

The Proposal

The Acreage (Tyers) Development Plan provides a framework for the future development of the land for rural living and low density residential uses. It includes where roads, pathways, open space and physical infrastructure are planned to support future development on the land.

The ADP consists of a written report as well as a number of plans and background reports as appendices. The background reports provide detailed analysis of the technical aspects of the proposal including bushfire risk, traffic engineering and biodiversity assessment as well as stormwater and wastewater management. These matters will be further considered in the next section of this report.

The ADP documentation is provided at Attachment 7 of this report.

INTERNAL / EXTERNAL CONSULTATION

Community Consultation

The draft ADP was placed on public exhibition from 8 July to 12 August 2015. It is noted that this exhibition process is not prescribed by the Act, however Schedule 8 to the Development Plan Overlay states that:

Before deciding to approve a development plan, the responsible authority must consult with potentially affected parties. This must include direct notification of the development plan to all adjoining and adjacent landowners. The responsible authority must consider the views of all submitters.

Accordingly, notices were sent to adjoining and nearby property owners and occupiers. Two public notices were placed in the Latrobe Valley Express during the exhibition period on Monday, 13 July 2015 and Monday, 3 August 2015.

The draft ADP documentation was available for public viewing at Tyers Freedom Fuel and at all Latrobe City Council service centres. It was also

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

placed on Latrobe City Council's website on the 'Have Your Say' page, with provision for receipt of electronic submissions.

An 'Open House' information session was held on Wednesday, 22 July 2015 from 5.00 pm to 7.00 pm at the Tyers Community Hall. Approximately 30 people attended the information session.

During the exhibition period, 11 submissions were received from members of the public. After the exhibition period, two additional submissions were received on 24 August and 2 September 2015. Attachment 2 shows the location of submitters in proximity to the subject site.

Attachment 3 provides a summary of the submissions received, with the officer's response to each submission and an indication as to whether the ADP requires changes as a result of this consideration. A copy of the community submissions is provided at Attachment 4.

Referral Agency Consultation

A number of authorities and agencies have been consulted throughout the development plan process.

In January 2015, the draft ADP documentation was first referred to the following authorities and agencies for consideration:

- APA Group
- AusNet Services
- Country Fire Authority (CFA)
- Department of Environment, Land, Water & Planning (DELWP)
- Environment Protect Authority (EPA)
- Gippsland Water
- West Gippsland Catchment Management Authority (WGCMA)
- VicRoads

None of the above referral agencies objected to the draft ADP. Changes were made to the ADP to address issues raised in the referral responses.

A copy of the referral responses received from authorities and agencies in January / February 2015 prior to public exhibition is provided at Attachment 5.

In July and August 2015, as part of the public exhibition process, notices were once again sent to all of the above authorities and agencies, plus the following:

- Department of Economic Development, Jobs, Transport & Resource (DEDJTR)

Submissions were received from VicRoads, DELWP and WGMCA during the public exhibition period and are provided at Attachment 6.

WGCMA did not object to the ADP. It is noted in WGCMA's response that that there are two waterways within the subject site, however one of them is a mapping anomaly and the other one is a waterway of low hydrological and ecological value. Given this, WGCMA does not have any requirements for the currently mapped designated waterways on the land in relation to the ADP.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

A concern was raised by DELWP in its submission about part of the proposed defensible space for bushfire being located outside the subject land on an adjoining lot. This matter has been addressed by the proponent with amended plans and is discussed further in the Issues section of this report.

VicRoads raised concerns in relation to the proposed intersections, particularly adjacent to Tyers-Walhalla Road. VicRoads' preference is that concept plans for the intersections should be provided to VicRoads for consideration and be included in the ADP. In addition, VicRoads also requested minor changes to some of the wording in the ADP, so that it is in line with VicRoads' position on pedestrian connectivity and road design requirements. This matter is also discussed further in the Issues section of this report.

Attachment 3 provides a summary of these submissions with the officer's response and an indication as to whether the ADP requires changes as a result of this consideration.

No further response was received from EPA, CFA, DEDJTR, Gippsland Water or AusNet Services during the public exhibition period.

Internal Consultation

The draft ADP documentation was provided to Council's Infrastructure, Recreation and Open Space, Environment, and Statutory Planning teams for review and comment. Each of these teams has had input into the ADP, which is further discussed in the Issues section below.

KEY POINTS/ISSUES

Requirements of the Development Plan Overlay Schedule 8 (DPO8)

The primary purpose of the Development Plan Overlay is to provide a framework for the coordinated and orderly development of the precinct which will guide permit applications for staged subdivision and development.

A Development Plan submitted to Council for approval must show a detailed assessment of both the natural and cultural features of the site, the characterisation of nearby land use & development and a comprehensive assessment as to the justification of how the Development Plan layout has been derived.

In particular, Section 4 of DPO8 (*Requirements for Development Plan*) states that a development plan must be prepared to the satisfaction of the Responsible Authority (Council) and the plan must address the following matters:

- Land Use and Subdivision
- Waterways
- Infrastructure Services (Stormwater and Traffic)
- Domestic Water
- Open Space

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- Flora and Fauna
- Cultural Heritage
- Bushfire Risk
- Process and Outcomes

The Development Plan has considered the above listed matters and the key considerations arising have been outlined below.

Land Use and Subdivision – Lot Density

The ADP will provide opportunities for two types of allotments, being low density residential and rural living allotments in response to the slope and zoning of the land. Low density residential lots will be located below the 110 m contour line where the slope of the land is more gradual and is zoned Low Density Residential Zone. Rural living lots will be above the 110 m contour line in the steeper part of the site zoned Rural Living. Lot yields will be generally as follows:

Table 1: Lot Yield and Characteristics by Type

	Low Density Residential Allotments	Rural Living Allotments
<i>Location</i>	<i>Below 110m contour</i>	<i>Above 110m contour</i>
<i>Zone</i>	<i>Wholly within the Low Density Residential Zone</i>	<i>Wholly within the Rural Living Zone</i>
<i>Average Size</i>	<i>5603 sqm</i>	<i>1.211 ha</i>
<i>Minimum Size</i>	<i>4001 sqm</i>	<i>1.006ha</i>
<i>Maximum Size</i>	<i>2.204 ha</i>	<i>2.295ha</i>
<i>Number of Lots</i>	<i>59</i>	<i>21</i>
<i>Reticulated water provided</i>	<i>Yes</i>	<i>No</i>
<i>Total Lots</i>	<i>80 lots</i>	

As the ADP identifies a net developable area of 66 ha, a lot yield of 80 lots equates to approximately 1.2 dwellings per hectare.

It is considered that the proposed lot density is generally satisfactory and complies with the DPO8 requirement for the following reasons:

- The indicative lot sizes comply with the minimum subdivision areas as stipulated in the relevant zoning schedule, being a minimum of 1 ha in the Rural Living Zone and a minimum of 4000 square metres in the Low Density Residential Zone.
- No allotments will be created in two zones.

- The Design Response Plan (See ADP Appendix 14 of Attachment 7) shows building and effluent disposal envelopes nominated on an indicative subdivision layout plan. This demonstrates that a building footprint of at least 20m x 15m to accommodate a 5 bedroom dwelling, with its required effluent disposal field areas, can generally be provided within the proposed lots.
- The proposed lot density will provide an appropriate transition between the smaller lots within Tyers township and the larger farming zoned lots to the north.

It should be noted that the Design Response Plan shows some of the lots with grades greater than 20% and/or in close proximity to a waterway. As a result of this and subject to further detailed engineering design and advice from WGCMA at the planning permit stage, the number and size of the lots may be subject to change. However, it is anticipated that the overall subdivision layout will be generally consistent with the ADP, with the lot density unlikely to be impacted upon significantly.

Land Use and Subdivision – Movement and Connectivity

The ADP includes a Movement Network Plan (see ADP Appendix 13 of Attachment 7) which shows the proposed road hierarchy and indicative pedestrian and emergency links. The road network consists of primary roads (20 m wide) and secondary roads (15 m wide). The steep topography of the site prohibits a north-south link through the site and through-roads over much of the land. In response the road network utilises a number of cul-de-sacs which are linked via 10 m wide pedestrian/emergency vehicle links. The south-eastern part of the site, which has flatter terrain, is able to accommodate a loop road.

There are three key external access points to the development plan area:

- In the south to Moe-Glengarry Road;
- In the west to Tyers-Walhalla Road; and
- In the north also to Tyers-Walhalla Road.

As the external access points are onto Vic Roads roads, Vic Roads has requested concept plans be provided for endorsement prior to approval of the ADP.

Vic Roads requires concept plans to ensure intersection treatments can work. Provision of concept plans is usually a requirement at the subdivision application stage however Vic Roads has a preference for these to be provided at development plan stage if possible. As a result these have been requested from the proponent and will be provided for Vic Roads assessment prior to the ADP being adopted.

It is noted that the proponent has provided standard Vic Roads' drawings demonstrating the type of intersection for each location (see ADP Proposed Intersections at Attachment 7) however Vic Roads has advised that *“the plans should be site specific concepts which show the*

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

intersection design at the proposed locations including batter edges, sight distances, etc. This will confirm whether or not the proposed road access treatment can be built in the space provided'. This work is required to be undertaken, to the satisfaction of VicRoads and Council, and approved prior to the adoption of the ADP.

With regard to the cul-de-sac arrangement, it is considered that whilst this is not ideal from a road connectivity point of view, excessive cut and fill for road construction is not recommended due to the potential risk of slope instability. It is considered that in this instance, the lack of north-south internal road connection would not have an unacceptable detrimental impact on traffic movement, as vehicular connection from north to south can still be provided via the existing Tyers-Walhalla Road.

Links between the court bowls will be provided by way of pedestrian links which will also act as emergency vehicle accessways. These links will be 10 m wide and will be subject to detailed road design at subdivision stage in accordance with Council and CFA requirements. It is recommended that the Movement Network Plan be amended to stipulate that these pedestrian/emergency vehicle links have an all-weather seal.

The Movement Network Plan also shows an appropriate pedestrian link provided to the former quarry site to the northwest of the subject site (i.e. 106 Tyers-Walhalla Road). This was recommended by the Planning Panel as part of Amendment C87 to the Scheme (Traralgon Growth Areas Review), as the former quarry site is designated for future rural living in Clause 21.06 of the Scheme. An appropriate link between the subject site and this future rural living area is therefore necessary to ensure connectivity in the future.

As the applicable road standards cannot be met due to the topography of the land, a common driveway is proposed to provide access to Lots 58 and 59 and a battle-axe lot configuration is proposed for Lot 55 as illustrated on the Design Response Plan. These access arrangements are undesirable and inconsistent with one of the DPO8 requirements which states that street networks should support building frontages with two way surveillance. That is, lots should have direct road frontage. In this case, the absence of any casual surveillance from the public realm means Lots 55, 58 and 59 would be isolated. It is recommended that these lots be provided either with their own road frontage or consolidated into the lots that already have road frontage. This issue will be considered at the permit stage for subdivision when a detailed subdivision plan is submitted.

Waterways – Buffers

West Gippsland Catchment Management Authority (WGCMA) advised that there are two waterways within the subject site - one is a mapping anomaly and the other is a waterway of low hydrological and ecological value. Given this, the WGCMA has clarified in its correspondence to Council that they are unlikely to have any buffer requirement for dwellings within 30m of either of these waterways, however it would be unwise to completely block the overland flow path either with a road (without a culvert) or by placing a dwelling or shed in the depression. As such,

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

advice will be sought from WGCMA on any future planning permit application for subdivision on the location of roads, effluent envelopes, etc. in relation to the waterway on the land.

Infrastructure Services – Stormwater

The Preliminary Stormwater Management Strategy (see ADP Appendix 16 of Attachment 7) submitted as part of the draft Development Plan proposes that each lot be provided with a stormwater property connection which would connect to an underground piped drainage system which would drain to the road reserve. Road reserve run off would then be directed via grass swale drains proposed along road reserves, and then to the nominated detention basins and wetlands.

Detention basins are proposed as part of the ultimate stormwater drainage design to limit flows to pre-developed levels. In other words, subject to appropriate design of the detention basins, there will be no net increase in stormwater discharge from the proposed development in the future to adjoining roads or properties or adverse impact on the existing drainage system in the area.

Advice from Council's Infrastructure Planning team is that the proposed stormwater management system is generally satisfactory. Detailed design of the detention basins will need to be provided to Council's satisfaction at the time of subdivision.

Wastewater

Due to the absence of reticulated sewerage in the Tyers area, a Land Capability Assessment (LCA) was prepared by the proponent for the subject site as part of the ADP submission (see ADP Appendix 15 of Attachment 7). The LCA provides detailed information about the subject land and soil conditions. It provides recommendations for onsite waste water treatment and land application systems that are appropriate for the land capability, including recommendations for monitoring and management requirements.

As part of the development plan assessment process, Council engaged an independent consultant to undertake a peer review of the submitted LCA. (See Supporting Documents for Peer Review of Land Capability Assessment)

As a result of the peer review, changes have been made to both the LCA and indicative subdivision plan originally submitted with the ADP. Findings of the final peer review report suggest that the revised indicative subdivision plan (reduced from 85 to 80 lots), increased effluent land application requirements (including reserve areas), prescribed treatment system performance requirements, and recommended management and approval conditions will significantly reduce the residual risk associated with unsewered development in the subdivision will comply with the State Environmental Protection Policy objectives.

However, it should be noted that the peer review findings are subject to site-specific LCAs and detailed system design for each new dwelling being

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

required at building permit stage, generally in accordance with the system and setback requirements as recommended in the LCA submitted with the ADP.

To ensure that future landowners are fully aware of the LCA requirements, and more specifically, the area required for effluent disposal, it is recommended that appropriate wording be included in the Implementation section of the ADP to specify that effluent disposal restrictions will be registered on any future title / plan of subdivision issued for each lot.

Both EPA and Council's Health Department have been consulted as part of the ADP process and do not object.

Open Space

The Open Space Plan at ADP Appendix 9 of Attachment 7 shows the provision of approximately 1.68 hectares of public open space as follows:

- A large reserve of approximately 1.19 hectares next to the proposed access from Moe-Glengarry Road. This reserve will provide both recreation and drainage functions;
- Three future linkages to adjoining properties in the north-west and south-west of the site;
- Two drainage reserves adjacent to the Tyers Walhalla Road access points; and
- A series of reserves proposed along existing roads and within proposed roads within the development.

The 1.68 ha of public open space is equivalent to approximately 2.53% of the subject land. Of the 1.68 hectares, 0.99 ha is unencumbered and 0.69 ha is encumbered with either the existing electricity easement and/or the proposed Water Sensitive Urban Design features.

The large reserve will allow for passive recreation and will include seating and a small playground or other community infrastructure, the details of which will be finalised at the subdivision stage. An informal pathway through the reserve will act as both a pedestrian link and cycling path.

As stated in the ADP, a cash contribution will be provided by the land owner/developer to make up the shortfall in the provision of open space at the planning permit stage for subdivision. It should be noted that in accordance with Clause 52.01 of the Scheme and the relevant sections of the *Subdivisions Act* 1988, Council may request up to a maximum of 5% of the site value as a public open space contribution.

This cash contribution will be used to upgrade the existing reserves within the area. It will not be used for works in reserves to be provided as part of the ADP as such works are the responsibility of the developer and do not constitute improvements for the purpose of public open space.

Council's Open Space and Recreation team are generally satisfied with the provision of public open space in the ADP.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

It is acknowledge that the provision of a total of 5% public open space is less than that outlined within Council's adopted Public Open Space Strategy, which requires a provision of 10%. Ten percent cannot be applied at this time as this requirement must form part of the Latrobe Planning Scheme as a schedule to Clause 52.01 via a planning scheme amendment. This has not occurred to date.

Flora and Fauna

A key consideration is whether the ecological and environmental values of the land have been adequately catered for in the ADP. Recognising environmental features is a key part of the strategic planning considerations relevant to a development plan as well as a subdivision.

There are four remnant native trees which are suitable for retention located in the southern part of the site. Three of the trees are shown to be located in future allotments with the fourth located in the open space reserve. There are also other pockets of native vegetation which could be retained where appropriate. This will be subject to the future subdivision design.

The ADP outlines the need to ensure the remnant trees are adequately maintained and protected as part of any future subdivision work, as well as the possibility of retaining some non-remnant stands of vegetation particularly on the steeper sections of the site. As such the ADP is considered to have adequately addressed the ecological and environmental values of the land.

Bushfire Risk

The subject land is affected by a Bushfire Management Overlay. Parts of the land are currently bordered by native vegetation and large tracts of forest are located approximately 1.7 km north-west of the subject land. CFA has no objection to the proposal. CFA is of the view that given the amount of and proximity to vegetation the site may be subject to a bushfire in the future however the site is not considered to be in a high risk location. The bushfire risk presented to this development is commensurate with the bushfire planning controls provided. Siting constraints have led to alternative, but acceptable means of access/egress being achieved, whilst being cognoscente of the moderated bushfire risk presented by the adjacent vegetation. For example, while a perimeter road may be the ideal scenario, it cannot be achieved in this instance due to the topography of the site. An opportunity has been provided for concerned Councillors to better understand the site-specific bushfire risk.

A Bushfire Considerations Plan (see ADP Appendix 12 at Attachment 7 of this report) has been submitted as part of the ADP. This plan illustrates that the majority of proposed lots are capable of achieving a Bushfire Attack Level (BAL) 12.5, with some lots in the south-west of the site to achieve a BAL 19. (BAL 12.5 is the minimum construction standard required for all new buildings in a bushfire prone area).

It is noted that a previous version of the Bushfire Considerations Plan showed defendable space of the lots in the south-west falling partly on the

adjoining lot to the south-west known as Lot 2. Lot 2 is heavily vegetated and ongoing management of the lot as defensible space would be required to minimize fire risk. Lot 2 is currently owned by the proponent.

The proponent was advised that this was an unacceptable arrangement as an undue obligation would be placed on the owner of Lot 2 to manage fire risk. In addition, the ownership of Lot 2 could be transferred to another person or entity at any time. Therefore the management of the defensible space would not be secured.

The amended plan showing all defensible space on ADP land only is an acceptable outcome to both CFA and Council.

Cultural Heritage

There are no known registered Aboriginal heritage sites within the site, and the land is not considered to be culturally sensitive under the Aboriginal Heritage Regulations.

A cultural heritage assessment is therefore not deemed necessary.

Implementation

The Implementation section of the ADP refers to the Staging Plan (see ADP Appendix 8 Staging Plan of Attachment 7), and provides information regarding detail required at 'permit application stage' and 'development stage'. The Staging Plan shows that both the northern and southern areas of the site could be developed independently of one another due to separate access points and drainage systems. The proponent has advised that it is envisaged that Stage 1 in the southern part of the site will commence first, then either Stage A or B depending on market demand.

It was considered that an improved Implementation section be included in the ADP which provides a comprehensive list of requirements and implementation actions which are necessary to deliver the outcomes of the ADP at the planning application stage. The Implementation section should include, but not be limited to, the required approach to land capability, stormwater, building envelopes, referrals, bushfire risk, open space and tree protection. The applicant has amended the Implementation section accordingly.

Processes & Outcomes – Consultation

In accordance with Section 4 of DPO8 (*Requirements for development plan*) the Development Plan has been prepared with an appropriate level of community consultation and consultation with external referral authorities. Comments from referral responses and public submissions have resulted in changes to the Development Plan where practical and appropriate to do so.

Issues or concerns raised in submissions can be categorised into the following key themes:

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

- Concerns about capability of the land to manage wastewater within the indicative subdivision boundaries and queries surrounding ongoing management of the proposed waste water system;
- Concerns about stormwater runoff as a result of the proposal and its potential adverse impact on downstream properties;
- Queries surrounding the proposed road and intersection treatments with respect to impact on the safety of pedestrians and cyclists;
- Concerns regarding potential increase in rates;
- Suggestions to retain the existing vegetation on site and to introduce a 24 hour cat and dog curfew for habitat protection;
- Comment about the name of the development plan being a misnomer;
- Opposition to walking track access to the adjoining bushland, in close proximity of existing residences, due to privacy and safety reasons;
- Support for the ADP due to potential improvements to the local facilities as a result of increased population in Tyers; and
- Concerns regarding the utilisation of adjoining land as defensible space.

A response to these key themes is provided below.

1. Stormwater

Photographic evidence from one of the submitters illustrated that there are waterlogging issues in the subject area.

Detention basins are proposed as part of the ultimate stormwater drainage design to limit flows to pre-developed levels. In other words, subject to appropriate design of the detention basins, there will be no net increase in stormwater discharge from the proposed development in the future to adjoining roads or properties or adverse impact on the existing drainage system in the area.

The existing waterlogging in the area, if necessary, is an issue which should be addressed by Council, as part of the municipal wide capital works program, with some improvements to the existing street drainage system in Tyers.

2. Road and Intersection Treatments

As discussed, Vic Roads has raised concerns in relation to the proposed intersections, particularly adjacent to Tyers-Walhalla Road. It is VicRoads' preference that concept plans for the intersections should be provided to VicRoads for consideration and be included in the ADP. This is considered to be an acceptable request as the inclusion of concept plans will provide clarity around the detail of the intersections to be designed at subdivision stage.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Vic Roads has also requested a number of other minor modifications to the ADP wording which the proponent has undertaken.

Concern was raised by a submitter regarding the speed limits of both Tyers-Walhalla Road and Moe-Glengarry Road and the potential conflict between vehicles accessing the ADP area and heavy vehicles that use these roads at speed.

Council's Traffic Engineer has advised that Council can make an application to Vic Roads to change the speed limits on these roads if considered appropriate. Vic Roads may consent to a reduction in the speed limit to 60 km/h on Moe-Glengarry Road once the ADP starts to be developed, but that it is unlikely that the speed limit on Tyers-Walhalla Road would be reduced from 80 km/h. It must be noted that the access onto both roads from the ADP will be designed to cater for vehicles approaching at 80 km/h.

3. Increase in Rates

Rates are calculated according to the market value of land based on the Capital Improved Value of each property. It should be noted that the ADP is not a use or development proposal but it only provides an overview of how the land is expected to be used and developed in the future, subject to future planning permit approval.

It is therefore reasonable to consider that the impact on land values and/or municipal rates on land external to the ADP as a result of the ADP is unlikely to be significant. However, should landowners experience difficulty with rate payment, they are encouraged to contact the Latrobe City Council Property and Rates Team to discuss possible rate payment options at the appropriate time. Officers will work closely with landowners during this process.

4. Vegetation & Curfew

As discussed, the subdivision layout included in the ADP is indicative only and there are still opportunities for the lot layout to be realigned to retain vegetation on the land where appropriate. The applicant has provided sufficient public open space for the rural residential location of the site, and it is not Council's Recreation and Open Space Planner's preference to have further public open space provided where it is not deemed necessary and that will need to be maintained by Council.

Under section 25(1) of the *Domestic Animals Act* 1994, Council has resolved and made an order that a cat curfew will apply from 9.00 pm to 6.00 am, seven days a week for the whole municipality. This applies to both private and public land.

Also, under Section 23(1) of the *Domestic Animals Act* 1994 it states that '*If a dog or cat has been present on private property on more than one occasion without the permission of the owner or occupier of the property, the owner or occupier of private property or an authorised officer may seize the dog or cat while it is present on the property*'.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

These provisions, whilst not prohibition, will provide some level of assistance in protecting wildlife in the area.

5. Change of Name

A submitter commented that the name of the development plan – Tyers Development Plan, as exhibited is a misnomer. This is because the development plan only applies to private land and it does not address the wider township.

As a result of the above comment, the proponent has decided to change the name of the development plan to the “Acreage Development Plan”.

6. Walking Track to Bushland

It is proposed that a future pedestrian access be provided to the adjoining bushland to the south-west (known as Lot 2). This is considered to be an appropriate response given the bushland is designated as a ‘future reserve’ in Council’s structure plan for Tyers. The provision of a future link is considered to address good urban design principles for connectivity between proposed and current lots and future public open space in Tyers.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

The Acreage (Tyers) Development Plan will contribute to reducing the following specific risk that is identified within Council’s Risk Management Plan as follows:

Shortage of land available to support population growth and planning application processes that do not encourage development.

This risk is described as:

...the slow transitioning of structure plans to actual zoned and developable land.

Development plans are identified as an existing control to manage and mitigate against this risk.

FINANCIAL AND RESOURCES IMPLICATIONS

There are no financial or resource implications as a result of the consideration of this report.

OPTIONS

The options available to Council are as follows:

1. That Council, after considering all written submissions, resolves to adopt the Acreage (Tyers) Development Plan subject to:

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- a) Provision of concept plans approved by Latrobe City Council and VicRoads for the intersections of the ADP with Tyers-Walhalla Road and Moe-Glengarry Road.
 - b) The Movement Network Plan to show an all-weather seal to the pedestrian/emergency vehicle links.
2. That Council, after considering all written submissions received to the Acreage (Tyers) Development Plan, resolves not to endorse the ADP and requires further information.

The recommendation to Council is to support option 1.

CONCLUSION

The ADP relates to two parcels of land comprising an area of approximately 66 hectares which are located to the north east of the Tyers township. It illustrates how the land is expected to be developed for rural living and low residential uses and was placed on public exhibition from 8 July to 12 August 2015. As a result of the notification, a total of 16 submissions were received including 3 from referral agencies.

Some key issues that emerged from the submissions included wastewater treatment, stormwater drainage, pedestrian path and road intersection treatment, increase in rates, protection of habitat and naming of the development plan.

All the concerns raised have been carefully considered and changes have been made to the ADP to satisfactorily address these concerns.

Where appropriate, planning permit applications will resolve detailed layout issues that are not able to be fully documented in the Development Plan.

It is recommended that the ADP should be supported, subject to minor changes as outlined in this report.

SUPPORTING DOCUMENTS

Peer Review of the Land Capability Assessment

Attachments



1. Site Context Plan
2. Location of Community Submitters (Published Separately) (Confidential)
3. Summary of Submissions Table
4. Community Submissions (Published Separately) (Confidential)
5. Responses received from Authorities and Agencies prior to Public Exhibition
6. Referral Agency Submissions
7. Acreage Development Plan

14.1

Acreage (Tyers) Development Plan

1	Site Context Plan	167
3	Summary of Submissions Table	169
5	Responses received from Authorities and Agencies prior to Public Exhibition	179
6	Referral Agency Submissions	191
7	Acreage Development Plan.....	197



	<p>Site Context Map - The Acreage Development Plan</p>	
<p>Note The information shown on this map is derived from a variety of sources including, but not limited to, Vicmap Data, other State and Local Government Agencies data and Latrobe City Data.</p>	<p>28/09/2015</p>	
<p>Disclaimer: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the state of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Latrobe City does not guarantee the accuracy or the currency of the information presented on this map and therefore Latrobe City will not be held liable for any loss or damage arising as a result of using this information. The location of features shown on this map is indicative only. The underground infrastructure location shown is not to be used as a substitute for Dial Before You Dig. The completion of this map is subject to copyright laws and regulations. No part of this map can be reproduced without prior written consent of Latrobe City Council.</p>	<p>1:14177</p>	

**SUMMARY OF SUBMISSIONS & PLANNING COMMENT TO
THE ACREAGE DEVELOPMENT PLAN (ADP)**

Sub No.	Name / Organisation	Support / Objection	Summary of Issues	Planning Comment	Changes to Plan Required? Yes / No
Submissions from the General Public					
1.	Jim Stranger	Objection	<p>a) Queries whether pathways on Tyers-Walhalla Road or a wider, sealed road verge would be provided from the most northerly road access point to the Tyers township to provide access for pedestrians and cyclists.</p> <p>b) Queries about whether allowance has been made for turn in and turn out of vehicles from the Tyers Walhalla Road entry points.</p> <p>c) States that if issues in a) and b) cannot be addressed, the proposal should not be granted approval.</p>	<p>a) Pathway or wider sealed road verge on Tyers-Walhalla Road from the most northerly road access point is not proposed as part of the ADP. However, it is anticipated that Vic Roads may require a shared path from the westerly access point onto Tyers-Walhalla Road. Additionally, north-south access for pedestrians and cyclists will be provided through the proposed internal roads and pedestrian links. As confirmed by Council's engineers, the proposed internal road pavement widths and the treatment of the pedestrian links generally comply with Council's guidelines.</p> <p>b) The proposed intersection treatment type has been nominated in the ADP, however concept plans for the proposed intersections have not been provided. Council will require concept plans for the intersections to be provided prior to Council's adoption of the ADP.</p> <p>c) Changes to the ADP are</p>	Yes

Sub No.	Name / Organisation	Support / Objection	Summary of Issues	Planning Comment	Changes to Plan Required? Yes / No
				required as a result of issue b) raised	
2.	Brett Roberts	Support	a) Supportive of the development plan b) Information night held at the Tyers Hall was very useful in understanding the process	a) & b) Noted	No
3.	Irene Proebsting	General comments	a) Highlights that there is a remaining patch of vegetation on the land near the old quarry site, which is on a very steep gully and has a mixture of pine and blue gum remaining from earlier plantations as well as other native vegetation. Suggests that this area be made available as a wildlife refuge. b) Suggests the introduction of a 24 hour cat and dog curfew as well as information pack to all new residents regarding the importance of habitat protection and weed eradication	a) The subdivision layout included in the ADP is indicative only and there will be further opportunities at subdivision stage for the indicative lot layout to be amended to retain vegetation on the land if appropriate. b) Under section 25(1) of the Domestic Animals Act 1994, Council has resolved and made an order that a cat curfew will apply from 9.00 pm to 6.00 am, seven days a week for the whole municipality. This applies to both private and public land. A 24 hour cat and dog curfew would need to be enforced across the municipality for it to be effective.	No
4.	Michael and Sheryle Storie	Support with concerns	a) Highlight that there is existing drainage issue in the area, with stormwater runoff currently impacting on their land. b) Concerned about the existing drainage problem getting worse as a result of the future subdivision	a) & b) The proposed stormwater system has been reviewed by Council's engineers and is deemed to be generally satisfactory. Subject to appropriate design of the on-site detention system at subdivision stage, there will be no net increase in stormwater discharge from the proposed	No

Sub No.	Name / Organisation	Support / Objection	Summary of Issues	Planning Comment	Changes to Plan Required? Yes / No
				development to adjoining roads or properties.	
5.	Gordon Asbury	Support with concerns	<p>a) Generally in favour of the proposed development however opposed to the proposed waste water system arrangement.</p> <p>b) Given the existing waste water problem in Tyers as identified in the report submitted with the Development Plan, queries whether Council would purchase all the existing properties with land size less than 0.4 hectares and the older generation septic systems in the subject area.</p> <p>c) Queries whether there would be restrictions imposed by Council to ensure that adequate distance be provided from the downhill boundary to the septic tank.</p> <p>d) Concerned about the proposed right turning lane, as it is likely to impact upon the existing roadway verge opposite the subject site, which is currently used as footpath by the local community.</p>	<p>a) Support noted</p> <p>b) Council will not purchase any properties as part of this ADP process. The proposed waste water system has been assessed, peer reviewed and amended and is considered to be adequate for the site. Further approvals for each lot will be required at septic permit stage. A s173 agreement will be lodged on each title stating that waste water is to be treated as per the LCA.</p> <p>c) The proposed waste water systems will need to be designed and managed in accordance with the relevant EPA's requirements, including any minimum setback distance if applicable.</p> <p>d) Should any road widening be required, it can generally be accommodated within the development plan area, without impacting the informal footpath opposite the subject site. It is noted that concept plans for the intersection will be required prior to Council endorsement of the ADP.</p>	Yes
6.	Robert Fullerton	General comments	<p>a) Feels that water and sewerage should be connected to the low density lots</p>	<p>a) Gippsland Water does not have any plan to provided reticulated sewerage to the subject area. Reticulated water will be provided to the low</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Issues	Planning Comment	Changes to Plan Required? Yes / No
7.	Submitter 7	Objection	<p>a) The "Tyers Development Plan" is a misnomer as it does not address the wider Tyers township</p> <p>b) The proposal does not respect the semi-rural character of the subject area, as it does not provide a gradual transition in lot sizes from urban to semi-rural and the density of the proposed development is out of character for the Tyers township</p> <p>c) Highlights that Tyers has always had an issue with effluent disposal, as the smaller lots in the area are unable to contain wastewater within site boundaries and the properties in Kyandra Drive being affected by wastewater runoff.</p> <p>d) Suggests that the modelling undertaken by the developer's consultants is only as good as the inputs into the modelling, the experience of local residents is significant and should not be disregarded</p> <p>e) Opposes the proposal considering the cumulative impact of neighbourhood character and wastewater on amenity, the community good, community well-being and over supply of residential land in the municipality</p>	<p>density lots.</p> <p>a) To address this concern, the development plan has been re-named to the Acreage Development Plan.</p> <p>b) The indicative lot sizes comply with the minimum subdivision areas as stipulated in the relevant zoning schedule, being a minimum of 1ha in the Rural Living Zone and a minimum of 4000 square metres in the Low Density Residential Zone. As the existing allotments within the Tyers township range are on average around 800-100 square metres, and the farming zoned lots are generally in excess of 1-2 hectares, it is reasonable to consider that the proposed lot density will provide an appropriate transition between the smaller lots within Tyers Township and the larger farming zoned lots to the north.</p> <p>c) & d) It appears that the past failure of some septic tank systems experienced by local residents in the Tyers area, have generally occurred on the existing small township lots with average 800 square metres in size. It should be noted that the minimum lot size proposed as part of the ADP is 4000 square metres. In</p>	The name of the development plan has been changed

Sub No.	Name / Organisation	Support / Objection	Summary of Issues	Planning Comment	Changes to Plan Required? Yes / No
				<p>addition, the submitted Land Capability Assessment which has also been peer-reviewed by an independent consultant, indicates that the proposal is capable of treating and retaining waste water on site and is consistent with the relevant State Environment Protection Policy objectives.</p> <p>e) Objection noted. Issues relating to neighbourhood character and waste water already discussed above. The land supply issue was previously considered by planning panel as part of the rezoning process. The panel at the time concluded that the potential oversupply is, in itself, not a barrier to endorsing a proposed development on the subject land.</p>	
8.	Submitter 8	Objection	a) Objects to walking track access to the 16 acres of natural bush, as this would reduce privacy and security to the existing residences that surround the bush	a) There are existing walking tracks within the adjoining natural bushland, and the ADP only seeks to provide future connections to these tracks, should this bushland become a Council reserve in the future. At the moment, the bushland is privately owned with no formal public access.	No
9.	Michael Attard	Support with concerns	<p>a) Concerned about the potential increase in rates as a result of the future subdivision</p> <p>b) Requests guarantees that his property rates / valuations would not</p>	a) Significant increase in rates is unlikely as the ADP only provides further details as to how the land is expected to be developed in the future. The	No

Sub No.	Name / Organisation	Support / Objection	Summary of Issues	Planning Comment	Changes to Plan Required? Yes / No
			rise as a result of the future subdivision, similar to the Lake Narracan development	ADP does not seek to change the current zoning of the land. b) No rates guarantee was ever provided to the Lake Narracan development and cannot be provided in this instance.	
10.	Helmut Hor	General comments	a) Concerned about the adequacy of the proposed stormwater system b) Requests appropriate fencing be provided on the common property between his property and the subject land	a) As discussed earlier in this table, the proposed stormwater system has been reviewed by Council's engineers and is deemed to be generally satisfactory. b) Fencing between property boundaries is a civil matter and therefore cannot be considered by Council.	No
11.	John Henry	Support	a) In favour of the development plan as it offers advancement in a number of different ways: <ul style="list-style-type: none"> Once developed, population of Tyers will be more centralized within 7km from the local post office The number of children to attend the school will be increased Potential in attracting more volunteers for the Tyers Fire Brigade Potential in attracting more participants in sports and utilizing the existing sports ground Possible all weather road in the not so distant future as a result of the increase in development in Tyers 	a) Support noted b) It is identified in Council's structure plan for Tyers that the subject land is dedicated to residential purposes and commercial developments should be located within the existing primary township. The provision of a shopping complex is not considered to be consistent with Council's adopted structure plan for Tyers.	No

Sub No.	Name / Organisation	Support / Objection	Summary of Issues	Planning Comment	Changes to Plan Required? Yes / No
			b) Suggests that a small area of the subject land be provided with a future shopping complex		
12.	David & Lisa Skinner	Objection	<p>a) Concerned about the flow rates, direction of stormwater water and its potential impact on their property</p> <p>b) Queries whether the future holding dam would be appropriately designed to cater for constant and significant rainfall.</p> <p>c) Are of the view that the current roadside drainage cannot cope with significant water flow and it is unclear in the proposal as to what improvements will be made to the nature strip and the roadside drainage.</p> <p>d) Highlight that they are the recipients of the majority of stormwater from Tyers and that they have been trying to get collaboration between Council, Gippsland Water and West Gippsland Catchment Management Authority to resolve the drainage issue in the past 15 years</p> <p>e) Also concerned about potential stormwater runoff from proposed properties on the Walhalla Road side of the development and its impact on the Tyers township and their property</p>	<p>a) As discussed earlier in this table, the proposed stormwater system has been reviewed by Council's engineers and is deemed to be generally satisfactory.</p> <p>b) There will be a requirement at subdivision stage for on-site detention to be provided to Council's satisfaction for the 1 in 5 year storm event.</p> <p>c) Improvement to the existing roadside drainage is not proposed; as there will be requirements for the development, at subdivision stage, to ensure that post development flows do not exceed pre development flows.</p> <p>d) The existing waterlogging issue as highlighted by the submitter is beyond the scope of the ADP. This issue can be further investigated and addressed by Council, if necessary, as part of the municipal wide capital works program in the future.</p> <p>e) As discussed earlier in this table, there will be requirements for the proposed stormwater system to limit flows to pre-developed levels.</p>	No
13.	Graham Longmore	General comments	a) Concerned about the two entry points due to the heavy traffic on	a) & b) The proposed intersection treatment type has been	Yes

Sub No.	Name / Organisation	Support / Objection	Summary of Issues	Planning Comment	Changes to Plan Required? Yes / No
			<p>Wallhalla Road.</p> <p>b) Suggests reducing the speed limit of Moe Glengarry Road to 60kph and a roundabout be provided at the subdivision entry point to this road</p> <p>c) Queries about the ongoing management and maintenance of septic systems.</p> <p>d) Queries about the provision of reticulated potable water supply to the proposed subdivision.</p> <p>e) Is of the view that it would be prudent to ensure the existing community facilities cope with increased pressure and self-sufficiency is encouraged as the population increases</p>	<p>nominated in the ADP and concept plans for each intersection will be required prior to endorsement of the ADP. In terms of anticipated traffic associated with the proposed future lots, Vic Roads has not deemed it necessary to reduce the speed limit or to provide a roundabout. Council may apply to Vic Roads in the future once development of the ADP is underway and a reduction in the speed limit can be justified.</p> <p>c) Ongoing management and maintenance of septic systems will be the responsibility of the future landowners. A s173 agreement will be registered on each title and will require septic tanks and effluent fields to be in nominated effluent envelopes.</p> <p>d) Reticulated water will be provided to the low density residential zoned properties only.</p> <p>e) The capacity of community facilities in the area will be monitored and reviewed by Council on a regular basis.</p>	
Submissions from Authorities and Agencies					
14	West Gippsland Water		<p>a) Notes that the 300m long centrally located mapped waterway running north west to south east across the property appears to be a mapping anomaly.</p>	<p>a) Noted</p> <p>b) Noted and the location of this waterway has been shown and acknowledged in the ADP submission.</p>	No

Sub No.	Name / Organisation	Support / Objection	Summary of Issues	Planning Comment	Changes to Plan Required? Yes / No
			<ul style="list-style-type: none"> b) The mapped waterway on the eastern property boundary is considered to be of low ecological and hydrological value with an upstream catchment area of less than 5 hectares. c) WGCMA does not have any additional requirements for the currently mapped designed waterways within the subject site. d) WGCMA does not object to the proposed Tyers Development Plan 	<ul style="list-style-type: none"> c) Noted d) Noted 	
15	VicRoads		<ul style="list-style-type: none"> a) Requests wording changes to the ADP, to read 'where visibility is unsuitable the use of a BAR treatment will not be accepted. This scenario may require an upgraded treatment which will be developed at the subdivision stage. b) Highlights that Vicroads does not support the creation of cross roads, and requires concept plans for the proposed intersections, prior to adoption of the ADP or at the time of subdivision. c) Highlights that the movement network plan submitted with the ADP does not show any existing infrastructure to support pedestrian movement along Moe-Glengarry Road and Tyers-Walhalla Road. d) States that there will be a requirement from VicRoads requiring a report from a suitably qualified Geotechnical or Hydrological Engineer outlining the design and construction techniques to be utilized and ensuring the 	<ul style="list-style-type: none"> a) It is recommended that wording changes be made as per VicRoads' suggestions prior to Council's adoption of the ADP. b) Concept plans will be required prior to endorsement of ADP. c) The Movement Network Plan shows pedestrian circulation on Tyers-Walhalla Road and Moe-Glengarry Road. Provision of infrastructure to support this can be dealt with at the subdivision stage. d) Requirement noted, can be addressed at subdivision stage. 	Yes

Sub No.	Name / Organisation	Support / Objection	Summary of Issues	Planning Comment	Changes to Plan Required? Yes / No
			proposed water retention systems adjacent to Moe-Glengarry Road and Tyers-Walhalla Road will not impact detrimentally on these roads.		
16	Department of Environment, Land, Water & Planning (DELWP)		a) The Bushfire Consideration Plan shows that some of the defendable space area for proposed lots 66 and 67 is located outside the subject land. Without knowing the tenure of the adjoining land (Lot 2 PS603049) to be partly utilised to achieve the defendable space for the proposed lots 66 and 67, DELWP is unsure whether an undue obligation is being placed on the owners of the adjoining land to manage risk that should be contained on the subject land as per the requirements of Clause 52.47 of the <i>Planning and Environment Act 1987</i> .	a) Both the subject land and adjoining bushland are owned by the proponent. However, as the adjoining bushland can be disposed of at any time. Officers generally concur with the DELWP's view that an undue obligation would be placed on the owners of the adjoining land to manage bushfire risk associated with the development plan area and the Bushfire Plan must be amended to show defendable space wholly within the site.	Yes

1 Wood Street
Thomastown VIC 3074
PO BOX 111
Thomastown VIC 3074

Telephone 61 3 9463 8222
Fax 61 3 9463 8219
www.pipelinetrust.com.au

APA Group

Latrobe City Council



DOC15/2937
Date Received: 02-Feb-2015

Australian Pipeline Ltd
ACN 091 344 704

Australian Pipeline Trust
ARSN 091 678 778

APT Investment Trust
ARSN 115 585 441

APT O&M Services Pty Ltd
ABN 11 112 358 586

APA GROUP

APT O&M Services Pty Ltd (APT) is a company under the APA Group.

Our Reference: er SUB\2015-008

Enquires: Enzo Rio
Telephone 9463 8407

The Chief Executive Officer
La Trobe Council
P.O Box 345
TRARALGON. 3844

Date: 22nd January 2015

Dear Sir/Madam,

Re: **APPLICATION FOR PLANNING PERMIT**
TYERS DEVELOPMENT PLAN, TYERS-WALHALLA ROAD TYERS
Plan No. :

Reference is made to the above correspondence dated 20/01/2015 and accompanying plan.

APT pursuant to Section 56 (1) (b) of the Planning and Environment Act 1987 has no objection to the granting of a permit.

APT does not require the plan to be forward under Section 8 of the Subdivision Act 1988, and consents to the issue of a statement of compliance at the appropriate time.

Please note; APA Gasnet has gas transmission pipelines within the vicinity related to this referral and may have conditions they wish to apply.

Yours faithfully,

per
Rebecca May
Integrity & Planning Manager
Planning & Engineering

Kiesha Jones

From: Robert Monk <Robert.Monk@ausnetservices.com.au>
Sent: Thursday, 12 March 2015 12:28 PM
To: Kiesha Jones
Cc: Emma Bostedt
Subject: RE: Tyers Development Plan

Hello Kiesha,

Please see below for comments on the Tyers Development Plan Report V2

- Replace all references to SP-Ausnet with our new name AusNet Services
- In the paragraph copied below, please remove struck through text and replace with red text (if necessary).

Tyers Development Plan Report V2
3.3 Infrastructure Service Report

Electricity

The relevant electricity supplier for the site is ~~SP-AusNet~~ **AusNet Services**. There are no anticipated issues with regard to network capacity. Substations will be required within the development as an SP-AusNet maintained asset.

SP-AusNet has existing 66kV/22kV overhead power lines crossing through the south west corner of the site. Based on advice from ~~SP-AusNet's Network Planner~~ **AusNet Services' East Region Design Manager**, John Barnett – the

22kV lines bounding the site – can support future development based on 4kVA per lot. ~~As part of any works, the existing underground supply to Lot 1 PS603049 will need to be relocated within the future road network.~~ (The existing supply to Lot 1 PS603049 can remain where it is as it will now cross a reserve and not new lots as per previous plans)

Similar changes to Paragraph 3.3 in Appendix 5 – Infrastructure Services Report.

Should you have any questions, please don't hesitate to contact me.

Regards,

Rob Monk
Design Officer



AusNet Services
5 Stratton Drive
Traralgon Vic 3844 Australia
Tel 03 5173 9024 Fax 03 5174 1456
Mobile 0437 862355
robert.monk@ausnetservices.com.au
www.ausnetservices.com.au

From: Kiesha Jones [<mailto:Kiesha.Jones@latrobe.vic.gov.au>]
Sent: Wednesday, 11 March 2015 10:15 AM
To: Robert Monk
Subject: Tyers Development Plan

Patron: The Honourable Alex Chernov AC QC, Governor of Victoria

Districts 8, 9, 10 & 11 - South East Region

Fire Safety Team correspondence to:
Level 2, Building G, 45 Assembly Drive, Dandenong South VIC 3175
T: 03 9767 1817 E: gipps.firesafety@cfa.vic.gov.au



Our Ref:
Telephone: 03 97671811
Council Ref: C85

05/03/2015

Kiesha Jones
Latrobe City Council
PO Box 264
MORWELL VIC 3840

Dear Kiesha

COMMENT ON PROPOSED DEVELOPMENT PLAN

Proposal: Tyers Development Plan
Council: Latrobe City Council
Location: Tyers Walhalla Road, Tyers

Thank you for providing CFA with an opportunity to comment on the proposed Tyers Development Plan.

CFA has assessed the proposed Development Plan and can provide the following advice:

Bushfire Hazard

The land affected by the Development Plan is located to the north-east of Tyers Township, in an area where there is an identifiable bushfire hazard. Parts of the land are currently bordered by native vegetation. Large tracts of forest are located approximately 1.7km north-west of the subject land.

Given the amount of and proximity to vegetation, it is almost certain that a bushfire will impact the subject land at some point in the future.

Evidenced by what occurred nearby with recent bushfires, fires in the broader landscape are likely to result in:

- High intensity grass fires.
- High to Moderate levels of embers impacting the entire Subject land, generated from the forest 1.7 Kms Northwest of the subject land.
- High levels of radiant heat, particularly adjoining forested areas.

Bushfire Mitigation Measures

Based on a desk top assessment of the Development Plan, it appears that appropriate

Protecting lives and property

cfa.vic.gov.au

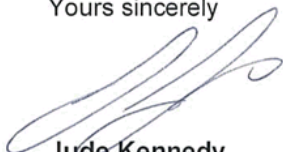
bushfire mitigation measures have been considered. However a formal assessment will be undertaken once a subdivision application is lodged.

Other strategic consideration

Upon reviewing the Staging plan (Appendix 8), it appears that Stage S1 will adjoin unmanaged Grassland until subsequent stages are built. CFA would like consideration to be given to the management of vegetation on the outer edge of each stage and its interface with residential development.

As noted earlier, based on a desk top assessment of the Tyers Development Plan, CFA is generally supportive of the Plan. However a formal assessment will be undertaken once a subdivision application is lodged.

Yours sincerely



Jude Kennedy
Manager Community Safety
South East Region



Department of Environment, Land, Water & Planning

71 Hotham Street
Traralgon Victoria 3844
DX 219284
Telephone: +61 3 5172 2111
Fax: +61 3 5172 2100

17 February 2015

Keisha Jones
Urban Growth Project Officer
Latrobe City Council
PO Box 264
MORWELL VIC 3840

Our ref: SP452261
Your ref: 1216488

Dear Keisha

TYERS DEVELOPMENT PLAN

Thank you for your correspondence dated 20 January 2015 in respect of an invitation to comment on the Tyers Development Plan. The correspondence was received 21 January 2015.

The Department of Environment, Land, Water and Planning (department) offers the following comments for consideration in relation to the Tyers Development Plan:

Lot 1 PS424861 and Lot 1 TP956345

The information provided with the draft Development Plan includes *Flora, Fauna and Net Gain Assessment – Lot 1 PS424861, Lot 1 PS449977 and Lot 2 PS603049, Tyers, Victoria* (SMEC Urban, 2011). The information in this report does not adequately describe the current existing native vegetation and biodiversity values to enable them to be considered in accordance with the relevant provisions of the Latrobe Planning Scheme; namely the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (DEPI 2013). The department also notes that *Appendix H: Preliminary Subdivision Concept Plan* is completely different from the current plans supporting the proposal.

The existing native vegetation of neighbouring properties and roadsides has not been described or included in discussions about fire risk mitigation or biodiversity impacts associated with future residential development of the development plan area.

Lot 2 PS603049

While not included in the draft Development Plan, this property is identified as contributing to encumbered Public Open Space/Reserve outside DP/Future Reserve (Appendix 9). The area of this parcel identified in the Site Analysis Plan and the Open Space Plan as Future Reserve excludes the

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2000. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



part of the land within the Township Zone. It is not clear why the part of the land within the Township Zone is not included in the proposed future reserve.

Remediation Report – Yorksville Pty Ltd, Tyers, Victoria (Dwyer, Cole & Tollhurst, October 2011), includes recommendations that any remediation works be carried out in the context of stated management objectives included in a written management plan for the reserve, that includes both biodiversity and fire related issues. A copy of the written management plan was not included or discussed in the documentation supporting the draft Development Plan.

The land is identified on the Bushfire Considerations Plan as Forest. There is no discussion about fire risk implications (perceived or real) for the existing native vegetation on this property, on either the existing or proposed residential development, other than a small area to be utilised for defendable space. There is no discussion about implications or considerations relating to the existing section 173 agreement on the subject land.

This parcel is subject to a Diversion Plan (Diversion No. 20122131), issued in the Magistrates' Court of Victoria at Latrobe Valley, dated 17 May 2013. The responsible authority should ensure all relevant legal requirements of this Diversion Plan have been fully discharged before considering any future use of the land.

All written correspondence should be sent electronically to gippsland.planning@depi.vic.gov.au or mailed to:

Manager Statutory Planning Approvals Gippsland
Department of Environment, Land, Water and Planning
71 Hotham Street
TRARALGON VIC 3844

If you have any queries regarding this matter, please contact Regional Planning and Approvals – Gippsland at the department's Traralgon office, telephone (03) 5172 2111.

Yours sincerely



Leah de Vries
Statutory Planning Officer

17th February 2015

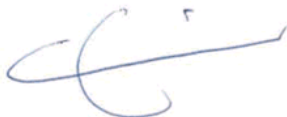
**City of Latrobe
PO BOX 264
MORWELL VIC**

**EPA REFERENCE 5005411
PROPOSAL: Tyers Development Plan**

Thank-you for referring this development plan to the authority for review.

The Environment Protection Authority advises that the proposal has been considered carefully, in particular the drainage and effluent treatment aspects. The EPA is of the view that these are suitably dealt with in the draft development plan and accordingly no further comments is required.

If you need additional information or assistance, please contact our me on 1300 EPA VIC (1300 372 842).



**Emily Sanders
Regional Manager
Gippsland**



Lvl 3, 200 Victoria Street
Carlton
Victoria 3053
GPO Box 4395
Melbourne Victoria 3001
T: 1300 EPA VIC
F: 03 9695 2610
DX 210082
www.epa.vic.gov.au



27 February 2015

Our reference: COR/15/11914
Your reference

Kiesha Jones
Urban Growth Project Officer
Latrobe City Council
P.O. Box 264
MORWELL VIC 3840

Dear Kiesha,

RE: Tyers Development Plan

Gippsland Water has reviewed the documentation and development plan and has no objection as it is in line with the panel hearing report.

If there are any matters about this response that you would like to discuss, please contact myself via either email paul.young@gippswater.com.au or phone 51 774 728.

Yours sincerely


Paul Young
Senior Planning Engineer



Hazelwood Road
PO Box 348
Traralgon Victoria 3844
Telephone: (03) 5177 4600
Facsimile: (03) 5174 0103
contactus@gippswater.com.au
www.gippswater.com.au



Ms Carol Lok
Urban Growth Planner
Latrobe City Council
PO Box 264
MORWELL VIC 3840

Eastern Region
120 Kay Street
Traralgon Victoria 3844
PO Box 158 Traralgon Victoria 3844
vicroads.vic.gov.au

Date 17 February 2015
Contact: Stuart Fenech
Telephone: 5172 2693
Our Ref: 2864322
Your Ref: 1216488
File Ref: SY-003-LAT-PSA

Dear Ms Lok

TYERS DEVELOPMENT PLAN – TYERS – WALHALLA ROAD, TYERS

I refer to your letter of 20 January 2015 regarding the development plan for land comprising two areas approximately 66 hectares in total bounded by Tyers Road and the Tyers-Thomson Valley Road.

Thank you for providing VicRoads with the opportunity to comment on the Tyers Development Plan. VicRoads has reviewed the proposal, and in general, is supportive and has no objection to the NBA group Development Plan 15533DP2 (version 2).

However, VicRoads requests Council to consider the information contained in the accompanying report, Section 14 -Access and Movement.

The report details two access points onto the Tyers-Thomson Valley Road (described as the Tyers-Walhalla Road) where BAR and BAL treatments have been nominated for these intersections. It should be noted that the use of these minimum treatments should be limited to locations which have the correct and appropriate sight distances, generally on straight sections of roadway.

The treatments may need to be altered (refer to Austroads Guidelines 7.5.1 - Rural Basic Right turn treatments) which indicate that, '*this (BAR) layout should not be used where there is reduced visibility to the turn treatment. Right turning drivers on the major road need to perceive the location of the side road and stop if necessary in the through lane before the intersection.*' at the time of subdivision to ensure road safety at these locations.

The comments are provided so that any development is aware of the pending variation compared to the plan and report.

Should you require any further information please contact Stuart Fenech of this office on telephone 5172 2693, who would be pleased to assist.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Chris Padovan', written over a blue horizontal line.

CHRIS PADOVAN
TEAM LEADER – INTEGRATED TRANSPORT & LAND USE
VICROADS EASTERN VICTORIA





CMA Application No: WG-F-2011-0324
Document No: 3
Council No: 1216488
Date: 3 February 2015

Carol Lok
 Urban Growth Planner
 Latrobe City Council
 PO Box 264
 Morwell Vic 3840

Dear Carol,

Application Number (CMA Ref): WG-F-2011-0324

Location Street: Tyers-Walhalla Road Tyers, Victoria 3844

Cadastral: Lot 1, PS449977, Parish of Boola Boola

Regarding: Tyers Development Plan

Thank you for your enquiry, received at the West Gippsland Catchment Management Authority ('the Authority') on 21 January 2015 in relation to the Tyers Development Plan.

The Authority's mapping indicates that the property is well elevated, and not likely to be subject to riverine flooding.

As previously advised, the Authority notes that the 300 metre long centrally located mapped waterway running north-west to south-east across the property appears to be a mapping anomaly. As such the Authority has agreed that any future assessment will not include this waterway. Additionally, the mapped waterway on the eastern property boundary is considered to be of low ecological and hydrological value, with an upstream catchment area of less than 5 hectares. It is noted that this eastern waterway will be contained within an easement to allow for future management and protection of the waterway. The Authority does not have any additional requirements for the currently mapped designated waterways within this property.

We also note that the Development Plan includes the requirement for appropriate stormwater treatment infrastructure to ensure that all stormwater discharged from the subdivision will meet the 'Urban Stormwater Best Practice Environmental Management Guidelines' (CSIRO, 1999).

In light of the above, the Authority has no objection to the proposed Tyers Development Plan.

Should you have any queries, please do not hesitate to contact Penny Phillipson on 1300 094 262. To assist the Authority in handling any enquiries please quote **F-2011-0324** in your correspondence with us.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Adam Dunn'.

Adam Dunn
Statutory Planning Manager

ABN 88 062 514 481

Correspondence PO Box 1374, Traralgon VIC 3844

Telephone 1300 094 262 • Facsimile (03) 5175 7899 • Email westgippy@wgcm.vic.gov.au • Website www.wgcm.vic.gov.au
 Traralgon Office 16 Hotham Street, Traralgon VIC 3844 • Leongatha Office Corner Young & Bair Streets, Leongatha VIC 3953

The information contained in this correspondence is subject to the disclaimers and definitions below:

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
5. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.



CMA Application No: WG-F-2011-0324
Document No: 4
Council No: 1216488
SPEAR No.: 15533/3.1
Date: 31 July 2015

Kiesha Jones
 Urban Growth Project Officer
 Latrobe City Council
 PO Box 264
 Morwell Vic 3840

Dear Kiesha,

Application Number (CMA Ref): WG-F-2011-0324-DE

Property Street: Tyers-Walhalla Road Tyers, Victoria 3844

Cadastral: Lot 1, PS449977, Parish of Boola Boola

Regarding: Tyers Development Plan

Thank you for the opportunity to comment on the revised Tyers Development Plan.

As previously advised, the Authority notes that the 300 metre long centrally located mapped waterway running north-west to south-east across the property appears to be a mapping anomaly. As such the Authority has agreed that any future assessment will not include this waterway. Additionally, the mapped waterway on the eastern property boundary is considered to be of low ecological and hydrological value, with an upstream catchment area of less than 5 hectares. The Authority does not have any additional requirements for the currently mapped designated waterways within this property.

We also note that the Development Plan includes the requirement for appropriate stormwater treatment infrastructure to ensure that all stormwater discharged from the subdivision will meet the 'Urban Stormwater Best Practice Environmental Management Guidelines' (CSIRO, 1999).

In light of the above, the Authority has no objection to the proposed Tyers Development Plan.

Should you have any queries, please do not hesitate to contact Penny Phillipson on 1300 094 262. To assist the Authority in handling any enquiries please quote **F-2011-0324** in your correspondence with us.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Adam Dunn'.

Adam Dunn
Statutory Planning Manager

The information contained in this correspondence is subject to the disclaimers and definitions attached.

ABN 88 062 514 481

Correspondence PO Box 1374, Traralgon VIC 3844

Telephone 1300 094 262 • Facsimile (03) 5175 7899 • Email westgippy@wgcm.vic.gov.au • Website www.wgcm.vic.gov.au
 Traralgon Office 16 Hotham Street, Traralgon VIC 3844 • Leongatha Office Corner Young & Bair Streets, Leongatha VIC 3953

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.
4. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
5. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.
6. Nominal Flood Protection Level – is the minimum height required to protect a building or its contents, which includes a freeboard above the 1% AEP flood level.
7. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
8. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
9. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.



Kiesha Jones
Latrobe City Council
PO Box 264
MORWELL VIC 3840

Eastern Region
120 Kay Street
Traralgon Victoria 3844
PO Box 158 Traralgon Victoria 3844

vicroads.vic.gov.au
Contact: Kylie Franklin
Telephone: 5172 2645
Facsimile: 5176 1016
Kylie.Franklin@roads.vic.gov.au

Our Ref: SP-525-ARPL-LAT-004

11 August 2015

Dear Kiesha,

Tyers Development Plan

Thank you for your letter inviting us to provide comment on the exhibited draft Tyers Development Plan.

VicRoads has reviewed the documents and provides the following comments:

1) Item 3.1 Traffic Engineering

- Please amend the last sentence to read:

Where visibility is unsuitable the use of a BAR treatment will not be accepted. This scenario may require an upgraded treatment which will be developed at the subdivision stage.

- Please include a sentence such as:

VicRoads does not support the creation of cross-roads.

- There appear to be no concept plans for the proposed intersections, particularly adjacent to Tyers-Walhalla Road. VicRoads is concerned that the intersection treatments proposed may not be possible given the topography and existing road reserve boundaries. VicRoads will require concept plans prior to adoption/subdivision.

2) Item 14.1 Pedestrian Connectivity

The Movement Network Plan shows pedestrian movement along Moe-Glengarry Road and Tyers-Walhalla Road.

There appears to be no existing infrastructure to support this movement.

The statement contained in item 14.1 "Given the likely vehicle movements and large nature of the lots it is likely that pedestrians will utilise the road network and that off road pathway infrastructure is not required" is not supported by VicRoads for this Development Plan.

To support the objectives of the Transport Integration Act 2010 and to encourage pedestrian connectivity VicRoads supports the construction of off road shared pathways linking the proposed development to the activity centre.



- 2 -

3) 15.6 Urban Runoff

VicRoads will require a report from a suitably qualified Geotechnical or Hydrological Engineer outlining the design and construction techniques to be utilised and ensuring the proposed water retention systems adjacent to Moe-Glengarry Road and Tyers-Walhalla Road will not impact detrimentally on the these roads.

VicRoads will also require that the design of the water retention system does not introduce an undue hazard to road users.

Yours sincerely



Kylie Franklin
Strategic Planning Officer



Department of Environment,
Land, Water & Planning

71 Hotham Street
Traralgon Victoria 3844
DX 219284
Telephone: +61 3 5172 2111
Fax: +61 3 5172 2100

13 August 2015

Keisha Jones
Urban Growth Project Officer
Latrobe City Council
PO Box 264
MORWELL VIC 3840

Our ref: SP453790
Your ref: 1327088

Dear Keisha

TYERS DEVELOPMENT PLAN

Thank you for your correspondence dated 7 July 2015 in respect of an invitation to comment on updated information relating to the Tyers Development Plan. The correspondence was received 10 July 2015.

The Department of Environment, Land, Water and Planning (department) offers the following comments for consideration in relation to the updated Tyers Development Plan:

- The department previously commented on the Tyers Development Plan (your reference 1216488) in a letter dated 17 February 2015 (our reference SP452261).
- The Bushfire Considerations Plan (15533DP7_Version 3 June 2015) shows that some of the defendable space area for proposed lots 66 and 67 is located outside the subject land. Without knowing the tenure of the adjoining land (Lot 2 PS603049) to be partly utilised to achieve the defendable space for the proposed lots 66 and 67, the department is unsure whether an undue obligation is being placed on the owners of the adjoining land to manage risk that should be contained on the subject land as per the requirements of Clause 52.47 of the *Planning and Environment Act 1987*.

All written correspondence should be sent electronically to gippsland.planning@delwp.vic.gov.au or mailed to:

Manager Statutory Planning Approvals Gippsland
Department of Environment, Land, Water and Planning
71 Hotham Street
TRARALGON VIC 3844

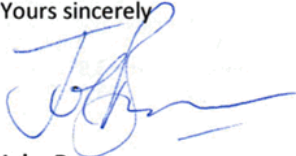
Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2000. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



If you have any queries regarding this matter, please contact Regional Planning and Approvals – Gippsland at the department’s Traralgon office, telephone (03) 5172 2111.

Yours sincerely



John Brennan
Manager Statutory Planning Approvals Gippsland





THE ACREAGE DEVELOPMENT PLAN

Tyers-Walhalla Road, Tyers

Latrobe City Council

October 2015

Prepared by the NBA Group
on behalf of Yorksville Pty Ltd

Reference: 15533/3.1DP Version: 5



Contents

1	Introduction	1
2	Development Plan Area	3
3	Site Assessments	5
3.1	Traffic Engineering	5
3.2	Existing Vegetation	6
3.3	Infrastructure Servicing Report	9
4	Consultation	12
5	The Development Plan	14
6	The Acreage Development Plan Opportunities and Constraints	16
7	Land Budget	17
8	Land Use Framework	18
8.1	Housing Density	18
8.2	Housing Diversity	18
8.3	Community, Commercial and Retail Facilities	18
9	Open Space	19
10	Landscape	20
11	Ecological Considerations	22
12	Bushfire	24
13	Cultural Heritage	26
14	Access and Movement	27
14.1	Pedestrian Connectivity	28
14.2	Road Hierarchy	28
14.3	Intersection Design	29
14.4	Public Transport	29
15	Infrastructure	30
15.1	Electricity	30
15.2	Gas	30
15.3	Telecommunications	31
15.4	Water Supply	31
15.5	Sewerage	31



15.6	Urban Runoff	34
16	Implementation	34
16.1	Detail required at Subdivision Stage	36
16.2	Detail at Development Stage	36

Appendices

- Appendix 1 – Certificates of Title
- Appendix 2 – Site Analysis Plan 15533DP1_V4
- Appendix 3 – Traffic Engineering Assessments*
- Appendix 4 – Biodiversity Assessment Report
- Appendix 5 – Infrastructure Servicing Report*
- Appendix 6 – Timeline of Development Plan Progression
- Appendix 7 – The Acreage Development Plan 15533DP2_V5
- Appendix 8 – Staging Plan 15533DP3_V5
- Appendix 9 – Open Space Plan 15533DP4_V5
- Appendix 10 – Cross Sections 15533DP5_V3
- Appendix 11 – Landscape Master Plan 15533DP6_V5
- Appendix 12 – Bushfire Considerations Plan 15533DP7_V5
- Appendix 13 – Movement Network Plan 15533DP8_V3
- Appendix 14 – Design Response Plan 15533DP9_V2
- Appendix 15 – Land Capability Assessment
- Appendix 16 – Preliminary Stormwater Management Strategy

* Background Report only which has been used to inform the preparation of the Development Plan but they are not to be used to provide guidance on future decision making.



1 Introduction

This Development Plan applies to approximately 66 hectares of land situated to the north east of the Tyers Township as shown in Figure 1 below.

The catalyst for the preparation of this Development Plan is the recent adoption of planning scheme Amendment C82 which rezoned the land to Low Density Residential Zone (LDRZ) and Rural Living Zone - Schedule 2 (RLZ2) and applied the Development Plan Overlay - Schedule 8 (DPO8) to the subject land.

The Development Plan Overlay is a planning tool used to guide the future development of land. It is commonly used in areas where land is controlled by multiple land owners and an integrated development outcome is required.

The Department of Transport, Planning and Local Infrastructure (the 'DTPLI') outlines the purpose of the DPO as follows:

The DPO prevents the granting of permits under the zone before the Development Plan has been approved. The purpose of this provision is to restrain use and development of the land until a plan has been prepared and ensure that future use and development of the land is carried out in accordance with that plan. The Development Plan details the form and conditions that must be met by future use and Development of the land.

The Acreage Development Plan (the 'ADP') has been prepared in accordance with Schedule 8 of the DPO. It provides guidance for Low Density and Rural Living development across two separate land holdings ensuring a cohesive and integrated development that is appropriate for the area.

The Development Plan identifies where roads, reserves, and physical infrastructure should be located. It is based on best practice urban design and is responsive to site conditions including topography, bush fire considerations, drainage, waste disposal, vegetation, abuttal to neighbouring uses and site opportunities and constraints.

There are two major components that comprise 'The Acreage Development Plan':

- **The Development Plan (DP)** – depicting a broad urban layout including road network and location of reserves (Appendix 7).
- **The Report** – providing context for the preparation of the Development Plan, summarising existing site conditions, analysing key opportunities and constraints and describing the plan and its implementation.

These two documents should be considered in conjunction with each other.

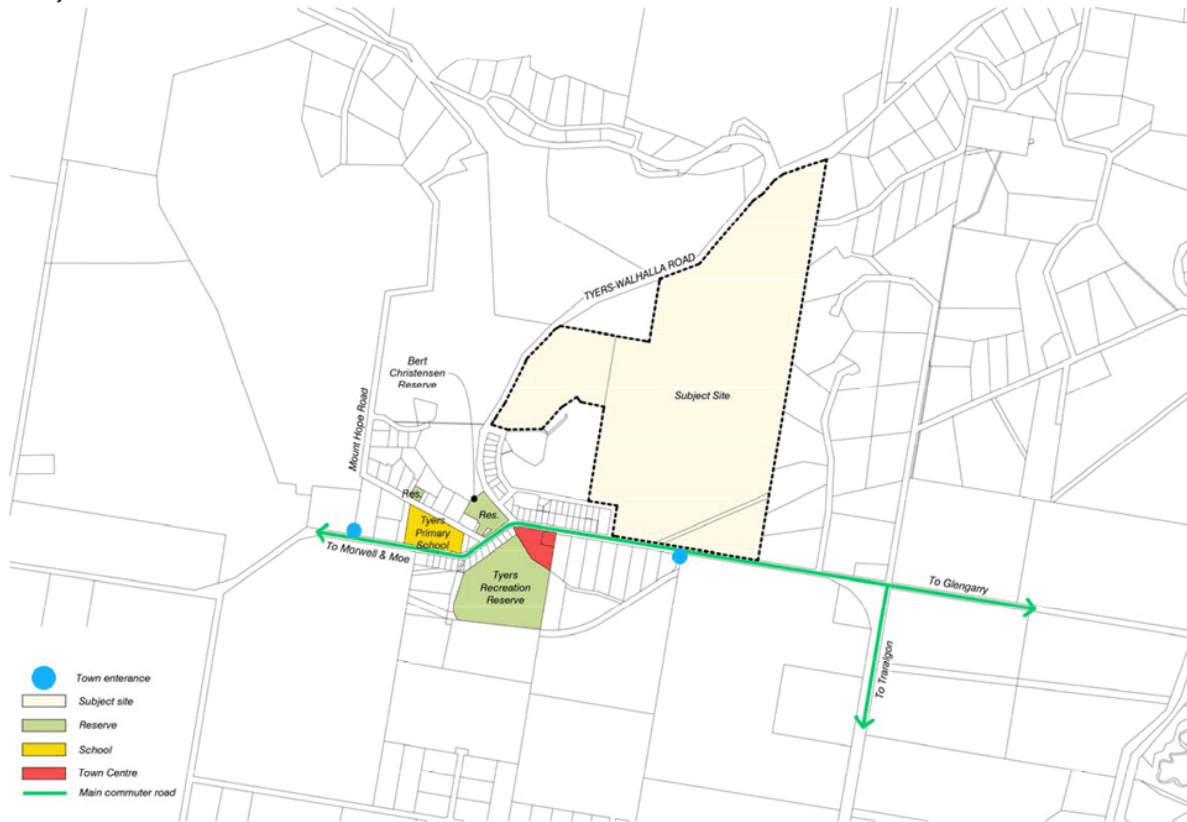
The Development Plan has been prepared following extensive consultation with Council and authorities throughout the rezoning process. A timeline of events can be found at Appendix 6 and details the formation of the final Development Plan. A number of consultant reports have also been prepared for the site and used to guide the layout of the Development Plan. These reports can be found in the attached appendices and include:

- Traffic Engineering Assessments (Appendix 3);
- Biodiversity Assessment Report (Appendix 4);
- Infrastructure Servicing Report (Appendix 5);
- Land Capability Assessment (Appendix 15);
- Preliminary Stormwater Management Strategy (Appendix 16).



Proposed Development Plan
Tyers – Walhalla Road Tyers

Figure 1 - Locality Plan





2 Development Plan Area

The Acreage Development Plan relates to two parcels of land that together comprise an area of approximately 66 hectares and are located to the north east of the Tyers Township (see Figure 1). The land is irregular in shape and is bound by Moe-Glengarry Road (Main Road) to the south and Tyers-Walhalla Road to the north and east.

Historically the land has accommodated a Blue Gum plantation however the site has since been cleared of plantation vegetation and comprises mostly of cleared areas, weeds and pasture grass. A few forestry access tracks are present through the precinct. There are no buildings or structures present.

The topography of the land is undulating with a prominent ridge line dissecting the precinct. Land to the south of the ridge line falls towards the south eastern corner of the precinct with the slope lessening as it moves away from the ridgeline. Land on the north western side of the ridgeline falls to the north-west, with the degree of slope increasing as the height of the ridgeline increases.

An existing electricity easement traverses the south eastern corner of the Development Plan area (as labelled E2 on title plan PS449977U at Appendix 1).

Attractive views over the Latrobe Valley are available from the Development Plan area. A number of industrial uses are visible in the far distance from the upper slopes. The industrial uses are well located away from the Development Plan area and no significant noise sources affect the area. Odour created by the Australian Paper Mill is intermittently evident throughout the area, as it is to much of the Latrobe Valley.

The Tyers Township is on the immediate periphery of the site and is accessible via both Glengarry Moe Road and Tyers-Walhalla Road.

Tyers is situated approximately 10kms north-west of Traralgon and 150kms east of Melbourne. It is a rural township within the City of Latrobe.

As shown on the Site Analysis Plan at Appendix 2, the Development Plan area interfaces with several land uses which include residential, rural living, agricultural and a former quarry.

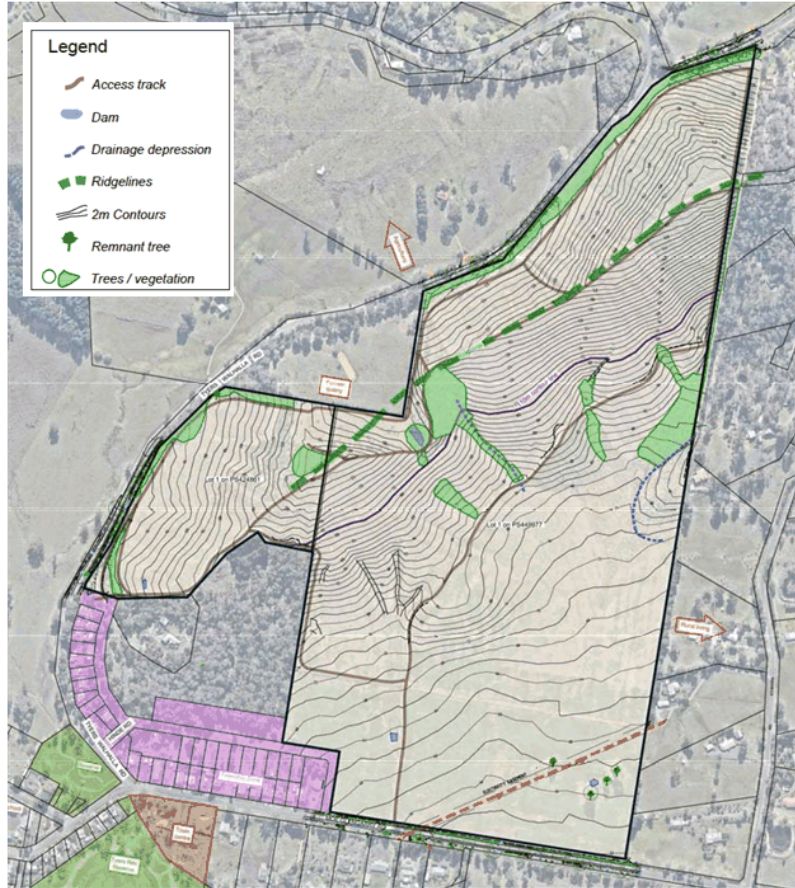
Land to the east of the precinct is generally contained within the Rural Living Zone - Schedule 4 and comprises of developed allotments that vary between 1 and 2 ha.

Land immediately to the south and west of the precinct is contained within the Township Zone and comprises of allotments of approximately 800sqm developed with single dwellings. Further south are Low Density Residential allotments that range between 2000sqm and 9000sqm. Further west of the town is agricultural land that is generally utilised for grazing purposes.

North of the precinct is agricultural land with pockets of rural living available throughout.

A former quarry abuts the north east boundary of the precinct, however is unused.

Figure 2 – Excerpt from the Site Analysis Plan (refer to Appendix 2 for a detailed plan of the existing site conditions).



Photograph 1 - South west across the precinct from the ridgeline



3 Site Assessments

3.1 Traffic Engineering

A Transport and Traffic Impact Assessment Report was prepared for the precinct by SMEC Urban in October 2010 and this report was reviewed and updated by GTA Consultants in September 2011 to reflect design changes. Copies of both reports are attached at Appendix 3.

The GTA Report describes the existing road network as follows:

- Moe-Glengarry Road functions as a primary arterial road and is located within a Road Zone Category 1 in the Latrobe Planning Scheme. It is a two-way road aligned in an east-west direction and configured with a two-lane, 6.4 metre wide sealed carriageway with a 3m wide sealed shoulder on the south side, set within a 20 to 25 metre wide road reserve. Moe-Glengarry Road has a speed limit of 80km/h past the site. Traffic counts undertaken by SMEC Urban found a two way traffic volume of 2,400 vehicles per day on Moe-Glengarry Road near the site, of which approximately 10% is in each peak hour.
- Tyers-Walhalla Road functions as a primary arterial road and is located within a Road Zone Category 1 in the Latrobe Planning Scheme. It is a two-way road aligned in a northeast-southwest direction and configured with a two lane, 6.4m wide sealed carriageway set within a variable width road reserve. Tyers-Walhalla Road has a speed limit of 80km/h past the site. Traffic counts undertaken by SMEC Urban found a two-way traffic volume of 1,400 vehicles per day near the site, of which approximately 10% is in each peak hour.

The subject site also abuts unconstructed Hinde Road to the south and a section of Fitzgibbons Road in the north east corner

Photographs 2 & 3 – Tyers-Walhalla Road along frontage of site



All intersections to Moe-Glengarry Road and Tyers-Walhalla Road are required to be designed and constructed to the satisfaction of Vic Roads. They have advised that BAR/BAL treatments will only be appropriate where it can be demonstrated that roads have appropriate sight distances. Where visibility is unsuitable the use of a BAR treatment will not be accepted. This scenario may require an upgraded treatment which will be developed at the subdivision stage. It is also noted that VicRoads does not support the creation of cross-roads.

Photograph 4 – Moe-Glengarry Road (Main Road) along frontage of site (towards west)



3.2 Existing Vegetation

As detailed above, historically the land has accommodated a Blue Gum plantation however the site has since been cleared of plantation vegetation and comprises mostly of cleared areas, weeds and pasture grass (refer to Figure 4). Four remnant scattered trees are situated towards the southern boundary (photographs 5 & 6), whilst some small areas of regrowth vegetation (less than 10 years old) are scattered throughout the site.

In terms of the surrounding land, a large 'bushblock' is situated adjacent to the western boundary (refer to figure 4), whilst some remnant vegetation is situated within the Tyers-Walhalla Road reserve (to the north of the subject site). A large expanse of predominantly native vegetation is also situated to the north-east of the site.

Ecological Vegetation Class (EVC) mapping suggests that vegetation situated within the site resides within EVC 151 (Plains Grassy Forest), although a small section of the south-eastern corner is identified as EVC 55 (Plains Grassy Woodland) (refer to Figure 3). It is noted that the subject site resides within the *Highlands – Southern Fall Bioregion* and the subject site is situated within the *West Gippsland Catchment*. Table 1 outlines ecological characteristics typical of the EVC.

Figure 3 – EVC Mapping.

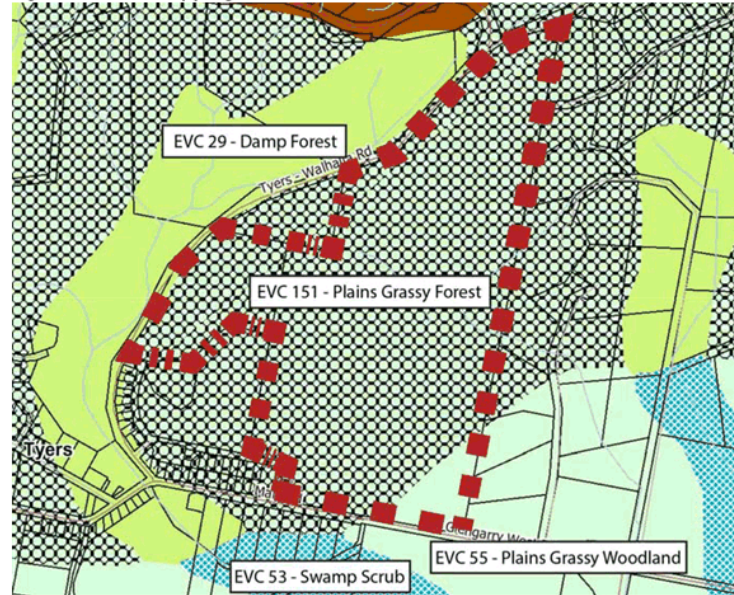


Table 1 – Benchmark description of EVCs identified on or in close proximity to the subject site.

Ecological Vegetation Class	EVC No.	Benchmark Description
Plains Grassy Forest	151	Open forest to 20m tall often above a heathy shrub layer and a diverse grassy, sedgy and herbaceous ground layer. Occurs on lowland plains and old river terraces made up of gravelly sandy clays.
Plains Grassy Woodland	55	An open, eucalypt woodland to 15m tall occurring on a number of geologies and soil types. Occupies poorly drained, fertile soils on flat or gently undulating plains at low elevations. The understorey consists of a few sparse shrubs over a species-rich grassy and herbaceous ground layer
Damp Forest	29	Grows on a wide range of geologies on well-developed generally colluvial soils on a variety of aspects, from sea level to montane elevations. Dominated by a tall eucalypt tree layer to 30m tall over a medium to tall dense shrub layer of broadleaved species typical of wet forest mixed with elements from dry forest types. The ground layer includes herbs and grasses as well as a variety of moisture-dependent ferns including occasional tree ferns.
Swamp Scrub	53	Closed scrub to 8m tall at low elevations on alluvial deposits along streams or on poorly drained sites with higher nutrient availability. The vegetation characteristically lacks a eucalypt overstorey and is dominated by Swamp Paperbark (<i>Melaleuca ericifolia</i>) (or sometimes Woolly Tea-tree <i>Leptospermum lanigerum</i>) which often forms a dense thicket, out-competing other species. Where light penetrates to ground level, a moss/lichen/liverwort or herbaceous ground cover is often present. Dry variants have a grassy/herbaceous ground layer.



The Acreage Development Plan
Tyers – Walhalla Road, Tyers

Photographs 5 & 6 – Existing Scattered Trees.



Figure 4 – Existing Vegetation Plan.



3.3 Infrastructure Servicing Report

An Infrastructure Servicing Report was prepared by Millar Merrigan (February 2013) Appendix 5. The report provides an assessment of the infrastructure available within the area and its ability to service the Development Plan area. The report provides the following summary of existing conditions:

Reticulated Water

Existing infrastructure exists servicing the site. Preliminary information from Gippsland Water suggests that the site can be provided with reticulated water for all areas of elevation up to and including 110m AHD. The 110m contour is the limit for existing infrastructure.

There are no reticulated recycled water sources within this area but opportunity exists for rainwater capture and re-use as part of future development processes.

Electricity

The relevant electricity supplier for the site is AusNet Services. There are no anticipated issues with regard to network capacity. Substations will be required within the development as an SP-AusNet maintained asset.

There are existing 66kV/22kV overhead powerlines crossing through the south west corner of the site. AusNet Services East Region Design Manager, John Barnett has advised that the 22kV lines bounding the site can support future development based on 4kVA per lot. The existing supply to Lot 1 PS603049 can remain.

Photograph 7 – Existing overhead power lines.



Gas

Feasibility enquiries have determined that there is currently no natural gas distribution infrastructure within the area. APA Group's Mains Extension Coordinator, Julieanne Free, has confirmed that there are currently no plans to extend the network into the area.



Telecommunications

Telecommunication infrastructure is available within the area and is currently transitioning from copper wire to broadband technology. Pit and pipe infrastructure will be required to be provided by the developer within the subdivision in accordance with the usual requirements of Telstra and NBN Co. If deemed viable by Telstra/NBN Co, Fibre to the Premises (FTTP) may be required, instead of copper service, as part of the National Broadband Network. NBN Co. requirements will be based on whether the proposed development is within their current broadband footprint as the development meets the size trigger point currently in use.

The technology and services required would be determined closer to the time of development commencement, depending on Telstra/NBN Co. deployment of FTTP policy and any negotiations based on a commercial agreement.

Sewerage

The relevant service authority for sewer in the area is Gippsland Water. There is currently no reticulated sewerage available to Tyers and advice from Gippsland Water indicates no plans by the authority to provide reticulated sewerage to the area.

A *Municipal Domestic Wastewater Management Plan (DWMP)* was prepared for Council in December 2006 and includes the town of Tyers for specific closer management. The report recognises the current wastewater management problems experienced in Tyers with monitoring confirming that approximately 78% of sites dispose of their waste offsite into kerb and channel, producing poor local visual amenity and contributing to the significant risk of disease to humans from contact with contaminated water. The report contains the following Key Finding (page 28):

Tyers has been assessed as a high risk locality and there is a need to urgently continue consideration, in conjunction with other stakeholders, sustainable options including conventional reticulated sewer and other low cost alternative options for the management of domestic wastewater.

The Management Strategies of the DWMP are (page 32):

1. *Policy review;*
2. *Information Management;*
3. *Community education, information, and communication;*
4. *Monitoring of septic tank systems and environmental impacts;*
5. *Compliance auditing of identified high risk localities.*

Management Action Plans have been developed to implement each of the above strategies and the following is the plan set out specifically for Tyers:

	Strategies	Objectives
1a)	<i>Investigate innovative waste disposal strategies</i>	<ul style="list-style-type: none"> ▪ <i>To develop a long term solution to domestic wastewater management in Tyers.</i> ▪ <i>To minimise impacts on receiving environment around Tyers.</i>
1b)	<i>Development of a community information and education strategy on septic tank management.</i>	<ul style="list-style-type: none"> ▪ <i>To reduce loading on/discharge from systems.</i> ▪ <i>To maximise the designed criteria of the system.</i>



The Acreage Development Plan
Tyers – Walhalla Road, Tyers

<p><i>Development of a community information and education strategy on water minimization/conservation.</i></p>	<ul style="list-style-type: none"> ▪ <i>To increase owners' awareness of the importance of managing septic tanks systems.</i> ▪ <i>To improve compliance with permit conditions.</i> ▪ <i>To prevent alterations exceeding the design capacity of existing approved systems.</i> ▪ <i>To minimise impacts on receiving environments.</i>
---	--

It is evident that existing smaller lots within the Tyers Township are not containing their effluent outflow. It appears that existing systems are inefficient and/or need maintenance, and the Council's intention to instigate proper record keeping and monitoring is obviously soundly based.

A detailed LCA has been completed by Simon Anderson Consultants. A detailed site investigation was carried out to allow sizing of different LAA areas based on lot layout and topography. Subsoil investigations were completed at forty six locations to determine an accurate soil profile.

Urban Run Off

Current mapping provided by the West Gippsland Catchment Management Association (WGCMA) indicates two waterways within the subject site, see Figure 5. Through discussions with WGCMA's Land Planning Manager, Adam Dunn, it has been determined that the first of these waterways is a mapping anomaly and the second is a waterway of low hydrological and ecological value. WGCMA has advised that no requirements or conditions will be placed on the land during future development proposals for the site. A Drainage Strategy has been prepared for the Development Plan area by Simon Anderson Consultants (Appendix 15). The report outlines stormwater management obligations for the development to ensure best practice guidelines can be met.

Figure 5 – WGCMA Waterway Mapping.





The Acreage Development Plan
Tyers – Walhalla Road, Tyers

4 Consultation

The Acreage Development Plan has been informed by consultation with relevant stakeholders and various authorities over the past 7 years. A timeline of events is included at Appendix 6 and details how the Development Plan has been informed.

In preparing the Infrastructure Servicing Report, Millar Merrigan engaged in discussions with various servicing agencies including:

- West Gippsland Catchment Management Authority;
- Latrobe City Council Engineers, Planners and Health Department;
- Gippsland Water;
- SP Ausnet;
- APA Group/Envestra;
- Telstra/NBN;
- Vicroads.

The Development Plan has been informed by the requirements and comments of these various authorities.

Figure 6 - Original draft Development Concept prepared by SMEC Urban 2007

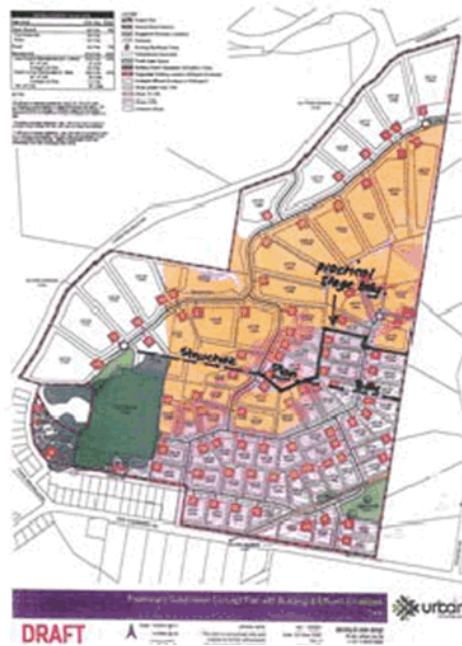


Figure 7– Tyers Structure Plan 2010





The Acreage Development Plan
Tyers – Walhalla Road, Tyers

Figure 8 - Development Concept prepared by NBA Group / Millar Merrigan February 2011



Figure 9 – Amended Development Concept 2013



The change from the layouts shown in Figures 9 & 10 was a result of Council feedback that the design should align roads with topographic features, particularly minor gullies, to assist with site drainage. The layout was also refined to accord with the findings of the Drainage Strategy. The layout in Figure 11 was amended to provide a single access to Moe-Glengarry Road following discussions with VicRoads.

Figure 10 - Amended Development Concept February 2014

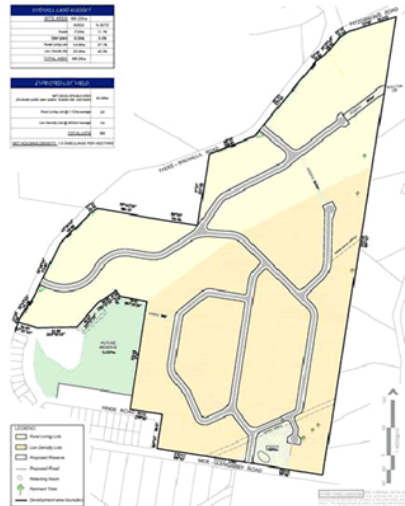
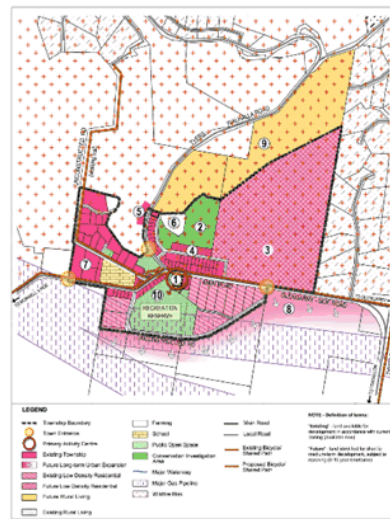


Figure 11 – Revised Tyers Structure Plan following adoption of Amendment C82





The Acreage Development Plan
Tyers – Walhalla Road, Tyers

5 The Development Plan

The Acreage Development Plan is illustrated in Figure 12 and Appendix 7.

The intention of the ADP is to provide for an attractive, well planned community expanding on the existing rural living areas at the edge of town. It delivers an integrated and sustainable neighbourhood where future residents can choose from a range of housing types in high amenity settings. The ADP provides for a mix of rural living and low density housing opportunities. It allows for a logical infill between the township area and the established rural living area to the north east.

The overall neighbourhood design has been influenced by the natural features of the site and the availability of reticulated services. The design ensures that streets are well connected and easy movement through the neighbourhood and connections to surrounding areas is provided.

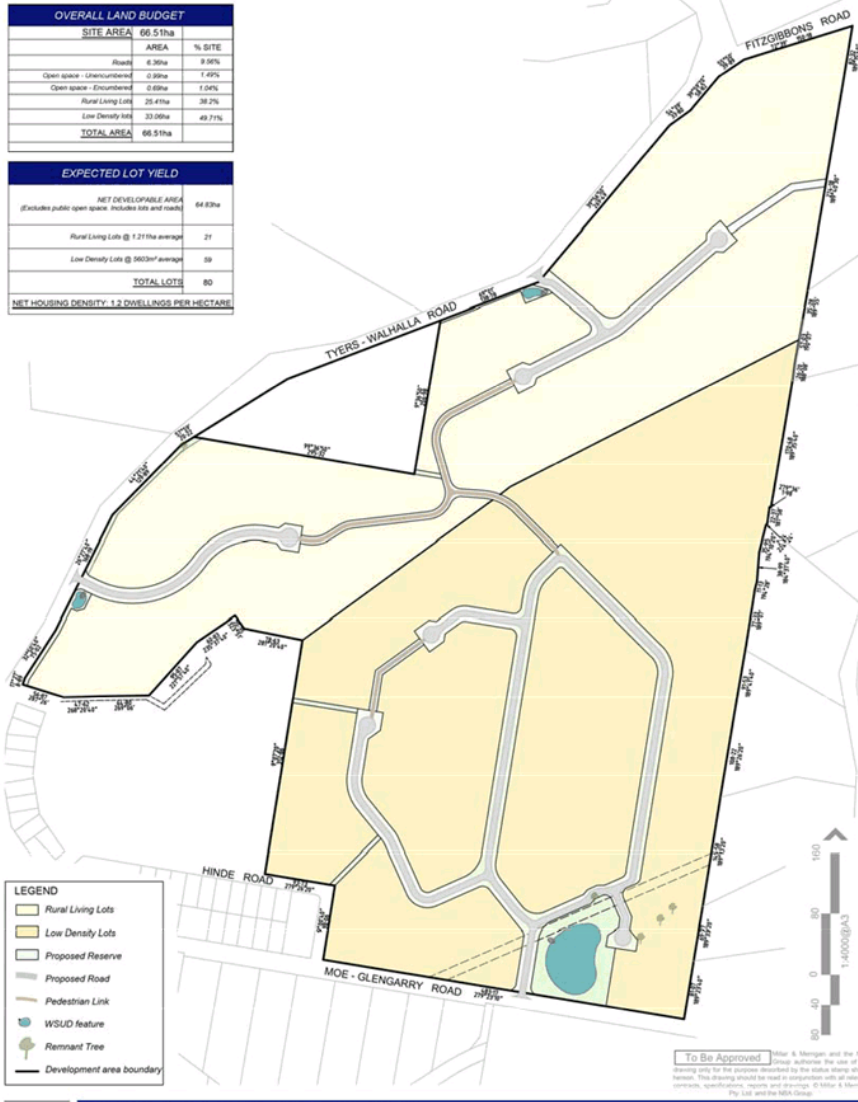
Drainage, wetland design and Water Sensitive Urban Design (WSUD) techniques will add to sustainability in terms of capture, use and treatment of stormwater and it is intended that a wetland area be provided within a public open space reserve. Landscaping around the wetlands will improve ecological integrity and provide habitat potential for native flora and fauna.

The key elements of the Plan are detailed in the following sections of this report.



The Acreage Development Plan
Tyers – Walhalla Road, Tyers

Figure 12 – The Acreage Development Plan (refer to Appendix 7).



DEVELOPMENT PLAN
The Acreage, Tyers
Tyers - Walhalla Road, Tyers
Latrobe City Council
15533DP2_Version 5
October 2015

Miller & Merrigan Pty Ltd ACN 095 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500 **F** (03) 8720 9501
Ausdoc DX 13608 Croydon
 admin@millermerrigan.com.au
 millermerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Metro Level 1, 1 Queens Road, Melbourne, 3004
Regional 382 Raymond Street, Sale, 3850
Mail 156 Commercial Road, Morwell 3840
M 0418 402 240 **T** (03) 5143 0340
F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au

To Be Approved Miller & Merrigan and the NBA Group authorize the use of this drawing only for the purpose described by the notice stamp shown herein. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Miller & Merrigan Pty Ltd and the NBA Group



6 The Acreage Development Plan Opportunities and Constraints

The ADP has been prepared in accordance with a series of strategic objectives based around best practice approaches to growth area planning. A review of the site analysis and existing conditions has deemed the following opportunities and constraints, all of which have been considered and have informed the preparation of the Development Plan.

Site opportunities:

- To provide increased rural residential development within close proximity to the township of Tyers;
- To provide low density residential living in a rural environment;
- Further population growth will contribute to the vitality of the Tyers community;
- To contribute to the rural village character of the town;
- To provide lower density housing within close proximity to Traralgon without detracting from the recognised need to maximise available land within Traralgon;
- To develop land generally in accordance with the Tyers Structure Plan;
- To create an attractive entrance into the township from both Moe-Glengarry Road and Tyers-Walhalla Road;
- To provide appropriate effluent disposal and implement monitoring and review in accordance with DWMP;
- To meet market gaps in medium to premium housing contributing to diversity of choice;
- Opportunities for passive surveillance given the opportunity for rural fencing.

Site Constraints

- The relatively steep slope on the northern portion of the site.
- The lack of reticulated sewerage and requirement to treat waste water within allotment boundaries;
- The heavily vegetated rural residential precincts to the east and west of the site;
- The location of the existing electricity easement and overhead service;
- The inability to provide lots above the 110m contour with reticulated water;
- Visual and potential odour amenity impacts created by distant industrial uses;
- The relevant bushfire considerations;
- Minimising access to the RDZ1;
- Likelihood of further subdivision is restricted by infrastructure available;
- No need for commercial or community uses within the precinct given existing town community assets and infrastructure;
- Remnant vegetation situated onsite and within the road reserve.



7 Land Budget

This Land Use Budget should be read in conjunction with the ADP.

The GAA Precinct Structure Planning Guidelines provide the following definitions used in the land budget:

- **Encumbered Land** is constrained for development purposes. Includes easements; retarding basins/wetlands; landfill; conservation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields). It is not provided as a credit against public open space requirements, however regard is taken to the availability of encumbered land when determining the open space requirement.
- **Gross Developable Area** is the total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
- **Net Developable Area** is land within the precinct available for development. This excludes encumbered land, arterial roads, railway corridor, government schools and community facilities and public open space. It includes lots, local roads and connector streets.
- **Net Housing Density** is the number of houses divided by the net developable area.

	Ha	%
TOTAL AREA OF SITE	66.51	100
ENCUMBERED LAND	0.58	0.9
GROSS DEVELOPABLE AREA	65.93	99.1
OPEN SPACE (UNENCUMBERED)	0.99	1.49
OPEN SPACE (ENCUMBERED)	0.69	1.04
NET DEVELOPABLE AREA	64.83	97.47
Proposed Road Reserves	6.36	9.56
Rural Living Lots	25.41	38.2
Low Density Lots	33.06	49.71
ALLOTMENT AREA	58.47	

8 Land Use Framework

8.1 Housing Density

The ADP aims to achieve a neighbourhood that provides for a density in accordance with the applicable zoning requirements while responding to the particular site features and the character of the Tyers Township.

In accordance with the requirements of DPO8 and the Latrobe Planning Scheme, the ADP provides opportunity for a range of lot sizes to provide for housing diversity and choice.

Lots	Average Site	No. of Lots
Low Density Allotments	5603m ²	59
Rural Living Allotments	1.211ha	21

Assuming the average lot size, the ADP will yield approximately 80 allotments, representing an overall density of 1.2 dwellings per hectare.

8.2 Housing Diversity

The ADP provides a diversity of choice for future residents and will meet an identified market gap being premium housing and lifestyle living. Two types of housing are provided within the ADP.

Low Density Allotments – are provided on the lower slopes of the Development Plan area below the 110m contour. This land is able to be serviced with reticulated water and is topographically less constrained than the northern extents of the site. Low Density allotments average 5595m² providing opportunities for future dwellings, vegetation and generous recreation areas. Assuming the average lot size, the ADP provides for potentially 59 Low Density Allotments.

Rural Living Allotments - are provided on the upper slopes of the Development Plan area where the topography is steeper and the land is unserviceable with reticulated water. Rural Living Allotments average 1.216ha providing opportunities for future dwellings, effluent disposal, vegetation, hobby farming, recreation areas, water capture and effluent disposal. Assuming the average lot size, the ADP provides for potentially 21 Rural Living Allotments.

8.3 Community, Commercial and Retail Facilities

In accordance with the Tyers Structure Plan contained in Clause 21.06 of the Latrobe Planning Scheme, the entire area of land is dedicated to residential purposes with no new neighbourhood centre or community facilities proposed or required.

The ADP provides for infill development between the existing township and rural living area to the north east and takes advantage of proximity to the Tyers Township. Existing township facilities are as shown in the Site Analysis Plan at Appendix 2.

9 Open Space

A well planned network of open space is available to the ADP area and will provide recreational opportunities for the community as well as catering for stormwater treatment and retardation.

Council's adopted Public Open Space Strategy (May 2013) defines open space as:

Publically accessible land that is set aside for recreation, leisure, sport, conservation and/or associated environmental and urban design functions.

The strategy aims to employ the following policy:

In residential areas, new subdivision be levied at 10% of the net developable area as total open public space, of which a minimum of 5% must be unencumbered and where required, suitable for active open space development.

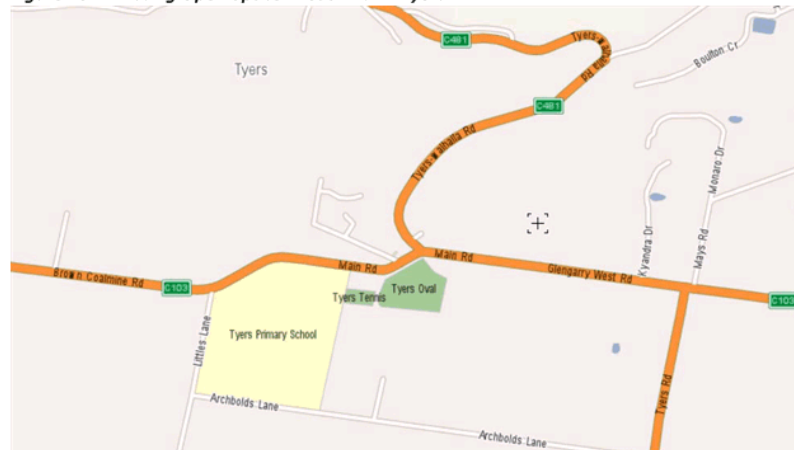
Latrobe City Council's Public Open Space Strategy (2013) discusses open space roles, functions and hierarchies.

The hierarchy and desired distribution for residential areas is defined in the strategy as follows:

- **Local** - The majority of houses in residential areas should have access to a minimum of 0.5 hectares of public open space within a 500 metre radius.
- **District** - The majority of houses in residential areas should have access to district level public open space within a 3 km radius.
- **Regional** - Each town with a population of over 10,000* people should have access to regional standard public open space venue/s.

The Public Open Space Strategy identifies the Tyers Recreation Reserve as a District Sport Reserve, the Bert Christensen Reserve and a District Parkland Reserve, and the Jean Galbraith Flora Reserve as a District Conservation and Environment Reserve. Reserves within close proximity to the Development Plan area are demonstrated in Figure 13 below.

Figure 13 – Existing Open Space Areas within Tyers





The Acreage Development Plan
Tyers – Walhalla Road, Tyers

In addition to the existing public open space areas readily available, the Development Plan includes the creation of 1.68ha of public open space, comprising the following:

- A large reserve (approximately 1.19ha) is proposed adjacent to the proposed access from the Moe-Glengarry Road, the intention is that the reserve would be of sufficient size to act as useable open space for future residents and the township and also provide for a stormwater detention pond, this would be incorporated into the overall design of the park and landscaped to act as an attractive entrance feature.
- A series of lineal reserves proposed along existing roads and within the development allow for pedestrian links throughout the site and to neighbouring developments. Lineal reserves will not be smaller than 10m in width (consistent with Council's Public Open Space Strategy).

As shown in the Open Space Plan at Appendix 9, approximately 1.68ha of land is set aside for open space which equates to 2.5% of the total area. Of this 0.99ha is unencumbered and 0.69ha is encumbered with the existing electricity easement and the proposed WSUD features.

The open space provision is less than that outlined within Latrobe City Council's Public Open Space Strategy (2013) which in residential areas seeks 10% of public open space, 5% of which is to be unencumbered, the policy does not detail requirements for low density subdivisions in small townships. It is noted that the Tyers Township is well serviced by the provision of existing active open space reserves and the Tyers Structure Plan does not envisage the creation of further active open space areas within the subject site. Given the generous lot sizes and the provision of a passive open space reserve, future residents will have more than adequate areas for the passive enjoyment of the outdoors. A cash contribution will be provided to make up any shortfall in the provision of open space at the subdivision stage and this can be utilised for the embellishment of open space areas in accordance with Council policies to suit the needs of the community.

The Landscape Master Plan (Appendix 11) indicates the intended overall landscape treatments for public areas to guide future development. The detailed design of these facilities should be considered at the subdivision stage. To address surveillance issues, the interface between residential lots and open space reserves are to be controlled via urban design guidelines, to be prepared as a condition of subdivision, to the satisfaction of Latrobe City Council.

10 Landscape

Given the land use history of the area, landscape values are currently limited.

The ADP presents the opportunity to enhance the values of the site by establishing a landscape theme that provides a sense of place and community. A Landscape Masterplan for the precinct has been prepared and is attached at Appendix 11.

The ADP proposes avenues of green streets designed to create visual interest and a leafy character for the development. The Landscape Masterplan suggests use of varying trees throughout streets to provide identity and create differentiation between areas of the development. Large informally scattered native canopy trees are suggested within the rural living areas to give them a rustic country appeal, whilst a more structured planting arrangement and use of varying species is suggested with the low density residential areas.

The lineal reserves will enable retention of vegetation along Tyers-Walhalla Road and the dedicated pedestrian links will provide space for new canopy trees and meandering footpaths.

The small retarding basins (adjacent to the road ways that extend from Tyers-Walhalla Road) will only contain water during storm events and will be enhanced with a quality landscape solution to ensure that they are aesthetically pleasing whilst ensuring ease of on-going maintenance.

The proposed large local reserve is to incorporate both Water Sensitive Urban Design elements and space for passive recreation. A retarding basin for stormwater treatment is provided and it too will be enhanced with a quality landscape solution to ensure that it is aesthetically pleasing and easy to maintain.

There is ample opportunity for native plantings that will be visually pleasing, provide for habitat of local fauna and fulfil the required stormwater retardation and filtration process to meet best practice design principles. A meandering pathway will also be included in the reserve for use by residents and consideration is to be given to the provision of open space embellishments including seating and swings. Details are to be determined at subdivision stage.

Photograph 8 – Example of developed lot & associated landscaping



Photograph 9 – Example street tree



Photograph 10 – Example landscaped retarding basin



11 Ecological Considerations

The subdivision layout has been designed to retain remnant vegetation wherever practical. Remnant vegetation protected as part of the development plan includes several scattered trees that are situated towards the southern boundary and are to be retained within allotments and areas of open space.

In terms of remnant vegetation which is proposed for retention within allotments, the indicative lot layout shown in the Design Response Plan (refer to Appendix 14) details that three scattered trees are to be retained within lots 39 and 40. Both allotments are of ample size to enable a future dwelling and associated infrastructure to be appropriately sited.

In terms of remnant vegetation to be retained within areas of open space, the proposed road reserve to the north of the drainage reserve has been designed to avoid a small clump of scattered trees. The proposed design has allowed ample space for the pavement and services to be installed in a manner that will not compromise the structural integrity of the trees. To ensure that remnant trees are adequately maintained and protected as part of any future subdivision works, it is recommended that an arboricultural report be undertaken and suitable protection zones be identified at the planning permit stage.

In addition to remnant vegetation, there is also a variety of non-remnant/regrowth vegetation that is situated on steep sections of the site. Canopy vegetation in these areas is to also be retained, where appropriate, to help maintain the characteristics of the soil profile, although it is noted that sections of the understorey may need to be managed to some degree to help mitigate against the risk posed by wildfire. As with the protection zones for the remnant trees to the south of the development layout, it is recommended that suitable management initiatives are devised at the planning permit stage to ensure that appropriate environmental outcomes are achieved.

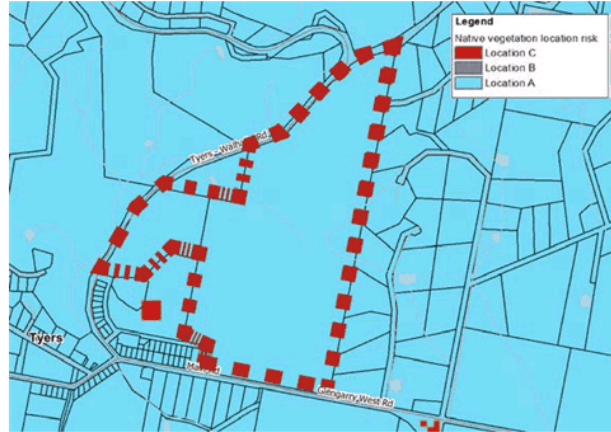
Whilst the development has sought to avoid and minimise the need for vegetation removal, it is likely that some remnant vegetation will require removal from within the Tyers-Walhalla Road reserve to allow for the construction of two appropriately designed access roads to the north. It is also likely that one scattered tree will require removal from the southern portion of the site to accommodate the proposed road. Pursuant to Clause 52.17 of the Latrobe Planning Scheme, any application to remove remnant vegetation from within the site and/or the road reserve will need to be accompanied by the necessary documentation. Such documentation would include a Biodiversity Assessment Report which would detail the characteristics of any native vegetation proposed for removal and would stipulate any offset requirement (an example report has been included as Appendix 4).

Acknowledging that the extent of impact on native vegetation will only be known at such time as a detailed design of the intersection treatments has been prepared, a review of Native Vegetation Location Risk Mapping suggests that any vegetation removal associated with the future development of the site would fall within 'Location A' (low risk-based application pathway). This indicates that an application for vegetation removal is unlikely to impact on native vegetation deemed to make a significant contribution to Victoria's biodiversity.



The Acreage Development Plan
Tyers – Walhalla Road, Tyers

Figure 14 – Risk-based Mapping



Photograph 11 – Roadside vegetation along Tyers-Walhalla Road



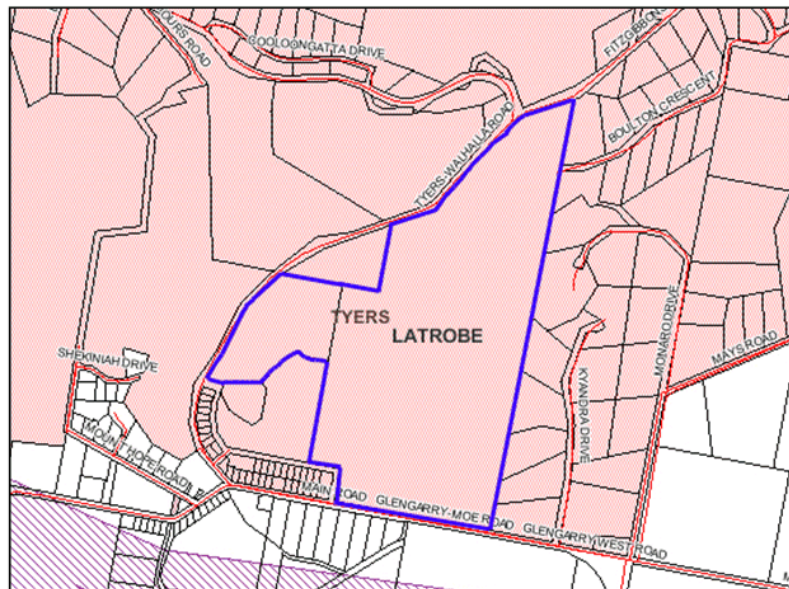
12 Bushfire

The site and surrounds are included within the Bushfire Management Overlay (BMO), see Figure 15.

The BMO is used to guide the development of land in areas of high bushfire hazard where there is potential for extreme bushfire behaviour such as crown fire, extreme ember attack and radiant heat. A proposal must consider the location, design and construction of development as well as the implementation of bushfire protection measures to ensure that the risk to life from bushfire is reduced to an acceptable level.

The ADP proposes a layout with large allotments that are capable of accommodating required defendable space areas and static water supplies as well as a road network that enables appropriate access, see the Bushfire Considerations Plan at Appendix 12.

Figure 15 - Bushfire Management Overlay (land.vic.gov.au)



The subject site is mostly cleared, offering unmanaged grassland, however a patch of forest vegetation is located between the site and the Tyers Township and the rural living lots to the east of the Development Plan area offer dwellings nestled amongst a mix of woodland and forest vegetation. It is noted that the large patch of forest vegetation between the site and the Tyers Township has existing maintenance obligations relating to bushfire risk, which are implemented by a 173 Agreement.

The vegetated areas, together with the steep topography, offer the greatest bushfire hazard to the subject site. There is however additional threat from forest vegetation lining Tyers-Walhalla Road and Fitzgibbons Road, as well as threat from grassfire within the site and from farming land in the surrounding area. In relation to vegetation on site,



The Acreage Development Plan
Tyers – Walhalla Road, Tyers

an assumption has been made that the low density lots (around 1 acre) will be well managed (mown on a regular basis) however the rural living lots (1 hectare) are likely to be grassland and as such have been considered as a threat to future buildings and residents.

Based on a desktop assessment of the vegetation and effective slope, the majority of proposed lots should be capable of achieving a BAL 12.5. Defendable space areas are indicated on the Bushfire Considerations Plan, however the lot layout and defendable space areas are subject to detailed design at subdivision stage.

In respect to the adjacent vegetated land to the south-west of the site, no native vegetation will need to be removed to create defendable space for the development plan area, other than that already envisaged under the applicable s173 agreement. It is intended that some pine trees will be removed adjacent to rural living lots to the north of this vegetated parcel (Refer to the Bushfire Considerations Plan at Appendix 12).

Consideration must be given to siting during a future subdivision application whereby building envelopes should be clumped and the length of access ways minimised. A Bushfire Management Statement will be required as per the requirements of the Bushfire Management Overlay (BMO) and Clause 52.47 of the Latrobe Planning Scheme.

Proposed lots will be large enough (minimum 4000sqm) to accommodate appropriate defendable space areas for grassland along stage boundaries and each can accommodate a static water supply in accordance with CFA requirements.

We note that the layout of the development plan area is heavily constrained by the topography and it is not possible to provide perimeter roads between the external hazards and proposed lots, as grades reach up to 1 in 4 in these areas. Instead, the road network is designed to offer good circulation and multiple access points to the external road network. As a result of detailed engineering assessments, a series of cul-de sacs are utilised across the development plan area to avoid the steep portions of the site. 10m wide links between some of the court bowls will provide pedestrian links as well as emergency access links. Detailed road design at subdivision stage must be in accordance with CFA access requirements.

Future landscaping within road reserves and public open space areas must also consider bushfire risk. At detailed design, landscaping should offer separation between vegetation and utilise low risk and non-combustible features where possible. These include but are not limited to managed lawn, footpaths, rocks and water bodies.

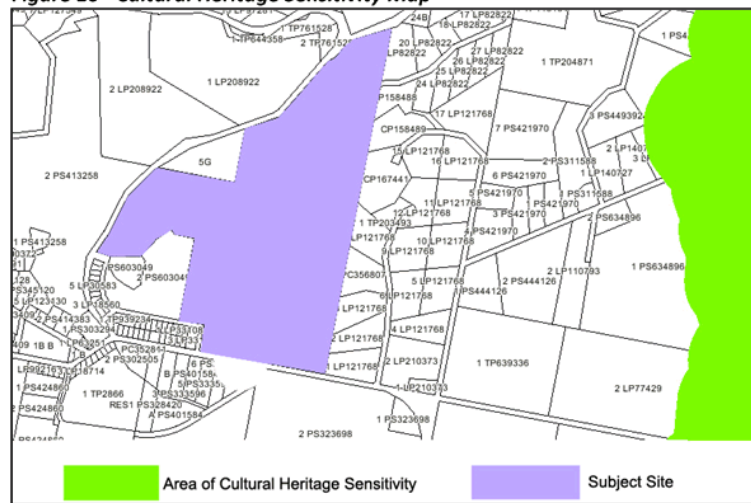
The layout of the Development Plan has considered bushfire hazard and the CFA have reviewed the layout, advising that they are supportive of the submission. Pursuant to the BMO an application for subdivision must be accompanied by a detailed Bushfire Management Statement.



13 Cultural Heritage

Aboriginal Affairs Victoria (AAV) maps identify no areas of 'cultural heritage sensitivity' on or within 200m of the site as indicated in Figure 16 below and as such the future development of the land is exempt from a mandatory Cultural Heritage Management Plan.

Figure 16 - Cultural Heritage Sensitivity Map



14 Access and Movement

The ADP aims to create a safe and convenient neighbourhood that provides a clear and legible street network allowing for appropriate access through the development and links with adjoining roads.

A functional road network has been proposed to provide vehicle access within the development, via 20m wide road reserves for primary roads and 15m wide road reserves for secondary roads. Whilst detailed design would be required at the planning permit stage, the provision of 20m and 15m road widths would be more than adequate to provide for safe and efficient movement.

The road network utilises a series of cul-de-sacs in response to site constraints, namely the steep topography which simply prohibits through roads across much of the land. The exception is within the eastern portion of the low density residential area which is significantly flatter and accommodates a loop road for efficient circulation.

Road treatments can and will be provided in accordance with the recommendations of the Traffic Engineers, Council and VicRoads at the subdivision stage. All internal roads are to conform with the Latrobe City Design Guidelines. In instances where the applicable standards cannot be met, a shared access way (i.e. common property) is to be considered. In the context of the development plan, instance where the appropriate standards may not be achieved could include places where the topography is steep and, as such, appropriate grades cannot be achieved.

Interface treatments for residential lots with side boundaries onto reserves and pedestrian links can be appropriately dealt with at subdivision stage by implementation of design guidelines.

Three key external access points can provide access to the estate as follows:

- To Moe-Glengarry Road near the southeast corner of the site, providing the primary access to the majority of lots and secondary access to the larger ridgeline lots;
- To Tyers-Walhalla Road along the western boundary of the site, providing access to larger allotments north of the ridgeline and linking with internal roads south of the ridgeline and with pedestrian/cycling access to the eastern boundary and Boulton Cresecent;
- To Tyers-Walhalla Road near the northern end of the site, providing primary access to the north eastern ridgeline lots and secondary access to the low density residential lots.

In addition there is opportunity for connection to the Hinde Road reserve in the south west corner and Fitzgibbons Road in the north east corner of the site. It is noted that Boulton Crescent (to the north-east of the site) is a no through road, ending in a court arrangement with a narrow pedestrian/emergency link that extends to the boundary of the subject site. No vehicle access is identified within the ADP to link to Boulton Crescent, rather the existing pedestrian/emergency link will be maintained.

Traffic volume increases have been estimated by Traffic Engineers in the attached reports, who have concluded that the existing road network will not be impacted upon by the



modest traffic increases created by the development. Road treatments can and will be provided at the subdivision stage.

The Movement Network Plan at Appendix 13 demonstrates the vehicle and pedestrian links within the site and to external destinations. In accordance with the Latrobe City Healthy Urban Design Good Practice Guideline, the proposed road and path network has been designed to enhance the permeability of the development footprint (refer to the Movement Network Plan).

14.1 Pedestrian Connectivity

Given the likely vehicle movements and large nature of the lots it is likely that pedestrians will utilise road verges rather than constructed footpaths as per other low density areas surround Tyers Township.

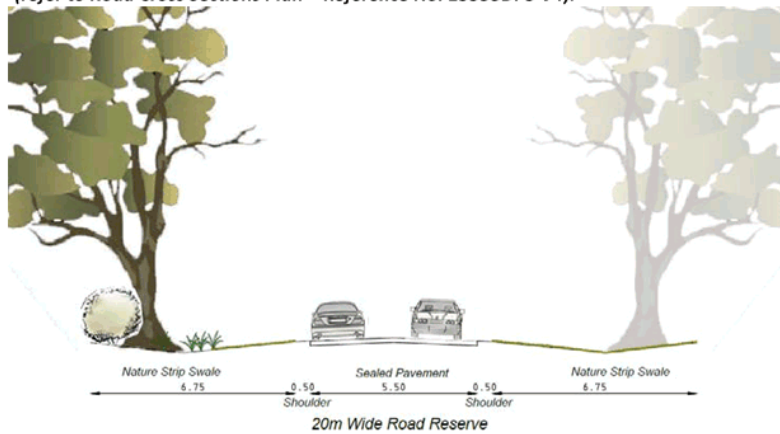
In order to encourage pedestrian connectivity to Tyers Township there is a high degree of connectivity for pedestrians/cyclists within The Acreage Development Plan area, with excellent links to external destinations. Off road shared pathways have been provided to link vehicle cul-de-sacs and a pedestrian link is provided to the unmade Hinde Road Reserve, as well as a link to Boulton Crescent to the east.

The ADP provides for appropriate linkages in accordance with the Latrobe City Bicycle Plan.

14.2 Road Hierarchy

The hierarchy of proposed roads is in part attributed to the volume of traffic utilising the road. The Latrobe Planning Scheme has been utilised to determine the road hierarchies for the development. Hierarchies and Cross Sections are as shown on the attached Road Cross Sections Plan and at Appendix 10 and Figure 17 below. Final grades will be determined at a later stage, to Council and CFA requirements.

Figure 17 – Road Cross Section 20m wide road (refer to Road Cross Sections Plan – Reference No. 15533DP5 V4).





The Acreage Development Plan
Tyers – Walhalla Road, Tyers

14.3 Intersection Design

As discussed in the Traffic Engineering Assessments (Appendix 3) based on the existing traffic volumes and the expected future site generated volumes the proposed access intersections to Tyers-Walhalla Road only require BAL (basic left turn) and BAR (basic right turn) type treatments. With regard to the proposed access intersection to Moe-Glengarry Road the left turn will only require a BAL type treatment however the right turn volumes are very close to the threshold between a BAR type treatment and a CHR(S) (short channellised right turn) type treatment and therefore future subdivision should include a CHR(S) treatment at this location.

Site inspections indicate the sight distance at the proposed access intersection with Moe-Glengarry Road is excellent. The locations of the intersections with Tyers-Walhalla Road have been chosen to maximise sight distances along the winding road. Intersections will be designed to the requirements of the responsible authority at the subdivision stage.

14.4 Public Transport

It is considered unlikely that public transport access will be increase as a result of the development of this precinct. It is expected that existing public transport infrastructure will be capable of accommodating a future resident's needs.

It is noted that public transport (presumably a bus network) is being considered for Tyers in the future. The Acreage Development Plan road layout would provide for a logical bus loop if deemed appropriate.



15 Infrastructure

15.1 Electricity

As discussed above the site is serviced by reticulated electricity, with power lines dissecting the south eastern corner of the site. John Barnett of SP Ausnet has provided the following advice regarding electricity supply:

- *Based on advice from our Network Planner – the 22kV lines crossing the south east corner of your property – can, at present, support your development based on 4kVA per lot.*
- *SP AusNet policy for alteration to existing assets requires the customer/developer to contribute the full cost of the augmentation works. Therefore, any alteration to the alignment of the 66kV/22kV overhead line or low voltage underground service to Lot 1, PS603049 would be at the customer/developer expense.*
- *Services to any existing houses will be required to be relocated to the underground network within the estate, at the expense of the customer/developer.*
- *As the average lot size is greater than 2000 square metres then the development would be classed as low density and the customer/developer would pay the total cost of works for HV and LV cables less SP AusNet’s contribution based on expected revenue from assets installed.*
- *Current SP AusNet construction lead time for overhead works is 150 days (5 months) after negotiations are complete (contracts signed and supply contribution paid).*
- *Current SP AusNet construction lead time for underground works is 100 days (3 months) after negotiations are complete (contracts signed and supply contribution paid).*

Electricity can be provided to proposed lots in accordance with the requirements of the responsible authority as part of the subdivision process.

It is noted that the proposed effluent disposal envelopes for a handful of the indicative allotments enters the electricity easement. The effluent envelopes occur at ground level and the easement contains overhead electricity only, thereby there is no potential for conflict. The electricity easement does not preclude the use of effluent envelopes.

15.2 Gas

APA Group are unable to supply this estate with natural gas. Initial feasibility enquiries have determined that there is currently no natural gas distribution infrastructure within the area. APA Group’s Mains Extension Coordinator, Julieanne Free, has confirmed that there are currently no plans to extend the network into the area.



15.3 Telecommunications

Telecommunication is currently transitioning from copper wire to broadband technology. Currently Telstra are responsible for any infrastructure upgrades required to bring standard service to the proposed subdivision. Pit and pipe infrastructure will be required to be provided by the developer within the subdivision in accordance with the usual requirements of Telstra and NBN Co. If deemed viable by Telstra/NBN Co, Fibre to the Premises (FTTP) may be required, instead of copper service, as part of the National Broadband Network. NBN Co. requirements will be based on whether the proposed development is within their current broadband footprint as the development meets the size trigger point currently in use.

The technology and services required would be determined at the subdivision stage, depending on Telstra/NBN Co. deployment of FTTP policy and any negotiations based on a commercial agreement.

15.4 Water Supply

As discussed reticulated water is available to land below the 110m contour, however land beyond this contour cannot be serviced with town water. This has formed a major consideration to the preparation of the development plan. Lots above the 110m contour average 1.22ha and as such these lots are significantly large enough to capture roof run off as a potable water supply for both domestic and fire fighting purposes.

15.5 Sewerage

As discussed, there is no reticulated sewerage available to the area and as such allotments within The Acreage Development Plan will be required to treat and retain wastewater. The LCA (Appendix 14) includes a series of recommendations for wastewater treatment as outlined at section 3.3 above and demonstrated in Figure 18 below.

It should be noted that extensive consultation was carried out with neighbouring property owners, the Sasses, and Council's Environmental Officers before finalising the report. The key findings of the report can be summarised as below:

- *Install a system that provides a minimum secondary treatment with disinfection to meet EPA requirements for irrigation¹⁰⁸. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS irrigated to an application area to achieve a minimum 600mm separation from seasonal groundwater. Several suitable options are available, including aerated wastewater treatment systems (AWTS) and single pass sand filters. Either of these options is capable of achieving the desired level of performance and final selection is the responsibility of the property owner, who will forward details to Council for approval.*
- *Careful selection of imported fill (if required) for the irrigation area must be carried out in accordance with AS/NZS 1547:2012 "On site Domestic Wastewater management"*
- *On-site disposal of domestic wastewater should occur within the proposed Effluent Management Areas (refer Site Features Plan 345281-LC1(A)). The client is allowed flexibility in selecting the final location and configuration of the irrigation system, provided it remains within this envelope and in accordance with the relevant codes/standards.*



The Acreage Development Plan
Tyers – Walhalla Road, Tyers

- Calculation of Irrigation Area based on AS/NZ 1547 equation $A=Q/DIR$, for a 5 bedroom dwelling

Slope %	0 – 10%	11-20%	21-30%	> 30%
Q (L/day)	900	900	900	900
DIR (mm/day)	2	1.6	1	NR
Irrigation Area (m ²)	450	562	900	-
LAA recommended (m ²)	750	1000	2075	-
EMA recommended (m ²)	1500	20000	4150	-
Min Lot Size Req'd	4000m ²	4000m ²	1.0 ha	-
Water Balance max WSUD (mm)	19	34	39	-

- To determine if the irrigation area (LAA) recommended above is adequate, a water balance¹¹¹ modelling has been undertaken to achieve a maximum wet weather storage depth of less than 50mm. Refer Appendix B of the LCA for full details and calculations.
- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal fields (LAA's), as per EPA Code of Practice – Onsite Wastewater Management, publication 891.3, (Feb 2013).¹¹²
- Council should condition the provision of a detailed hydraulic design for each proposed sub-surface LAA system during the Building Approval process. The owner shall consult a suitably qualified professional experienced with wastewater irrigation, to design and install the irrigation system. The irrigation plan must ensure good, even application of effluent.
- Council is recommended to request a detailed soil management plan be submitted with any Building Application for construction of the proposed LAA's on each lot. Detail should also be provided regarding ongoing management of the dispersion/sodicity risk over the expected life of the LAA.

Further details are available in the attached Infrastructure Servicing Report (Appendix 5) and LCA (Appendix 15). It is noted that the existence of the electricity easement to the south of the development plan does not preclude the siting of an effluent management area within the easement.

Figure 18 – LCA Site Features Plan.





15.6 Urban Runoff

A Preliminary Drainage Strategy has been prepared for the development plan area by Millar Merrigan (Appendix 16). The report outlines stormwater management obligations for the development to ensure best practice guidelines can be met. The strategy recommends that each allotment install an appropriately sized rain water tank with a minimum detention in the top of the tank of 1000L with excess rainwater to be directed to an underground pipe system.

Road reserve run off is to be directed via grass swale drains proposed along road reserves to three nominated locations. A retarding basin will be provided within the reserve at the intersection of Moe-Glengarry Road and the entrance to the estate, with an additional two smaller basins contained within the reserves at intersections with internal roads and Tyers-Walhalla Road. Each installation will be sized to suit the contributing area and will be determined by detailed design at the subdivision stage. A suitably qualified Geotechnical or Hydrological Engineer will outline the design and construction techniques to be utilised to ensure that the proposed water retention systems will not cause detrimental impact to the adjacent roads or road users.

As discussed there are two designated waterways within the site, one of which is a mapping error as advised by West Gippsland Catchment Management Authority and the other which is to be contained in an easement in favour of the relevant catchment authority (subject to West Gippsland CMA's approval), or a restriction must be created on the Plan of Subdivision to limit ground disturbance around/along waterways to allow for its ongoing protection. This is something that will need to be adequately addressed at the permit stage.

16 Implementation

A Staging Plan has been prepared for the ADP (Appendix 8). It has been designed to ensure the outcomes of the ADP are met logically and effectively.

The Staging Plan illustrates that the LDRZ and RLZ areas are capable of being developed independently. Development could occur concurrently and likely in the sequence shown and with stage sizes to suit market demand. It is envisaged that Stage 1 will commence first and that either Stage A or B (or both) will commence prior to Stage 3, subject to market demand. These stages can be developed independently as services do not connect internally.

Preceding development of the site and/or Statement of Compliance, the following points should be considered:

- Subdivision layouts must be generally in accordance with the Acreage Development Plan;
- Public open space of 5 percent to be provided in accordance with the Development Plan with a cash contribution to be paid for any shortfall of public open space;
- Effluent envelopes must be shown on each lot as a restriction on any plan of subdivision lodged. The envelopes are to be in locations as stipulated in 'Land



The Acreage Development Plan
Tyers – Walhalla Road, Tyers

Capability Assessment for On-Site Domestic Wastewater Management, Proposed 80 Lot Subdivision at Tyers-Walhalla Road, Tyers by Simon Anderson Consultants (8 August 2014);

- A section 173 agreement must be entered which registers the Simon Anderson Consultants report referenced above on every title issued in the ADP so that future owners will know their obligations with regard to the treatment of wastewater on their lot;
- Land capability assessments for each lot will be required as part of any septic tank permit application at the building permit stage;
- Remnant trees are to be retained where appropriate. Remnant trees to be retained on lots to be privately owned to be managed including having tree protection zones. New owners will be informed of the protection and management of the trees via a S173 agreement registered on the applicable title(s);
- Building envelopes are not required to be shown on each lot unless specifically stipulated by a referral authority;
- Defendable space for bushfire must be contained wholly within the ADP and not on any adjoining lot;
- Lots directly abutting reserves should be designed to facilitate passive surveillance. Boundary fences adjoining reserves should be visually permeable rural style fencing. Urban design guidelines for lots abutting reserves should be developed and approved by Council and registered on the title of applicable lots via a section 173 agreement;
- A planning permit application will be required for any removal of native vegetation to accommodate the Tyers-Walhalla Road intersections;
- Street networks must support building frontages with two way surveillance;
- Any future planning permit application for subdivision will be referred to WGCMA to provide advice on the location of buildings and of effluent envelopes for proposed lots near waterways;
- Detailed design of the detention basins for stormwater must be provided to Council's satisfaction at the time of subdivision;
- Infrastructure must be designed and constructed in accordance with Council's infrastructure design guidelines and the *Victorian Stormwater Committee Best Practice Guidelines*;
- Drainage modelling must be undertaken to ensure that the staging of development does not result in adverse impacts on adjoining and downstream undeveloped lots;
- A landscape masterplan must be prepared and submitted as part of any subdivision application. The landscape plan must be generally in accordance with the Acreage Development Plan and include:

- The location of pedestrian pathways, signage, fencing, public lighting and street furniture.
 - The areas of public open space and road reserve to be planted, including landscape detail.
 - The detailed design of drainage areas.
 - The shapes, species, height and placement of trees.
 - The vegetation to be retained and removed.
- The landscape design must:
- Ensure landscaping supports surveillance and provides shades in streets, parks and public open space.
 - Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.
 - Provide for walking and cycling networks that link with community facilities.
 - Provide appropriate pathways, signage, fencing, public lighting and street furniture.
 - Utilise existing trees and areas of planting as settings for recreational and play areas, and take advantage of their aesthetic qualities as a feature within the development.
 - Create low maintenance, durable landscapes that are capable of a long life.
 - Streetscapes and public open space must be planted with native vegetation from Councils preferred planting schedule.

16.1 Detail required at Permit Application Stage

- Dimensioned lot layout incorporating effluent envelopes, roads and reserves generally in accordance with the approved Development Plan;
- Open space landscape design concept;
- Detailed area of public open space and delineation of encumbered and unencumbered areas;
- The location/characteristics of existing remnant vegetation on site, notation on whether vegetation is being retained or removed, methods to ensure effective retention of vegetation and to offset any remnant vegetation required to be removed;
- As required by Clause 52.47 of the Latrobe Planning Scheme a Bushfire Management Statement will be prepared. This will follow on from the Bushfire Considerations Plan that has been prepared.

16.2 Detail at Development Stage

- Detailed design of all roads, drainage and other services to the satisfaction of Latrobe Council and CFA;
- Design of external intersections to VicRoads and Latrobe Council satisfaction;
- Drainage design in accordance with the recommendations of the Preliminary Stormwater Management (Millar Merrigan, August 2015);
- Provide for pedestrian linkages in accordance with the Movement Network Plan, particularly to provide for pedestrian access to Tyers Township;
- Provide design guidelines for lot interfaces with reserves.

NBA Group Pty Ltd

Appendix 1 – Certificates of Title (confidential)

This matter is considered to be confidential in accordance with section 89 (2) (h) of the *Local Government Act* 1989 as it deals with a matter that the Council or Special Committee considers would prejudice the Council or any person.

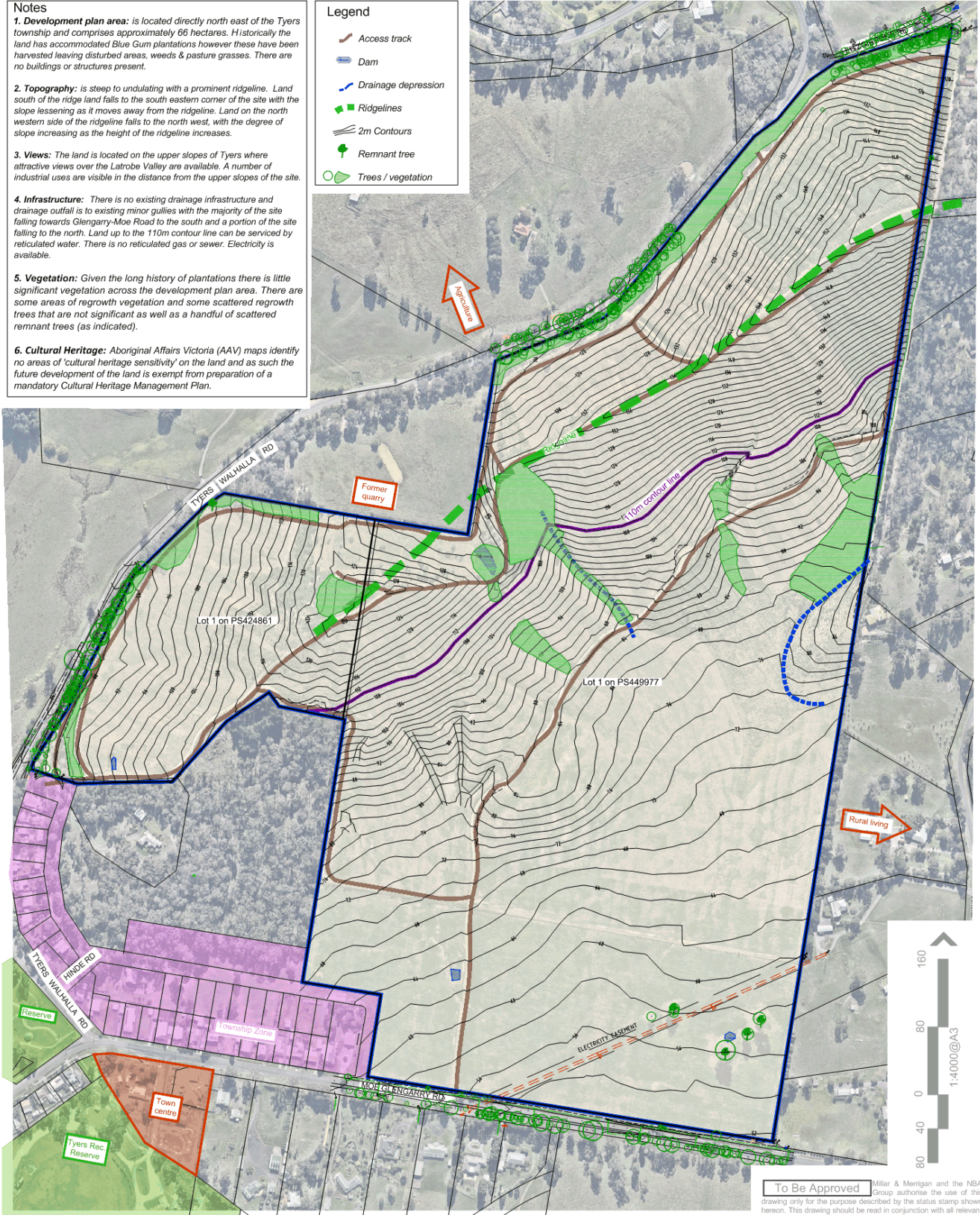
Appendix 2 – Site Analysis Plan

Notes

- 1. Development plan area:** is located directly north east of the Tyers township and comprises approximately 66 hectares. Historically the land has accommodated Blue Gum plantations however these have been harvested leaving disturbed areas, weeds & pasture grasses. There are no buildings or structures present.
- 2. Topography:** is steep to undulating with a prominent ridgeline. Land south of the ridge land falls to the south eastern corner of the site with the slope lessening as it moves away from the ridgeline. Land on the north western side of the ridgeline falls to the north west, with the degree of slope increasing as the height of the ridgeline increases.
- 3. Views:** The land is located on the upper slopes of Tyers where attractive views over the Latrobe Valley are available. A number of industrial uses are visible in the distance from the upper slopes of the site.
- 4. Infrastructure:** There is no existing drainage infrastructure and drainage outfall is to existing minor gullies on the majority of the site falling towards Glengarry-Moe Road to the south and a portion of the site falling to the north. Land up to the 110m contour line can be serviced by reticulated water. There is no reticulated gas or sewer. Electricity is available.
- 5. Vegetation:** Given the long history of plantations there is little significant vegetation across the development plan area. There are some areas of regrowth vegetation and some scattered regrowth trees that are not significant as well as a handful of scattered remnant trees (as indicated).
- 6. Cultural Heritage:** Aboriginal Affairs Victoria (AAV) maps identify no areas of 'cultural heritage sensitivity' on the land and as such the future development of the land is exempt from preparation of a mandatory Cultural Heritage Management Plan.

Legend

- Access track
- Dam
- Drainage depression
- Ridgelines
- 2m Contours
- Remnant tree
- Trees / vegetation



To Be Approved Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty Ltd. and the NBA Group.

SITE ANALYSIS PLAN
The Acreage, Tyers
Tyers - Walhalla Road, Tyers
Latrobe City Council

15533DP1_Version 4
August 2015

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500 **F** (03) 8720 9501
Ausdoc DX 13608 Croydon
 admin@millarmerrigan.com.au
 millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Metro Level 1, 1 Queens Road, Melbourne, 3004
Regional 382 Raymond Street, Sale, 3850
Mail 156 Commercial Road, Morwell 3840
M 0418 402 240 **T** (03) 5143 0340
F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au

Appendix 3 – Traffic Engineering Assessments



Our Ref: 12M1037000

28 October 2011

Yorkville Pty Ltd
C/- NBA Group Pty Ltd
93 Macalister Street
SALE VIC 3850

Attention: Mr. Nick Anderson (Managing Director)

Dear Nick

RE: TYERS-WALHALLA ROAD, TYERS – PROPOSED REZONING

1. Background

It is understood that application has been made to rezone land located at Tyers-Walhalla Road, Tyers from a Farming Zone to a Low Density Residential Zone and a Rural Living Zone.

A Transport and Traffic Impact Assessment Report dated 29 October 2010 for the proposal was prepared by SMEC Urban based on the original rezoning plan. The indicative plan of the proposed future subdivision of the site has subsequently been revised to incorporate 106 lots, rather than the 83 lots envisaged in the SMEC Urban report. GTA Consultants has been engaged to review and augment the SMEC Urban report in light of the current proposal.

2. Existing Conditions

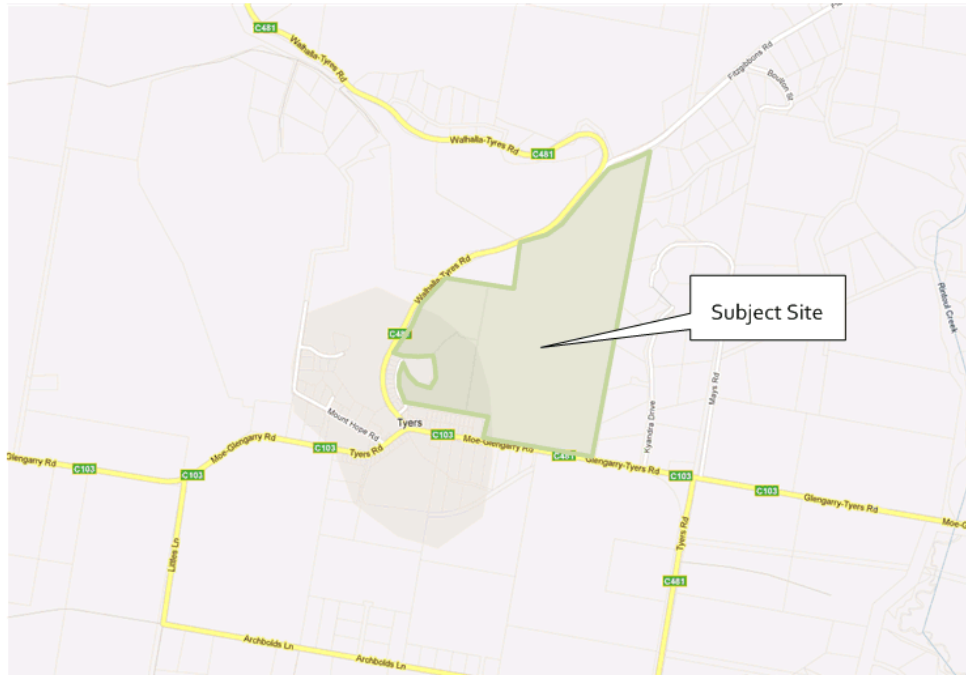
2.1 Subject Site

The subject site includes Lot 1 PS449977, Lot 1 PS424861 and Lot 2 PS603049 on the north side of Moe-Glengarry Road and the southeast side of Tyers-Walhalla Road in Tyers. The site of approximately 73 hectares has frontages of 485m to Moe-Glengarry Road and 1,100m to Tyers-Walhalla Road and is mostly undeveloped rural land.

The location of the subject site and the surrounding environs is shown in Figure 1, and the land zoning is shown in Figure 2.

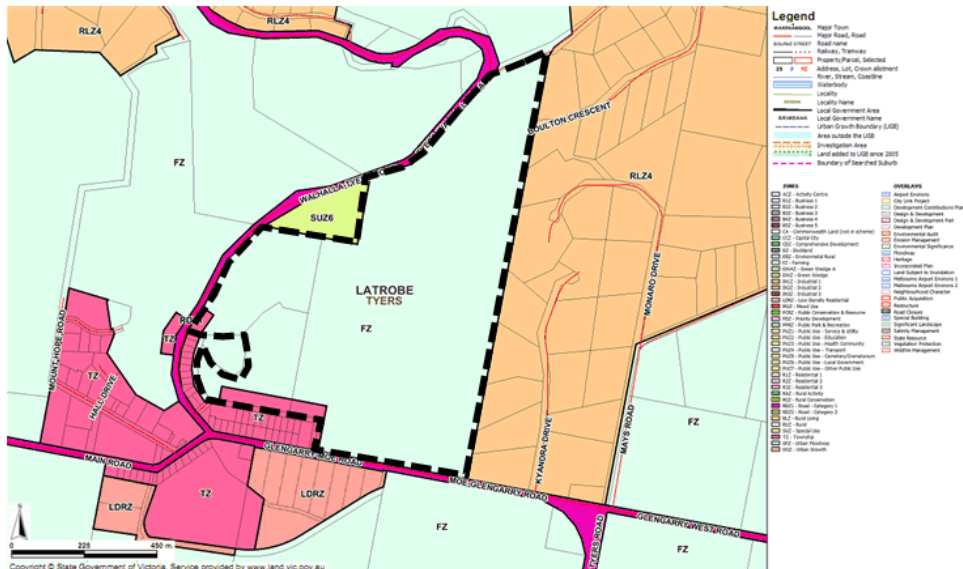


Figure 1: Subject Site and its Environs

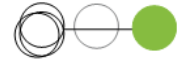


(Reproduced from Google Maps)

Figure 2: Land Zoning Map



(Reproduced from Land Channel web site)



2.2 Road Network

Moe-Glengarry Road functions as a primary arterial road and is located within a Road Zone 1 in the Latrobe Planning Scheme. It is a two-way road aligned in an east-west direction and configured with a two-lane, 6.4 metre wide sealed carriageway with a 3m wide sealed shoulder on the south side, set within a 20 to 25 metre wide road reserve (approx.). Moe-Glengarry has an 80km/h speed limit past the site. Traffic counts undertaken by SMEC Urban found a two-way traffic volume of 2,400 vehicles per day on Moe-Glengarry Road near the site, of which approximately 10% is in each peak hour.

Tyers-Walhalla Road functions as a primary arterial road and is located within a Road Zone 1 in the Latrobe Planning Scheme. It is a two-way road aligned in a northeast-southwest direction and configured with a two-lane, 6.4 metre (approx.) wide sealed carriageway set within a variable width road reserve. Tyers-Walhalla Road has an 80km/h speed limit past the site. Traffic counts undertaken by SMEC Urban found a two-way traffic volume of 1,400 vehicles per day on Tyers-Walhalla Road near the site, of which approximately 10% is in each peak hour.

3. Proposal

It is proposed to rezone the northern section of the site into a Rural Living Zone, and the southern section of the site into a Low Density Residential Zone. The current indicative subdivision plan shows a total of 82 lots in the southern section of the site and 24 lots in the northern section of the site, giving a total of 106 lots over the whole site.

The site is proposed to have three access points situated as follows:

- i To Moe-Glengarry Road near the southeast corner of the site, providing the primary access to the low density residential lots and secondary access to the northeastern rural living lots.
- ii To Tyers-Walhalla Road along the western boundary of the site, providing access to ten of the rural living lots.
- iii To Tyers-Walhalla Road near the northern end of the site, providing the primary access to the northeastern rural living lots and secondary access to the low density residential lots.

In addition to the above, two of the low density residential lots would gain direct access from Hinde Road at the southwest corner of the site. All the remaining lots would be accessed from the proposed internal road network.

The internal road network is proposed to consist of local roads with 20m road reserves.

4. Traffic Impact Assessment

4.1 Traffic Generation

The SMEC Urban report suggests that the proposed lots could generate up to 9 vehicle movements per lot per day, of which 0.85 movements would be in a peak hour. These rates were obtained from the RTA Guide to Traffic Generating Developments and, whilst conservative, are considered reasonable.

Therefore, the current proposal for 106 lots would generate up to 954 vehicle movements per day, including 90 vehicle movements in a peak hour.



4.2 Traffic Distribution

It is considered that the SMEC Urban report uses flawed logic with regard to the likely traffic distribution from the site. The existing split of eastbound/westbound vehicle movements on Moe-Glengarry Road should not be used to estimate the likely traffic distribution of vehicles entering and exiting the site during a peak hour as this traffic includes trips which do not have Tyers as the origin or destination.

Rather, it would be more helpful to review the split of traffic entering and exiting Tyers-Walhalla Road to/from Moe-Glengarry Road to gain a better idea of the likely future directional split of traffic entering and exiting the site. The SMEC Urban report does not provide details of these turning movements. Nevertheless, from the traffic volume data provided it appears that a significant majority of traffic entering and exiting Tyers-Walhalla Road does so to/from the eastern leg of Moe-Glengarry Road, which is as would be expected given that Traralgon is accessed via the eastern leg of Moe-Glengarry Road and that many of the residents of Tyers would frequently travel to Traralgon for employment, shopping and schools. Therefore, it is assumed that 80% of the traffic entering/exiting the site to/from Moe-Glengarry Road will do so to/from the east, whilst 80% of the traffic entering/exiting the site to/from Tyers-Walhalla Road will do so to/from the south.

The following are the typical ratios between the inbound and outbound traffic movements for a residential development:

- AM peak hour: 20% in / 80% out
- PM peak hour: 60% in / 40% out.

Further to the above, it is also assumed that the majority of the residents who have the option of using either Tyers-Walhalla Road or Moe-Glengarry Road to access/egress the site will use Moe-Glengarry Road.

Therefore, based on the traffic generation rates and distributions noted above, Figure 3 and Figure 4 have been prepared to show the estimated site-generated traffic in the AM and PM peak periods following the full development of the site.

Figure 3: AM Peak Site-Generated Volumes

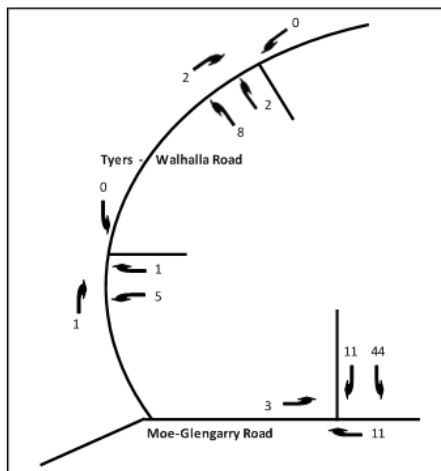
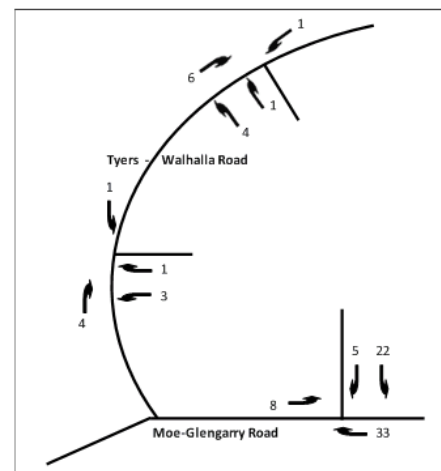


Figure 4: PM Peak Site-Generated Volumes





4.3 Traffic Impact

Hinde Road

Two of the proposed lots will front Hinde Road. Based on the traffic generation rates noted above, this would result in up to 18 additional vehicle movements per day in Hinde Road, including two movements in a peak hour. These volumes are very low and will have negligible impact on the operation of Hinde Road or the intersection of Hinde Road and Moe-Glengarry Road.

Tyers-Walhalla Road

Based on the assumptions noted above, the proposed development is expected to generate approximately 20 additional vehicle movements on Tyers-Walhalla Road to the south of the site in a peak hour. These volumes represent an increase of approximately 15% in the volume of traffic using Tyers-Walhalla Road, which is not expected to impact on the operation or safety of Tyers-Walhalla Road.

Moe-Glengarry Road

Based on the assumptions noted above, the proposed development is expected to generate approximately 70 additional vehicle movements on Moe-Glengarry Road to the east of the site in a peak hour. These volumes represent an increase of approximately 30% in the volume of traffic using Moe-Glengarry Road. Whilst this increase is not negligible, the traffic volumes would still be well within the capacity of the road.

4.4 Intersection Design

As discussed in the SMEC Urban report, warrants for turn treatments are provided in Section 4.8 of the Austroads Guide to Road Design Part 4A with particular reference to Figure 4.9(b) and Figure 4.10 of the guide. Based on the existing traffic volumes from the SMEC Urban report, and the expected future site-generated volumes in Figure 3 and Figure 4 above, the proposed access intersections to Tyers-Walhalla Road only require 'BAL' and 'BAR' type treatments. With regard to the proposed access intersection to Moe-Glengarry Road, the left turn will only require a 'BAL' type treatment. However, the right turn volumes are very close to the threshold between a 'BAR' type treatment and a 'CHR(S)' type treatment. Therefore a 'CHR(S)' type treatment should be considered at this location.

Site inspections indicate that the sight distance at the proposed access intersection with Moe-Glengarry Road is excellent.

Whilst the winding nature of Tyers-Walhalla Road can restrict sight distance, the proposed locations of the two access intersections with Tyers-Walhalla Road have been chosen to maximise sight distance, and safe intersection sight distance should be able to be achieved at each of the locations in accordance with the requirements in Table 3.2 of the Austroads Guide to Road Design Part 4A for a 80km/h zone, provided that the intersections are designed appropriately and vegetation trimmed as necessary.

5. Internal Road Network

Whilst the plan of the internal road network is only indicate at this stage, each of the roads is shown with 20m road reserves. This would be more than adequate to cater for an 'Access Street' in accordance with the requirements of Clause 56.06-8 of the Latrobe Planning Scheme. The indicative road layout is considered to be appropriate from an operational and safety perspective provided that the angled T-intersection adjacent to Lot 26 is appropriately signed and line marked to clarify priority.



Naturally, should you have any questions or require any further information, please do not hesitate to contact me in our Melbourne office on (03) 9851 9600.

Yours sincerely

GTA CONSULTANTS

A handwritten signature in black ink, appearing to read 'D Graham', written in a cursive style.

David Graham
Director (Vic)

2



Transport and Traffic Impact Assessment Report

Moe-Glengarry Road, Tyers

For: Yorksville Pty Ltd c/o SMEC Urban
OCTOBER 29, 2010

Project Name:	Transport and Traffic Impact Assessment Report - Moe-Glengarry Road, Tyers
Project Number:	3004582.5
Report for:	Yorksville Pty Ltd c/o SMEC Urban

PREPARATION, REVIEW AND AUTHORISATION

Revision #	Date	Prepared by	Reviewed by	Approved for issue by
1	29/10/10	C. Emmitt	M. Marsicovetere	D. Hitchins

ISSUE REGISTER

Distribution List	Date Issued	Number of Copies
Yorksville Pty Ltd c/o SMEC Urban: Craig Lyon		
SMEC staff:		
Associates:		
Melbourne Office Library (SMEC office location):		
SMEC Project File:		

SMEC COMPANY DETAILS

SMEC Australia Pty Ltd
Level 4, 71 Queens Road, Melbourne VIC 3004

Tel: (03) 9514 1500

Fax: (03) 9514 1502

Email: Derrick.Hitchins@smec.com

www.smec.com

The information within this document is and shall remain the property of SMEC Australia Pty Ltd

TABLE OF CONTENTS

1 INTRODUCTION	1
1.1 Background	1
1.2 Aim of this Report	1
1.3 Report Structure	1
1.4 References	1
2 PROPOSED DEVELOPMENT	2
2.1 Site Location	2
2.2 Site Plan and Constraints	2
2.3 Proposed Staging	3
3 EXISTING CONDITIONS ASSESSMENT	4
3.1 Existing Road Network	4
3.1.1 Moe-Glengarry Road	4
3.1.2 Walhalla-Tyers Road	5
3.2 Traffic Volumes	7
3.2.1 Mid-block Traffic Counts	7
3.2.2 Intersection Traffic Counts	8
3.3 Casualty Accident Statistics	9
4 PROPOSED ACCESS ARRANGEMENTS	10
4.1 Main Access – Moe-Glengarry Road	10
4.2 Secondary Access – Walhalla-Tyers Road	10
5 TRAFFIC IMPACT ASSESSMENT	12
5.1 Existing Road Capacity	12
5.2 Traffic Generation	12
5.3 Traffic Distribution	12
5.4 Traffic Assignment	13
5.5 External Traffic Growth	13
5.6 Impact on Moe-Glengarry Road	14
6 RECOMMENDATIONS	16
7 CONCLUSION	17
APPENDIX A – TURN WARRANTS	A

LIST OF TABLES

TABLE 1: PROJECTED 2010 TRAFFIC VOLUMES	7
TABLE 2: LAND USE TRAFFIC GENERATION RATES	12
TABLE 3: TURN TREATMENT ASSESSMENT AT PROPOSED ACCESS POINT ON MOE- GLENGARRY ROAD	14

LIST OF FIGURES

FIGURE 1: LOCALITY PLAN (IMAGE REPRODUCED WITH PERMISSION FROM MELWAY PUBLISHING PTY LTD).....	2
FIGURE 2: SITE PLAN AND CONSTRAINTS	3
FIGURE 3: TRAFFIC VOLUMES AT MOE-GLENGARRY ROAD/ WALHALLA-TYERS ROAD DURING AM PEAK	8
FIGURE 4: TRAFFIC VOLUMES AT MOE-GLENGARRY ROAD/ WALHALLA-TYERS ROAD DURING PM PEAK	9
FIGURE 5: RURAL BASIC LEFT TURN TREATMENT	15
FIGURE 6: RURAL BASIC RIGHT TURN TREATMENT, TWO-LANE ROAD.....	15

1 INTRODUCTION

1.1 Background

SMEC Australia Pty Ltd has been engaged by Yorksville Pty Ltd to prepare a Transport and Traffic Impact Assessment Report for the proposed rezoning of approximately 73 hectares of land at Moe-Glengarry Road, Tyers. The proposal consists of rezoning land that is currently zoned as Farming (FZ), to Low Density Residential Zone (LDRZ) and Rural Living Zone (RLZ).

1.2 Aim of this Report

This report aims to investigate and assess the following:

- Proposed access arrangements to the site, and
- Impact of traffic generated by the proposed development.

1.3 Report Structure

The transport and traffic impact assessment for this proposal covers 4 stages as follows:

- Proposed Development
- Existing Conditions Assessment
- Proposed Access Arrangements
- Traffic Impact Assessment

1.4 References

The following references were used to assist in the preparation of this report:

- Austroads Guide to Traffic Management, Part 12: Traffic Impacts of Development
- Austroads Guide to Traffic Management, Part 3: Guide to Traffic Studies and Analysis
- Austroads Guide to Traffic Management, Part 4A: Unsignalised and Signalised Intersections
- RTA Guide to Traffic Generating Developments, Version 2.2, October 2002
- Latrobe Planning Scheme, Local Planning Policies – Clause 21.06
- Latrobe Planning Scheme, Particular Provisions – Clause 56.06
- Small Town Structure Plans – Boolarra, Glengarry and Tyers, April 2009
- Latrobe City Council Population and Household Forecasts 2006 (dated 16/08/2010)

2 PROPOSED DEVELOPMENT

2.1 Site Location

The subject site is located on the north side of Moe-Glengarry Road in Tyers, Victoria, to the north-east of the Tyers town centre.

The site is bounded by Moe-Glengarry Road and Hinde Road to the south, Walhalla-Tyers Road to the north-west, and land zoned Rural Living Zone (RLZ) to the east. Refer to Figure 1 below for the site location.

The approximate site area is 73 hectares.

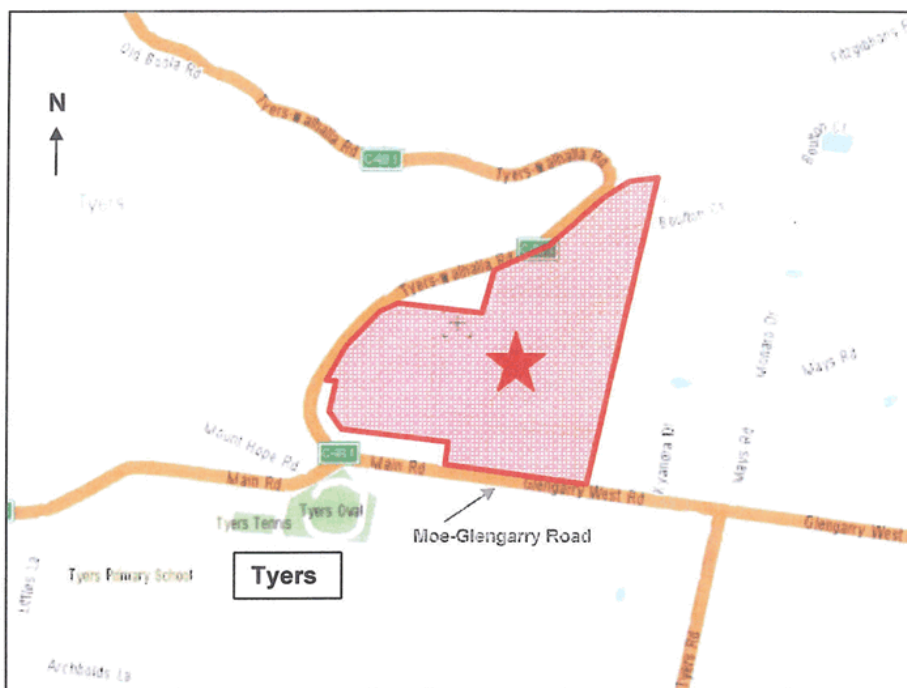


Figure 1: Locality plan (image reproduced with permission from Melway Publishing Pty Ltd)

2.2 Site Plan and Constraints

This transport and traffic impact assessment is based on developing the site with a proposed lot yield of 83 residential lots, comprising 57 low density lots and 26 rural living lots. Vehicular access is proposed off Moe-Glengarry Road and Walhalla-Tyers Road.

The constraints of the development area are shown in Figure 2 below. They consist of a transmission easement through the south-east corner, existing native vegetation and significant trees, and steep grades with slopes measuring greater than 13%. These constraints provide restrictions to the developable area and subdivision layout plan.

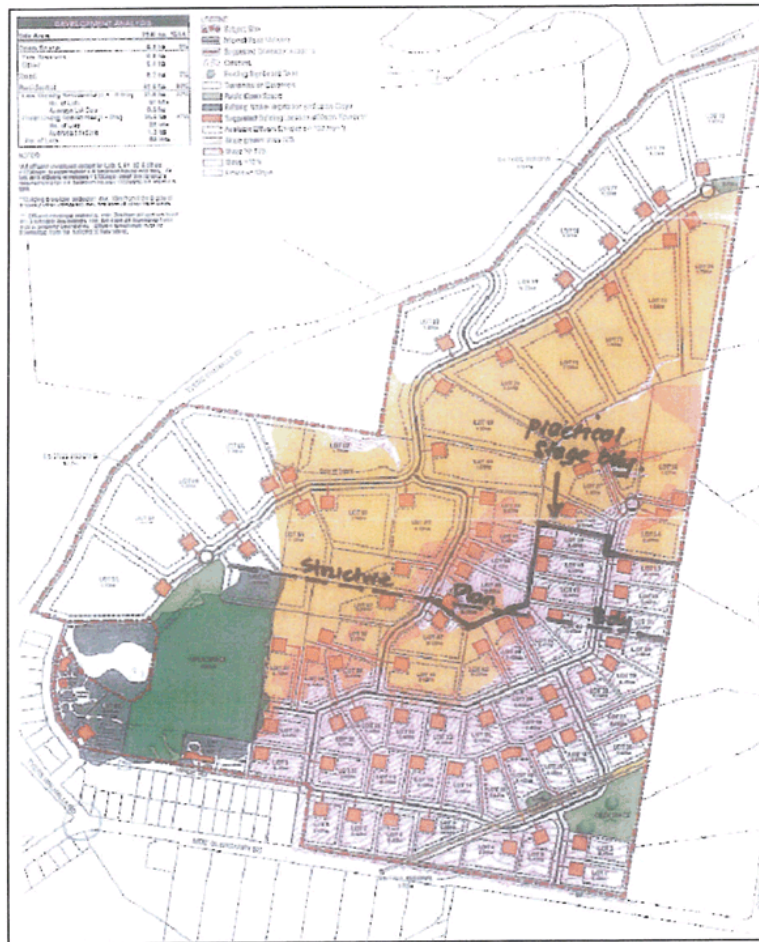


Figure 2: Site plan and constraints

2.3 Proposed Staging

It is proposed to develop the site in two stages as follows:

- Stage 1 – The southernmost 35 hectares located within the township boundary (as identified in the Tyers Structure Plan). This development will consist of future low density residential development. It is expected that the site will be fully developed within 15 years.
- Stage 2 – The northernmost 38 hectares located outside of the township boundary. This development has been identified for future long-term low density residential development. It is expected that this site will be developed after 15 years.

This assessment will be undertaken for the full development scenario.

3 EXISTING CONDITIONS ASSESSMENT

3.1 Existing Road Network

An inspection of the proposed development site, Moe-Glengarry Road and Walhalla-Tyers Road was undertaken on Wednesday 29 September 2010, between the hours of 12.30pm and 1.30pm.

3.1.1 Moe-Glengarry Road

Moe-Glengarry Road between Walhalla-Tyers Road and Tyers Road is a sealed two-lane, two-way undivided rural road.

It consists of a 9m wide carriageway made up of two 3m wide traffic lanes, and a 2-2.5m and 0.5-1m wide sealed shoulder on the south and north side of the carriageway, respectively. Kerb and channel is present along the northern edge of the carriageway adjacent to residential properties.

The road alignment is straight with a gentle incline towards the Walhalla-Tyers Road intersection. The safe intersection sight distance on both approaches to Walhalla-Tyers Road is approximately 150m which complies with the Austroads Guidelines. Refer to Photo 1 and Photo 2 below.

The posted speed limit on Moe-Glengarry Road is 60km/h at Walhalla-Tyers Road. East of the residential properties, the posted speed limit increases to 80km/h. West of Kyandra Drive the speed limit is 100km/h.

Footpaths are provided at the Moe-Glengarry Road/ Walhalla-Tyers Road intersection and continue west along both sides of Moe-Glengarry Road. A pedestrian crossing is located to the west of the intersection to provide access to Tyers Primary School.

A school bus operates along Moe-Glengarry Road to service the Tyers Primary School.



Photo 1: Walhalla-Tyers Road, looking east along Moe-Glengarry Road



Photo 2: Walhalla-Tyers Road, looking west along Moe-Glengarry Road

3.1.2 Walhalla-Tyers Road

Walhalla-Tyers Road between Moe-Glengarry Road and Fitzgibbons Road is a sealed two-lane, two-way undivided rural road.

It consists of a 6m wide carriageway with two 2.8m wide traffic lanes. An unsealed shoulder and grassed verge of varying width, and open drain are present on both sides of the carriageway. Footpaths are not present.

The alignment of Walhalla-Tyers Road varies with a number of inclining sharp to moderate curves, northbound. The stopping sight distance is restricted to 60m at the first sharp curve to the north of the Moe-Glengarry Road intersection.

The following Photo 3 and Photo 4 show the northbound and southbound approaches to this sharp curve located some 100m from Moe-Glengarry Road. The curve is identified as a Victorian Government funded 'motorcycle black spot'.

The posted speed limit up to 300m from the Moe-Glengarry Road/ Walhalla-Tyers Road intersection is 60km/h. From this point the posted speed limit increases to 80km/h.

A 'Log trucks use this road all year' sign was observed on Walhalla-Tyers Road. Walhalla-Tyers Road and Moe-Glengarry Road are both approved routes for B-double and higher mass limit trucks.



Photo 3: Walhalla-Tyers Road, looking north to sharp bend



Photo 4: Walhalla-Tyers Road, looking south to sharp bend

3.2 Traffic Volumes

3.2.1 Mid-block Traffic Counts

Latrobe City Council provided traffic volumes at the following locations dated October 2008:

- Moe-Glengarry Road, 40m east of Walhalla-Tyers Road;
- Moe-Glengarry Road, west of Walhalla-Tyers Road (at the school crossing); and
- Walhalla-Tyers Road, 90m north of Moe-Glengarry Road.

It is estimated that the average annual percent change in population growth for Tyers, between 2006 and 2031, is 0.2%¹ per annum. In order to estimate the current traffic volumes on Moe-Glengarry Road and Walhalla-Tyers Road, a 0.2% compounded growth rate per year has been added to the 2008 traffic volumes.

A summary of the expected 2010 traffic volumes for all vehicles is provided in Table 1 below.

Table 1: Projected 2010 traffic volumes

	Eastbound	Westbound	Total	% Heavy Vehicles
Moe-Glengarry Road, east of Walhalla-Tyers Road				
24 hour weekday average (veh/day)	1177	1248	2425	9%
AM peak hour (8-9am) (veh/hour)	117	99	216 (0.089 PHF*)	-
PM peak hour (5-6pm) (veh/hour)	102	126	228 (0.094 PHF)	-
	Eastbound	Westbound	Total	% Heavy Vehicles
Moe-Glengarry Road, west of Walhalla-Tyers Road				
24 hour weekday average (veh/day)	808	874	1682	11%
AM peak hour (8-9am) (veh/hour)	54	103	157 (0.093 PHF)	-
PM peak hour (3-4pm) (veh/hour)	99	62	161 (0.096 PHF)	-

¹ Latrobe City Council Population and Household Forecasts 2006 (dated 16/08/2010)

	Northbound	Southbound	Total	% Heavy Vehicles
Walhalla-Tyers Road, north of Moe-Glengarry Road				
24 hour weekday average (veh/day)	687	675	1362	9%
AM peak hour (8-9am) (veh/hour)	27	90	117 (0.086 PHF)	-
PM peak hour (5-6pm) (veh/hour)	86	45	131 (0.096 PHF)	-

* PHF = Peak Hour Factor

As can be seen, the AM peak hour is between 8am and 9am, and the PM peak hour is between 5pm and 6pm with the exception of Moe-Glengarry Road, west of Walhalla-Tyers Road, which is between 3pm and 4pm.

Further, the total AM peak hour two-way traffic volume is similar to the total PM peak hour two-way traffic volume for each approach to the Moe-Glengarry Road/ Walhalla-Tyers Road intersection.

3.2.2 Intersection Traffic Counts

The Moe-Glengarry Road/ Walhalla-Tyers Road intersection operates with give-way control on the Walhalla-Tyers Road approach. Figure 3 and Figure 4 show the traffic volumes on each approach to the intersection during the AM and PM peak periods, respectively.

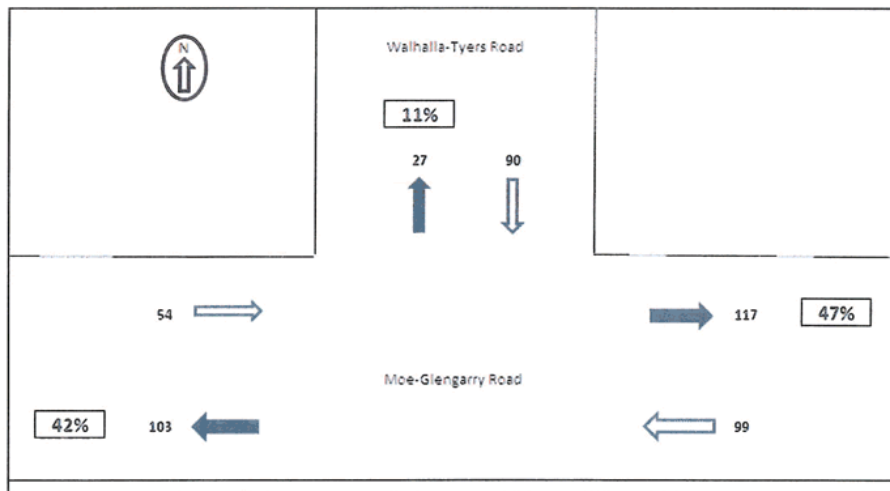


Figure 3: Traffic volumes at Moe-Glengarry Road/ Walhalla-Tyers Road during AM peak

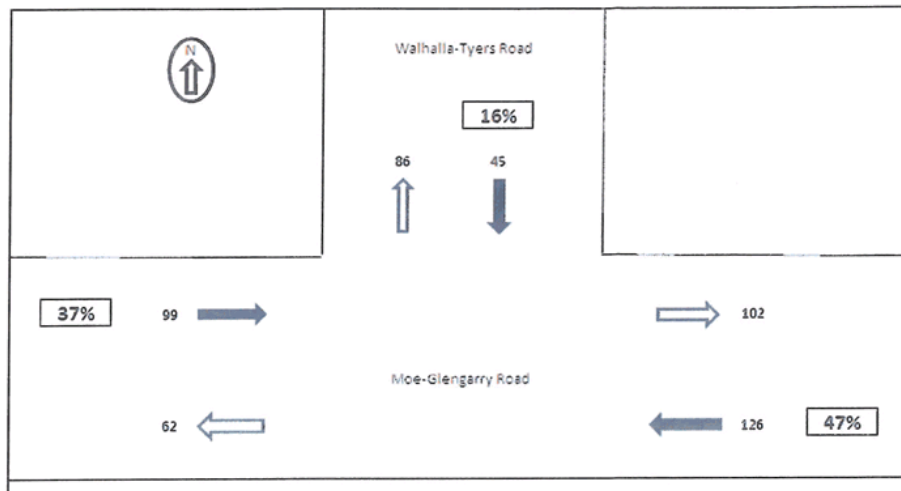


Figure 4: Traffic volumes at Moe-Glengarry Road/ Walhalla-Tyers Road during PM peak

As can be seen, the directional split of vehicles in the AM and PM peak hours is as follows:

- AM peak
 - 47% use Moe-Glengarry Road, east of Walhalla-Tyers Road;
 - 42% use Moe-Glengarry Road, west of Walhalla-Tyers Road; and
 - 11% use Walhalla-Tyers Road.
- PM peak
 - 47% use Moe-Glengarry Road, east of Walhalla-Tyers Road;
 - 37% use Moe-Glengarry Road, west of Walhalla-Tyers Road; and
 - 16% use Walhalla-Tyers Road.

3.3 Casualty Accident Statistics

VicRoads' Crashstats database indicates that four casualty crashes have been recorded along the subject sections of Moe-Glengarry Road and Walhalla-Tyers Road in the 5-year period between January 2005 and December 2009.

Two of the crashes occurred at the Moe-Glengarry Road/ Tyers Road intersection involving right turning vehicles. Both accidents resulted in serious injury.

A crash also occurred at the Moe-Glengarry Road/ Walhalla-Tyers Road intersection. The intersection type crash involved a left turning vehicle colliding with a bicycle at dusk and resulted in serious injury to the cyclist.

The remaining crash involved a westbound vehicle losing control on Moe-Glengarry Road, approximately 350m west of Kyandra Drive. The accident resulted in other injury.

No motorcycle crashes were recorded on the Crashstats database at the 'black spot' location on Walhalla-Tyers Road.

4 PROPOSED ACCESS ARRANGEMENTS

4.1 Main Access – Moe-Glengarry Road

The site plan shows a proposed access point to the development on Moe-Glengarry Road between the existing residential properties and Kyandra Drive. The intersection would form a T-junction with 'give way' control on the minor approach.

The existing alignment of Moe-Glengarry Road at the proposed intersection location is straight and flat. The safe intersection sight distance on both approaches is greater than 250m which complies with the Austroads Guidelines. Refer to Photo 5 below.

The posted speed limit on Moe-Glengarry Road at the proposed access point is 80km/h. Consideration should be given to extending the 60km/h speed limit adjacent to the residential properties to a point east of the proposed access point since the subject site is within the Tyers township boundary.



Photo 5: Moe-Glengarry Road at proposed access point, looking west

4.2 Secondary Access – Walhalla-Tyers Road

A second access point is proposed on Walhalla-Tyers Road toward the northern end of the development area. The intersection would form a T-junction with 'give way' control on the minor approach.

This proposed access point is located on the outside of a moderate curve to the left and along an incline, northbound. The safe intersection sight distance on both approaches is approximately 250m which complies with the Austroads Guidelines. Refer to Photo 6 and Photo 7 below.

As discussed in Section 3.1.2, there are limited alternative locations for access to the subject site from Walhalla-Tyers Road. The Austroads safe intersection sight distance requirements would not be met due to the road alignment.

Therefore it is not recommended that any access be provided along the southernmost 1km length of Walhalla-Tyers Road.



Photo 6: Walhalla-Tyers Road, looking north from proposed access point



Photo 7: Walhalla-Tyers Road, looking south from proposed access point

5 TRAFFIC IMPACT ASSESSMENT

5.1 Existing Road Capacity

The one-way midblock capacity of a traffic lane on an undivided road with interrupted traffic flow is 900 vehicles per hour (source: Austroads Guide to Traffic Management, Part 3: Traffic Studies and Analysis, Section 5.2).

Referring to Table 1, the highest one-way peak hour volume for Moe-Glengarry Road, east of Walhalla-Tyers Road, is 126 vehicles. This occurs during the PM peak period for the westbound lane.

Therefore, Moe-Glengarry Road is currently operating at 14% of its potential capacity during the PM peak hour.

5.2 Traffic Generation

The RTA Guide to Traffic Generating Developments, Version 2.2, October 2002 has been used to source the traffic generation rates for the development area. Given that a residential subdivision is proposed, the traffic generation rate for dwelling houses is appropriate.

The following Table 2 is an extract from the RTA Guide:

Table 2: Land use traffic generation rates

Land Use	Traffic Generation Rates	
	Daily Vehicle Trips	Peak Hour Vehicle Trips
Residential		
Dwelling houses	9.0 per dwelling	0.85 per dwelling

As stated earlier, the subject site has a proposed lot yield of 83 residential lots comprising 57 low density lots and 26 rural living lots. Assuming that the traffic generation rate for low density and rural living lots is the same, the traffic generation of the site would be approximately 750 daily vehicle trips, with 70 vehicle trips occurring in the peak hour.

5.3 Traffic Distribution

The generated traffic volumes from the subject site will be distributed to the existing road network by adopting the same distribution of traffic as identified at the Moe-Glengarry Road/ Walhalla-Tyers Road intersection, refer Section 3.3.2.

5.4 Traffic Assignment

Assuming a worst case scenario that no access is provided from Walhalla-Tyers Road and all trips generated by the site use the Moe-Glengarry Road access point, it is estimated that the following movements will occur at the new intersection in the AM and PM peak hours:

- AM peak
 - 53% (i.e. 42%+11%) travel westbound on Moe-Glengarry Road, this equates to an extra 37 vehicles
 - 47% travel eastbound on Moe-Glengarry Road, this equates to an extra 33 vehicles
- PM peak
 - 47% travel westbound on Moe-Glengarry Road, this equates to an extra 33 vehicles;
 - 53% (i.e. 37%+16%) travel eastbound on Moe-Glengarry Road, this equates to an extra 37 vehicles

5.5 External Traffic Growth

Assuming that the site is fully developed in a 20 year timeframe and using a compounded growth rate of 0.2%, the expected eastbound and westbound traffic volumes on Moe-Glengarry Road in the AM and PM peak hours will be as follows:

- AM peak
 - 103 westbound vehicle trips on Moe-Glengarry Road
 - 122 eastbound vehicle trips on Moe-Glengarry Road
- PM peak
 - 131 westbound vehicle trips on Moe-Glengarry Road
 - 106 eastbound vehicle trips on Moe-Glengarry Road

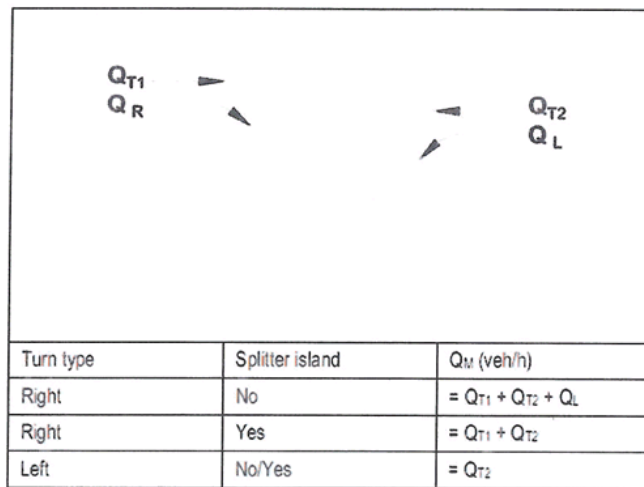
As stated in Section 5.1 above, 126 vehicle trips are currently occurring in the PM peak hour on Moe-Glengarry Road, westbound. In 20 years time, it is expected that this volume will increase to 131 vehicles.

With the addition of 33 vehicles from the site travelling westbound in the PM peak hour, it is estimated that the total vehicle trips at full development on Moe-Glengarry Road, westbound, would be 164 vehicles in the PM peak hour. As a result, Moe-Glengarry Road would operate at 18% of its capacity during the PM peak hour.

5.6 Impact on Moe-Glengarry Road

Warrants for turn treatments are set out in Section 4.8 of the Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections. These warrants apply to major road turn treatments for the basic, auxiliary lane and channelised layouts.

Figure 4.9(b) of the Austroads guide has been used to assess if turn treatments are required at the proposed access point on Moe-Glengarry Road. The values of the following traffic volume parameters; Q_M , Q_L and Q_R , are calculated using Figure 4.10 of the Austroads guide, as shown below.



Refer to Appendix A for this assessment and Table 3 for a tabulated breakdown of the AM and PM peak turn movements at the proposed intersection of Moe-Glengarry Road with the main access to the development area.

Table 3: Turn treatment assessment at proposed access point on Moe-Glengarry Road

Major Road	Existing Intersection Layout	Through Movement (Q_M)	Turn Movement (Q_L or Q_R)	Turn Treatment Required
AM Peak				
Moe-Glengarry Road	-	122	$Q_L=7$	Basic Left
	-	232	$Q_R=7$	Basic Right
PM Peak				
Moe-Glengarry Road	-	106	$Q_L=20$	Basic Left
	-	257	$Q_R=22$	Basic Right

Note: Based on the directional split of 80% exit and 20% enter the development during the AM peak, and 40% exit and 60% enter the development during the PM peak

As can be seen, basic left and basic right turn treatments are required on Moe-Glengarry Road at the intersection with the proposed access point to the subject site. Figure 5 and Figure 6

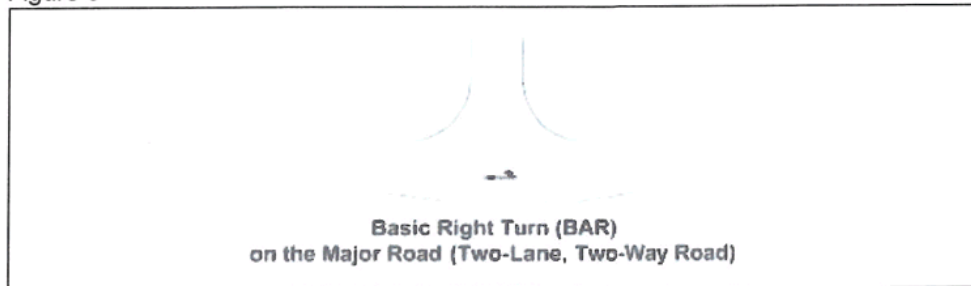


Figure 6 below show the typical basic left and basic right turn treatments for a rural road.

Given that less traffic generated from the development will use Walhalla-Tyers Road and that the existing traffic volume is less than that of Moe-Glengarry Road, it is expected that a basic left turn and basic right turn treatment is appropriate for the proposed secondary access point intersection.

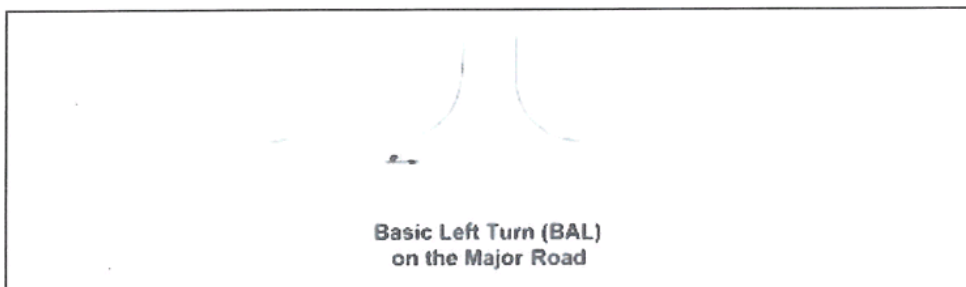


Figure 5: Rural basic left turn treatment

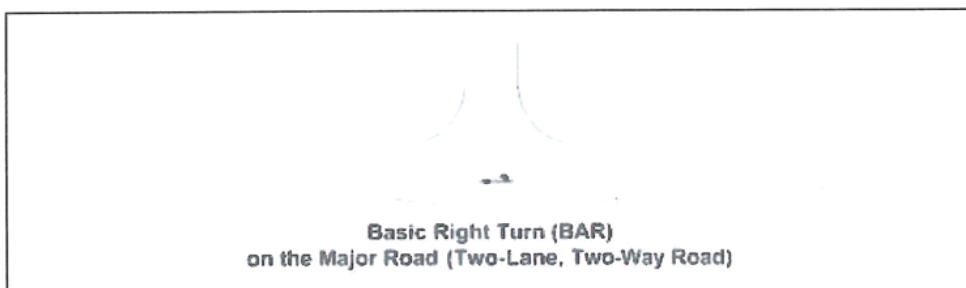


Figure 6: Rural basic right turn treatment, two-lane road

6 RECOMMENDATIONS

The following recommendations are made based on an assessment of the proposed access arrangements and the impact of traffic generated by the Moe-Glengarry Road development in Tyers.

- The proposed access locations on Moe-Glengarry Road and Walhalla-Tyers Road are suitable. The safe intersection sight distance on the approaches to both access points comply with the Austroads Guidelines.
- It is not recommended that any access be provided along the southernmost 1km length of Walhalla-Tyers Road due to the road alignment restricting the safe intersection sight distance.
- An assessment of the turn warrants at the main access point indicates that basic left and basic right turn treatments are required on Moe-Glengarry Road at the intersection with the proposed access point to the site.
- It is expected that a basic left turn and basic right turn treatment is appropriate for the proposed secondary access point intersection on Walhalla-Tyers Road.
- Consideration should be given to extending the 60km/h speed limit on Moe-Glengarry Road adjacent to the residential properties to a point east of the proposed access point since the subject site is within the Tyers township boundary.

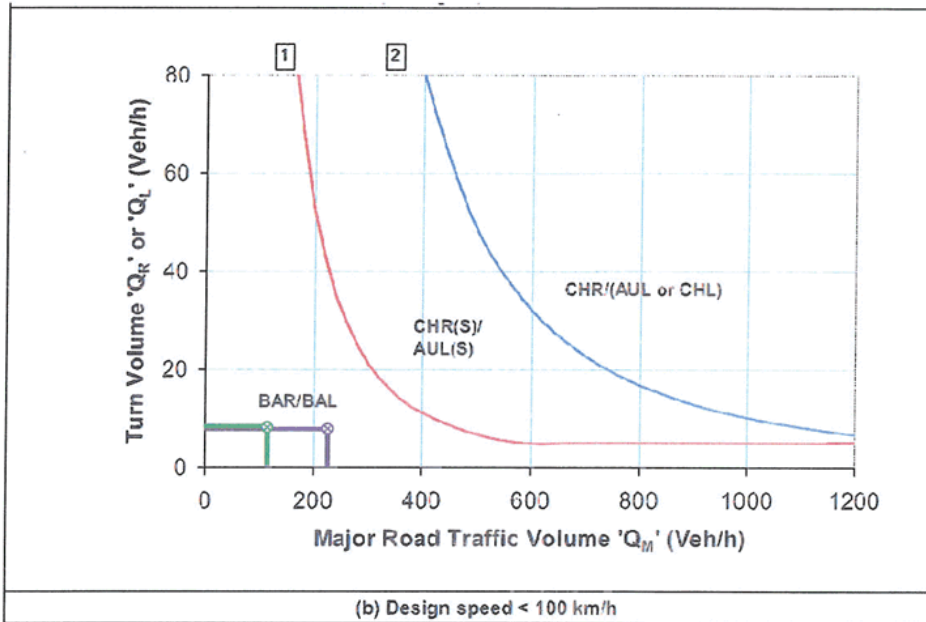
7 CONCLUSION

Based on our site visit and this transport and traffic impact assessment we are of the opinion that Moe-Glengarry Road and the surrounding road network can sustain further residential development at the subject site.

Our assessment shows that a projected daily traffic volume of 750 vehicles, with 70 vehicle trips occurring in the peak hour from the subject site, would not have an adverse impact on the operating conditions of Moe-Glengarry Road when the site is fully developed in 20 years time.

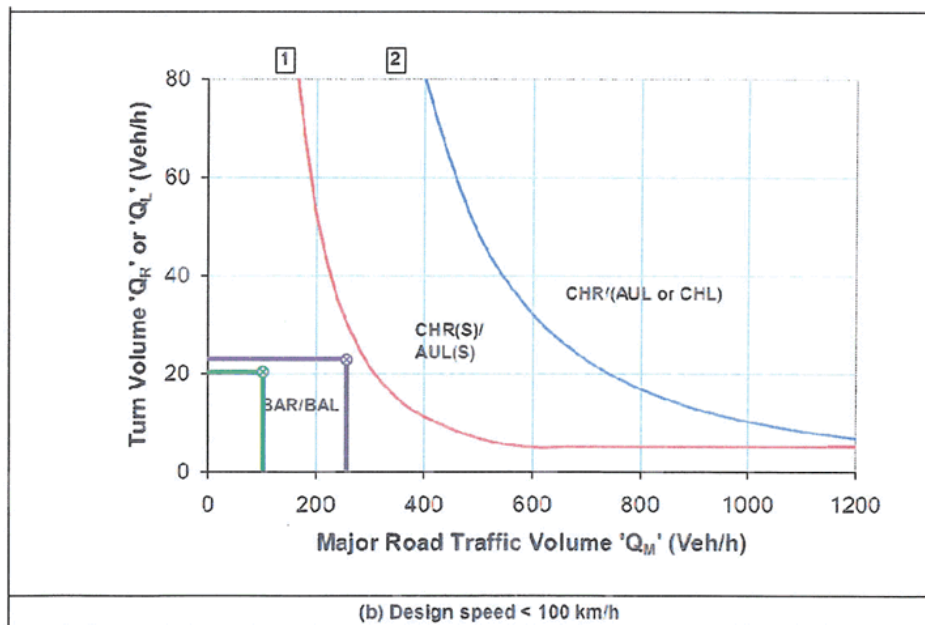
Therefore, there are no traffic and transport reasons as to why the rezoning of the subject site to Low Density Residential and Rural Living should not be granted subject to the appropriate conditions, and that a further detailed traffic and transport impact assessment be undertaken at the development planning application stage.

APPENDIX A – TURN WARRANTS



Source: Amdt and Troutbeck (2006)

AM Peak Turn Treatment Assessment



Source: Amdt and Troutbeck (2006)

PM Peak Turn Treatment Assessment

Appendix 4 – Biodiversity Assessment Report

Biodiversity assessment report

Biodiversity information for applications for permits to remove native vegetation under clause 52.16 or 52.17 of the Victoria Planning Provisions

Date of issue: 01 June 2015

Time of issue: 15:19:45

Property address	TYERS-WALHALLA ROAD TYERS 3844 Address unknown
-------------------------	---

Summary of marked native vegetation

Risk-based pathway	Low
Total extent	0.029 ha
Remnant patches	
1	0.013 ha
2	0.016 ha
Location risk	A

See Appendix 1 for risk-based pathway details

Offset requirements

If a permit is granted to remove the marked native vegetation, a requirement to obtain a native vegetation offset will be included in the permit conditions. The offset must meet the following requirements:

Offset type	General offset
Offset amount (general biodiversity equivalence units)	0.002
Offset attributes	
Vicinity	West Gippsland Catchment Management Authority (CMA)
Minimum strategic biodiversity score	0.082
Strategic biodiversity score of marked native vegetation	0.102

See Appendix 2 for offset requirements details

Biodiversity assessment report

Next steps

This proposal to remove native vegetation must meet the application requirements of the low risk-based pathway and it will be assessed in the low risk-based pathway.

If you wish to remove the marked native vegetation you are required to apply for a permit from your local council.

The Biodiversity assessment report should be submitted with your application for a permit to remove native vegetation you plan to remove, lop or destroy.

The Biodiversity assessment report provides the following information that is required to be provided with your application for a permit to remove native vegetation:

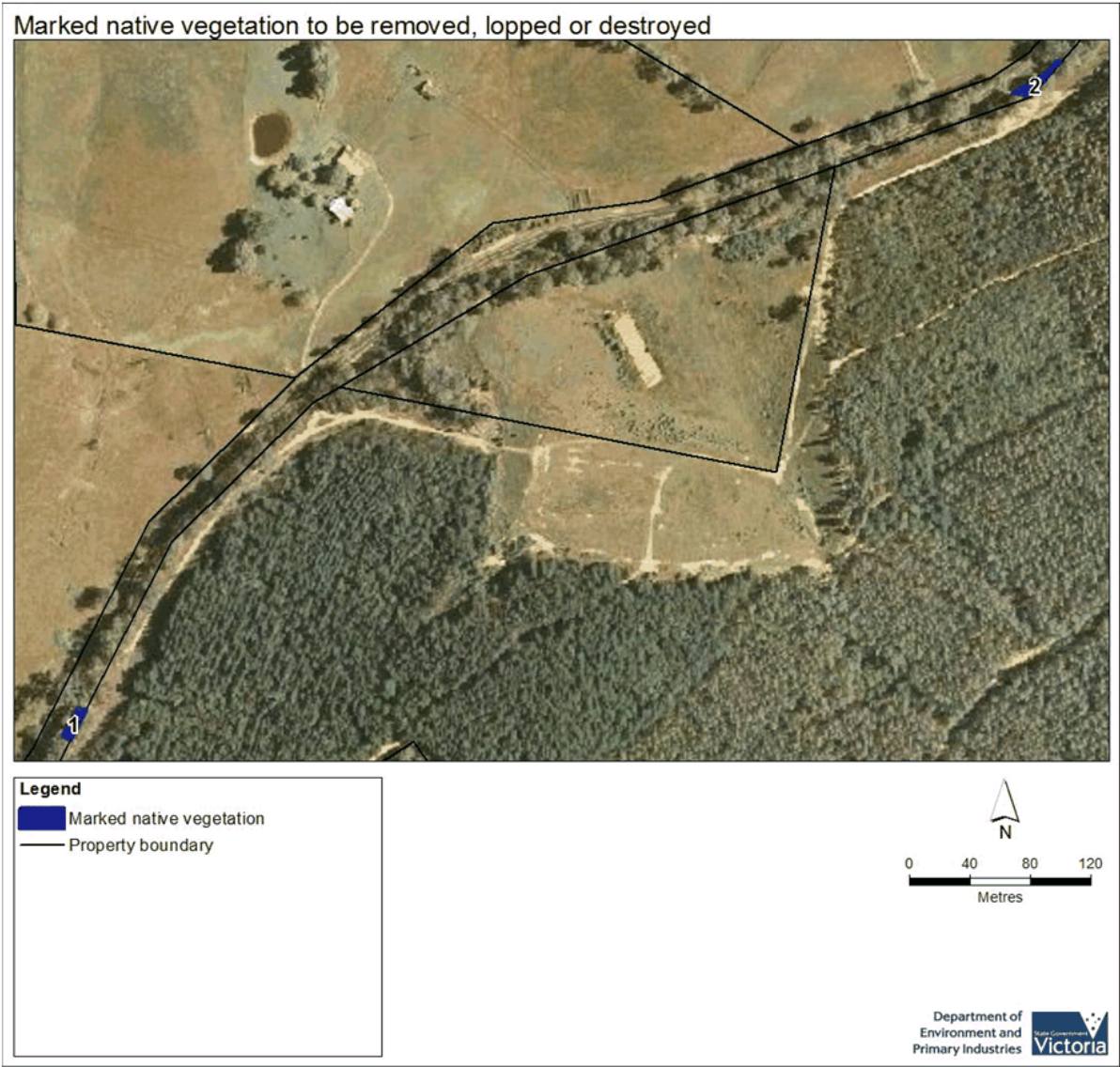
- The location of the site where native vegetation is to be removed.
- The area of the patch of native vegetation and/or the number of any scattered trees to be removed.
- Maps or plans containing information set out in the *Permitted clearing of native vegetation - Biodiversity assessment guidelines*.
- The risk-based pathway of the application for a permit to remove native vegetation.
- The strategic biodiversity score of the native vegetation to be removed.
- The offset requirements should a permit be granted to remove native vegetation.

If you have undertaken any permitted clearing on your property within the last five years contact DEPI to confirm offset requirements.

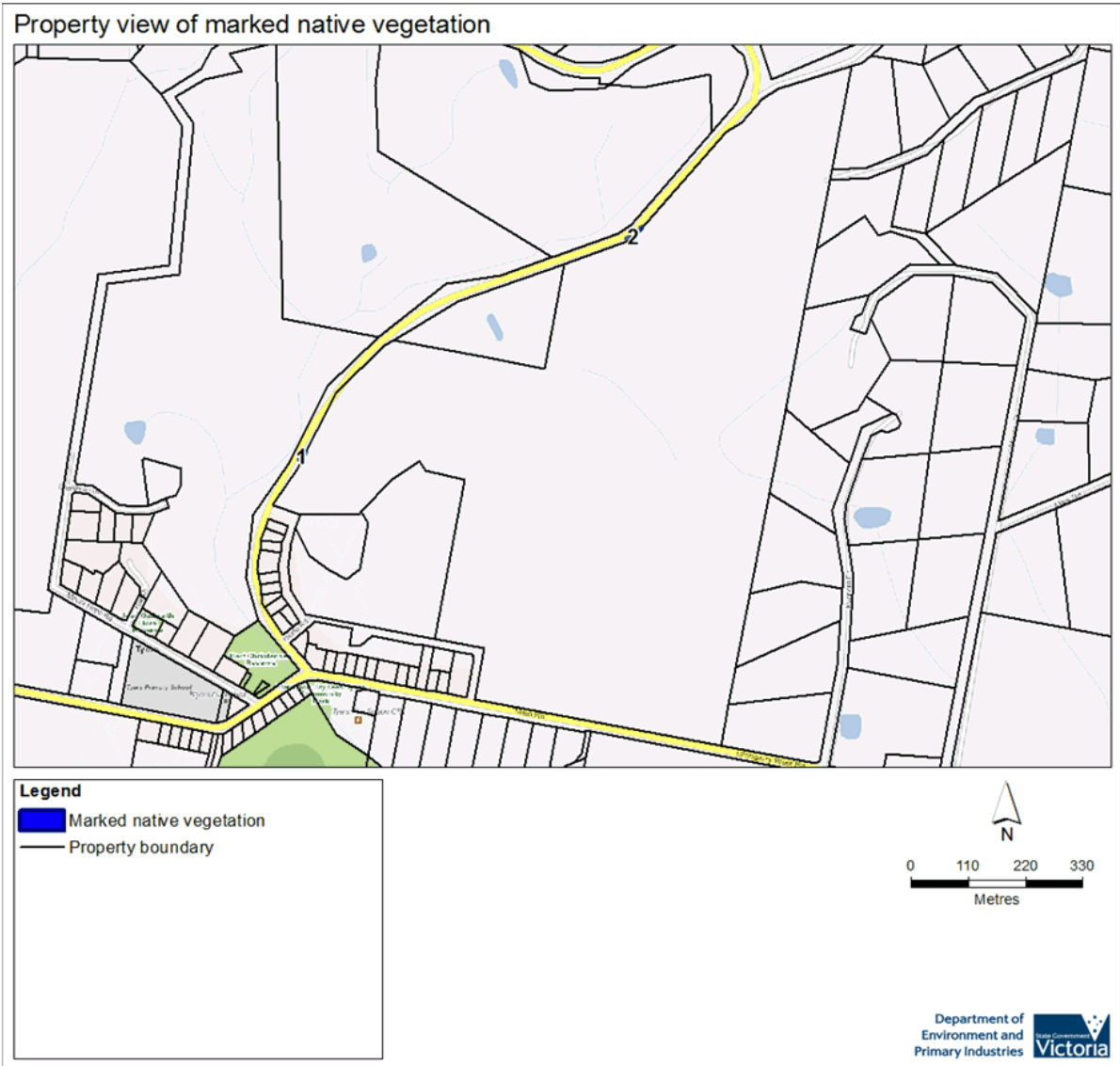
Additional information is required when submitting an application for a permit to remove native vegetation. Refer to the *Permitted clearing of native vegetation - Biodiversity assessment guidelines* for a full list of application requirements.

Biodiversity assessment report

Maps of marked native vegetation



Biodiversity assessment report



See Appendix 3 for biodiversity information maps

© The State of Victoria Department of Environment and Primary Industries 2013
 This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the *Copyright Act 1968*.

Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.
 For more information contact the DEPI Customer Service Centre 136 186

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

www.depi.vic.gov.au

Obtaining this publication does not guarantee that an application will meet the requirements of clauses 52.16 or 52.17 of the Victoria Planning Provisions or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of clauses 52.16 or 52.17 of the Victoria Planning Provisions.

Department of Environment and Primary Industries

Biodiversity assessment report

Appendix 1 - Risk-based pathway details

Risk-based pathway	Low
Total extent	0.029 ha
Remnant patches	
1	0.013 ha
2	0.016 ha
Location risk	A

Why is the risk-based pathway low?

The following table explains how the risk-based pathway is determined:

Extent	Location A	Location B	Location C
< 0.5 hectares	Low	Low	High
≥ 0.5 hectares and < 1 hectares	Low	Moderate	High
≥ 1 hectares	Moderate	High	High

The marked native vegetation is located entirely within Location A and has a total extent of less than 0.5 hectares.

At this location, native vegetation removal of this size is not expected to have a significant impact on the habitat of any rare or threatened species. As a result, an application for the removal of this native vegetation must meet the requirements of, and will be assessed in, the low risk-based pathway.

For further information on location risk please see *Native vegetation location risk map factsheet*. For information on the determination of the risk-based pathway see *Permitted clearing of native vegetation – Biodiversity assessment guidelines*.

Have you received a planning permit to remove native vegetation in the last five years?

If you have undertaken any permitted clearing on your property within the last five years, the extent of this past clearing must be included in the total extent of your current permit application. The risk-based pathway for your application requirements and assessment pathway is determined using the combined extent of permitted clearing within the last five years and proposed clearing.

If the risk-based pathway determined from this combined extent is low, contact DEPI to confirm offset requirements.

Biodiversity assessment report

Appendix 2 - Offset requirements details

If a permit is granted to remove the marked native vegetation the permit condition will include the requirement to obtain a native vegetation offset. This offset must meet the following requirements:

Offset type	General offset
Offset amount (general biodiversity equivalence units)	0.002
Offset attributes	
Vicinity	West Gippsland Catchment Management Authority (CMA)
Minimum strategic biodiversity score	0.082
Strategic biodiversity score of marked native vegetation	0.102

Native vegetation to be removed

Total extent (hectares) for calculating habitat hectares	0.029	<p>This is the total area of the marked native vegetation in hectares.</p> <p>The total extent of native vegetation is an input to calculating the habitat hectares of a site and in calculating the general biodiversity equivalence score. Where the marked native vegetation includes scattered trees, each tree is converted to hectares using a standard area calculation of 0.071 hectares per tree.</p>
Condition score*	0.200	<p>This is the weighted average condition score of the marked native vegetation. This condition score has been calculated using the <i>Native vegetation condition map</i>.</p> <p>The condition score of native vegetation is a site-based measure of how close the native vegetation is to its mature natural state, as represented by a benchmark reflecting pre-settlement circumstances. The <i>Native vegetation condition map</i> is a modelled layer based on survey data combined with a benchmark model and a range of other environmental data.</p>
Habitat hectares	0.006	<p>Habitat hectares is a site-based measure that combines extent and condition of native vegetation. The habitat hectares of native vegetation is equal to the current condition of the vegetation (condition score) multiplied by the extent of native vegetation.</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> $\text{Habitat hectares} = \text{total extent} \times \text{condition}$ </div>
Strategic biodiversity score	0.102	<p>This is the weighted average strategic biodiversity score of the marked native vegetation. This strategic biodiversity score has been calculated using the <i>Strategic biodiversity map</i>.</p> <p>The strategic biodiversity score of native vegetation is a measure of the native vegetation's importance for Victoria's biodiversity, relative to other locations across the landscape. The <i>Strategic biodiversity map</i> is a modelled layer that prioritises locations on the basis of rarity and level of depletion of the types of vegetation, species habitats, and condition and connectivity of native vegetation.</p>

Biodiversity assessment report

General biodiversity equivalence score	0.001	<p>The general biodiversity equivalence score quantifies the relative overall contribution that the native vegetation to be removed (the marked native vegetation) makes to Victoria's biodiversity. It is calculated as follows:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> $\text{General biodiversity equivalence score} = \text{habitat hectares} \times \text{strategic biodiversity score}$ </div>
---	-------	---

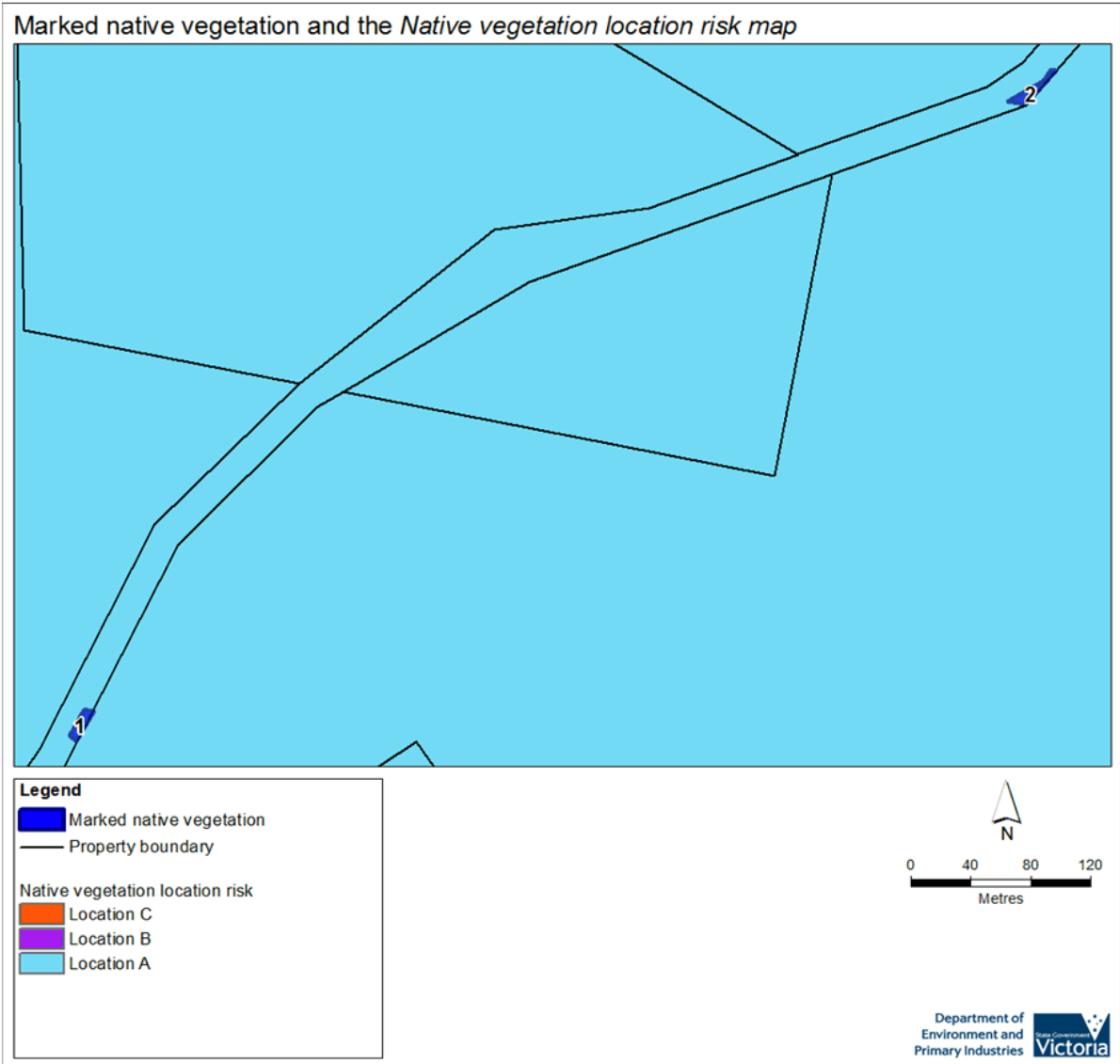
* Offset requirements for partial clearing: If your proposal is to remove parts of the native vegetation in a remnant patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the *condition score*, and an update to the following calculations that the biodiversity assessment tool has provided: *habitat hectares*, *general biodiversity equivalence score* and *offset amount*.

Offset requirements

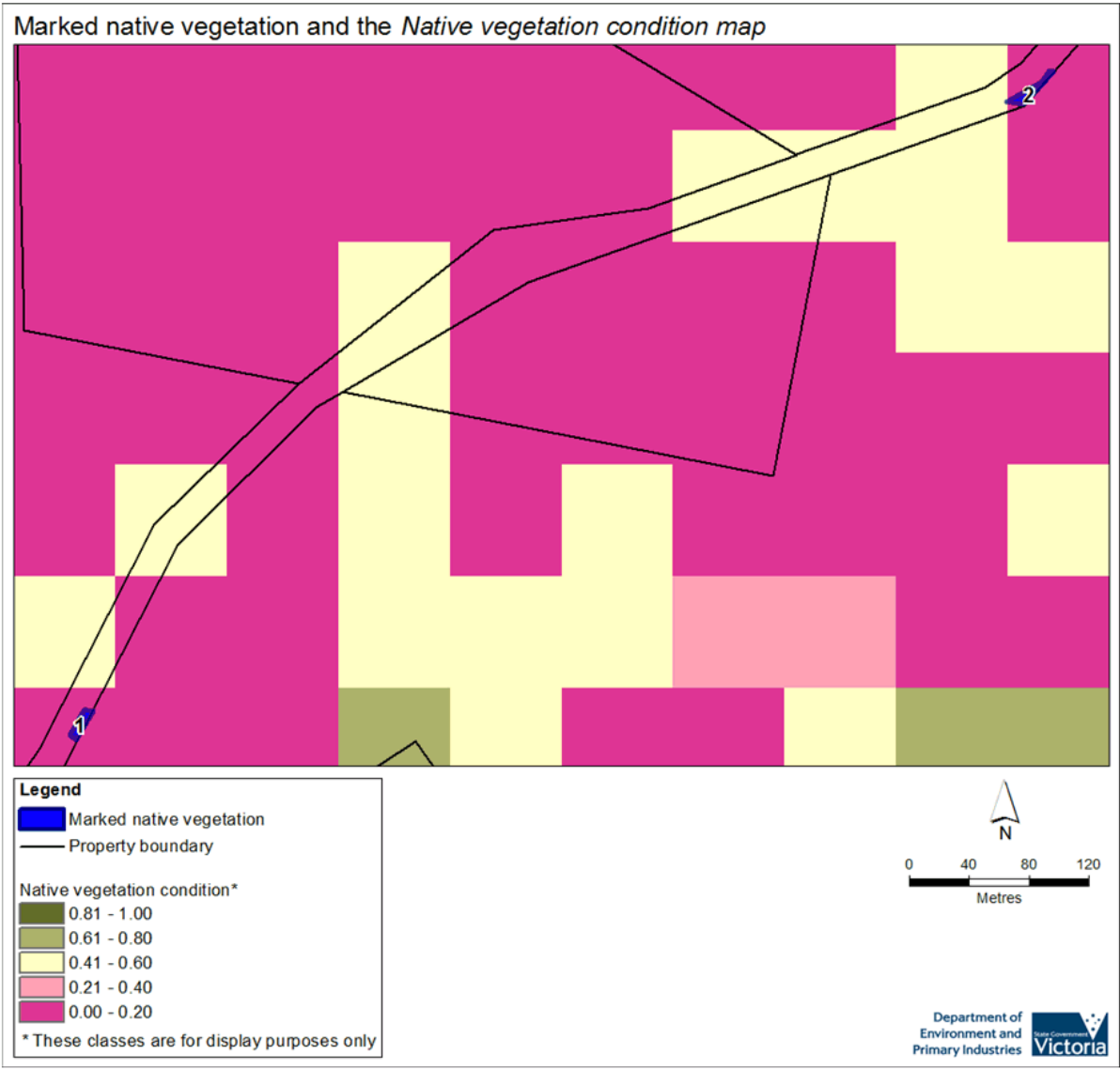
Offset type	General offset	A general offset is required when a proposal to remove native vegetation is not deemed, by application of the specific-general offset test, to have a significant impact on habitat for any rare or threatened species. All proposals in the low risk-based pathway will require a general offset.
Risk factor for general offsets	1.5	<p>There is a risk that the gain from undertaking the offset will not adequately compensate for the loss from the removal of native vegetation. If this were to occur, despite obtaining an offset, the overall impact from removing native vegetation would result in a loss in the contribution that native vegetation makes to Victoria's biodiversity.</p> <p>To address the risk of offsets failing, an offset risk factor is applied to the calculated loss to biodiversity value from removing native vegetation.</p>
Offset amount (general biodiversity equivalence units)	0.002	<p>This is calculated by multiplying the general biodiversity equivalence score of the native vegetation to be removed by the risk factor for general offsets. This number is expressed in general biodiversity equivalence units and is the amount of offset that is required to be provided should the application be approved. This offset requirement will be a condition to the permit for the removal of native vegetation.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> $\text{Risk adjusted general biodiversity equivalence score} = \text{general biodiversity equivalence score}_{\text{clearing}} \times 1.5$ </div>
Minimum strategic biodiversity score	0.082	The strategic biodiversity score of the offset site must be at least 80 per cent of the strategic biodiversity score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic value that is comparable to, or better than, the native vegetation to be removed.
Vicinity	West Gippsland CMA	The offset site must be located within the same Catchment Management Authority boundary as the native vegetation to be removed.

Biodiversity assessment report

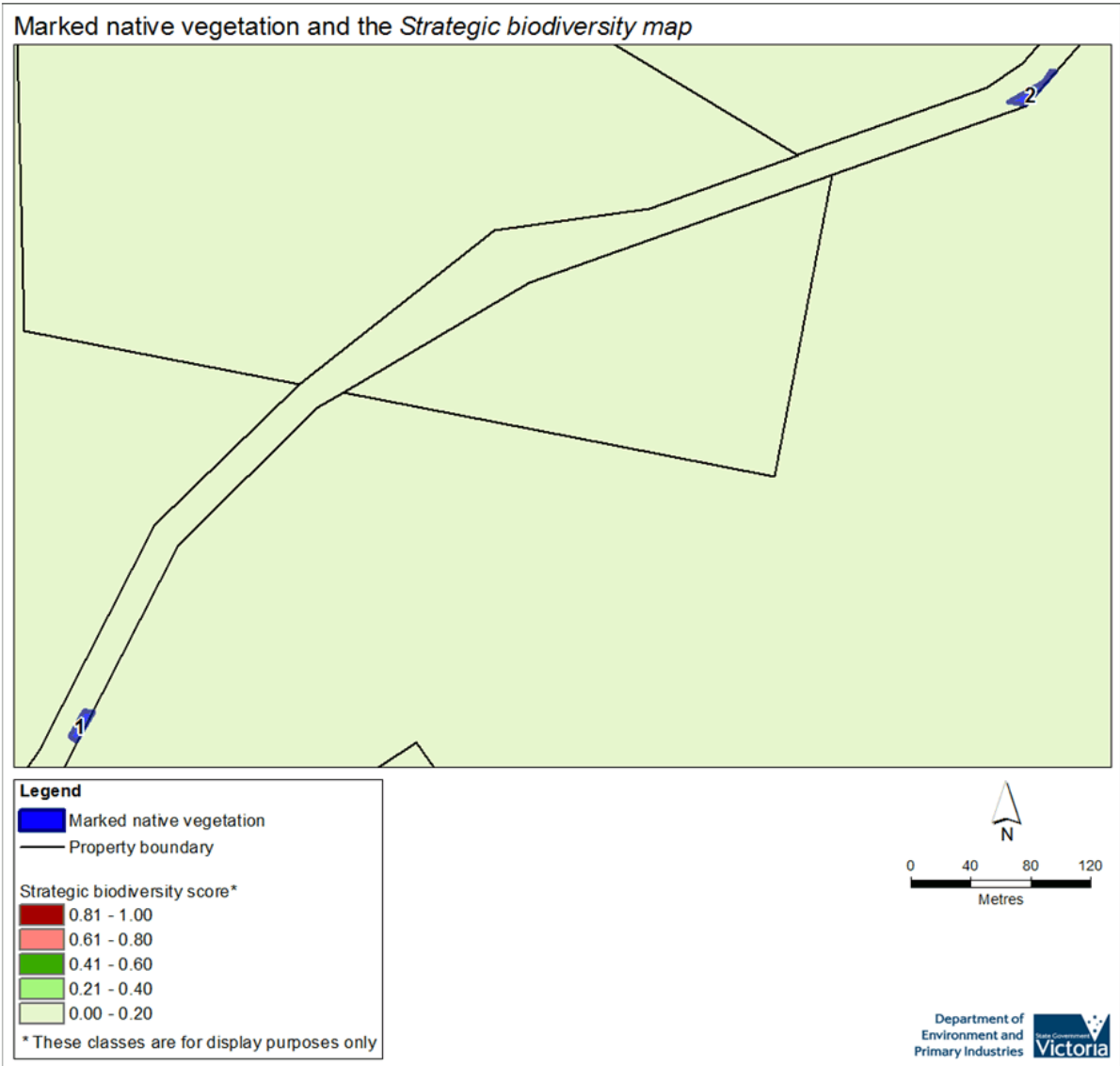
Appendix 3 - Biodiversity information maps



Biodiversity assessment report



Biodiversity assessment report



Appendix 5 – Infrastructure Servicing Report

Millar | Merrigan



**Infrastructure Services Advice
Formation of Development Plan
Tyers-Walhalla Road, Tyers**

Prepared for: NBA Group Pty Ltd

Municipality: Latrobe City Council

Reference: 15533/8.1

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

Millar & Merrigan Pty Ltd

trading as

Millar Merrigan

ACN 005 541 668

2/126 Merrindale Drive,

PO Box 247

Croydon Victoria 3136

Telephone 03 8720 9500

Facsimile 03 8720 9501

email@millarmerrigan.com.au

www.millarmerrigan.com.au

Document Status

Version	Date	Description	Prepared By	Approved By
1	January 14	Draft	Christopher Constantine	Simon Merrigan
2	December 19	Final	Christopher Constantine	Simon Merrigan

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

Executive Summary

Millar Merrigan have been engaged by the NBA Group Pty Ltd to provide an Infrastructure Services Report to inform the formation of the Tyers Development Plan (TDP) for a site of approximately 66ha, east of the existing Tyers Township. This report responds to the various provisions of the Latrobe Planning Scheme relating to physical infrastructure and in particular the applicable provisions of Council policies relating to environmental sustainability and liveability through best practice urban design.

Millar Merrigan have undertaken a detailed site survey and a preliminary design of roads and drainage infrastructure. Concept design plans have been included in Appendix 4 and include longitudinal and typical cross sections for road alignments. Due to the topography Millar Merrigan engineers have advised that some of the roads links shown on the earlier concept plan will be provided as pedestrian links and/or emergency vehicle access. The concept Drainage Plan responds to the recommendation of the Stormwater Management Strategy (SWMS) and has investigated an overall drainage outcome for the concept subdivision. The plan provides for stormwater runoff at the allotment scale to be directed, via constructed swales, to a series of swales within the proposed road reserves. Drainage runoff is to be directed to proposed retarding basins such that best practice treatment can be achieved. The intent of the inter-allotment swales is to ensure that overland flows are prevented from flowing across allotment boundaries in accordance with the recommendations of the Land Capability Assessment (LCA) reports.

Site stormwater works will require liaison with VicRoads, West Gippsland Catchment Management Authority and Latrobe City Council. It is proposed to provide an integrated, hydraulic, water quality and landscape solution that provides an attractive element within the streetscape and reserves to achieve best practice. A draft due diligence Drainage Strategy has been completed by Simon Anderson Consultants (August 2013). This strategy demonstrates the requirements from each of the relevant authorities can easily be satisfied using on site treatment mechanisms.

Gippsland Water is the responsible authority for sewer and water infrastructure in this area. Asset information from Gippsland Water suggests that the site can be provided with reticulated water. Existing infrastructure is in place to service the site for areas of height up to and including AHD 110m. At this time, Gippsland Water has no intention to provide reticulated sewer assets to the Tyers Township or its immediate surrounds. As a result of this lack of sewerage infrastructure, a Land Capability Assessment has been carried out by Land Safe (August 2011) to determine how to provide onsite effluent disposal.

The relevant electricity authority for the site is SP-AusNet. There are existing 66kV/22kV overhead power lines that run through the south east corner of the site. There are no anticipated issues with regard to network capacity although existing underground low voltage infrastructure which supplies existing dwellings will need to be relocated within any future road reserve. APA Group are unable to supply this estate with natural gas. There are not network assets in the area and currently no plans to expand this network to include the subject site.

Telecommunications has recently transitioned from copper wire to broadband technology. As part of the federal government's National Broadband Network initiative, Fibre to the Premises (FTTP) may be made available. NBN Co. is responsible for the delivery of broadband infrastructure which will be subject to commercial agreements between Telstra/NBN Co. and the developer. At this time the subject site is not within the NBN Co.'s fibre footprint and as such traditional copper assets will most likely service the

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

site until fibre or fixed wireless services are made available. It is noted that recent upgrades to the NBN Co. wireless network has now expanded coverage to include the subject site.

SMEC Australia completed a Traffic & Transport Impact Assessment (October 2010) that examines external traffic flow, internal traffic movements and proposed intersection works onto abutting roads. This was subsequently reviewed and updated in (October 2011) by GTA Traffic Consultants. These reports support the provision of two access points on to Tyers-Walhalla Road and a single access on to Moe-Glengarry Road.

A Flora, Fauna and Net Gain Assessment was completed by SMEC Australia on behalf of SMEC Urban in January 2011. This report concluded that the subject site has substantially modified ecological values, largely limited to Lot 2. This Lot has been identified as a future reserve and as such servicing of the site will not adversely affect existing environmental assets.

The site represents a viable development that can be readily serviced by the upgrade and extension of existing infrastructure or the use of onsite mechanisms. A logical sequence of works is required in order to provide for timely and cost effective infrastructure upgrades.

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

Table of Contents

1	Introduction and Background	1
2	Applicable Latrobe City Council Planning Provisions	4
3	Utilities	10
3.1	Sewerage	10
3.2	Water	14
3.3	Electricity	14
3.4	Gas	14
3.5	Telecommunications	14
4	Urban Run-off	15
4.1	Water Quality	16
5	VicRoads	17
6	Access and Mobility Management	17
6.1	Road Network	18
6.2	Neighbourhood Street Network	19
7	Development Sequencing and Staging	20
8	Summary and Conclusion	21

Appendices

Appendix 1 – Draft Tyers Development Plan

Appendix 2 – Simon Anderson Consultants – Land Capability Assessment

Appendix 3 – Simon Anderson Consultants – DRAFT Drainage Strategy

Appendix 4 - Concept Design Plans

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

1 Introduction and Background

Millar Merrigan have been engaged by NBA Group to provide an Infrastructure Services Report for the area known as Lot 1 PS4244861, Lot 1 PS449977 and Lot 2 PS603049 (the site) located in Tyers, Victoria.

The site has a total area of approximately 66ha. The TDP was prepared and refined following consultation with landowners and Council officers and is shown in Figure 1. The site formally functioned as a timber plantation and as a result has been significantly modified. Following consultation Lot 2 PS603049 has been identified as a future reserve which will house any vegetation offsets associated with the project.

This report has been prepared with consideration of the below documents and consultation with the relevant service authorities:

- Infocus Management Group – Municipal Domestic Wastewater Management (Dec 2006)
- SMEC Australia – Traffic and Transport Impact Assessment (Oct 2010)
- SMEC Australia – Flora, Fauna and Net Gain Assessment (Jan 2011)
- GTA Traffic Consultants – Traffic and Transport Impact Assessment – Review and Addendum (Jan 2011)
- Land Safe – Land Capability Assessment (Oct 2011 & Jan 2013)
- Macro Plan Dimasi – Tyers Supply and Demand Assessment (Apr 2013)
- Simon Anderson Consultants – DRAFT Drainage Strategy (Aug 2013)
- Simon Anderson Consultants – Land Capability Assessment (Dec 2014)

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

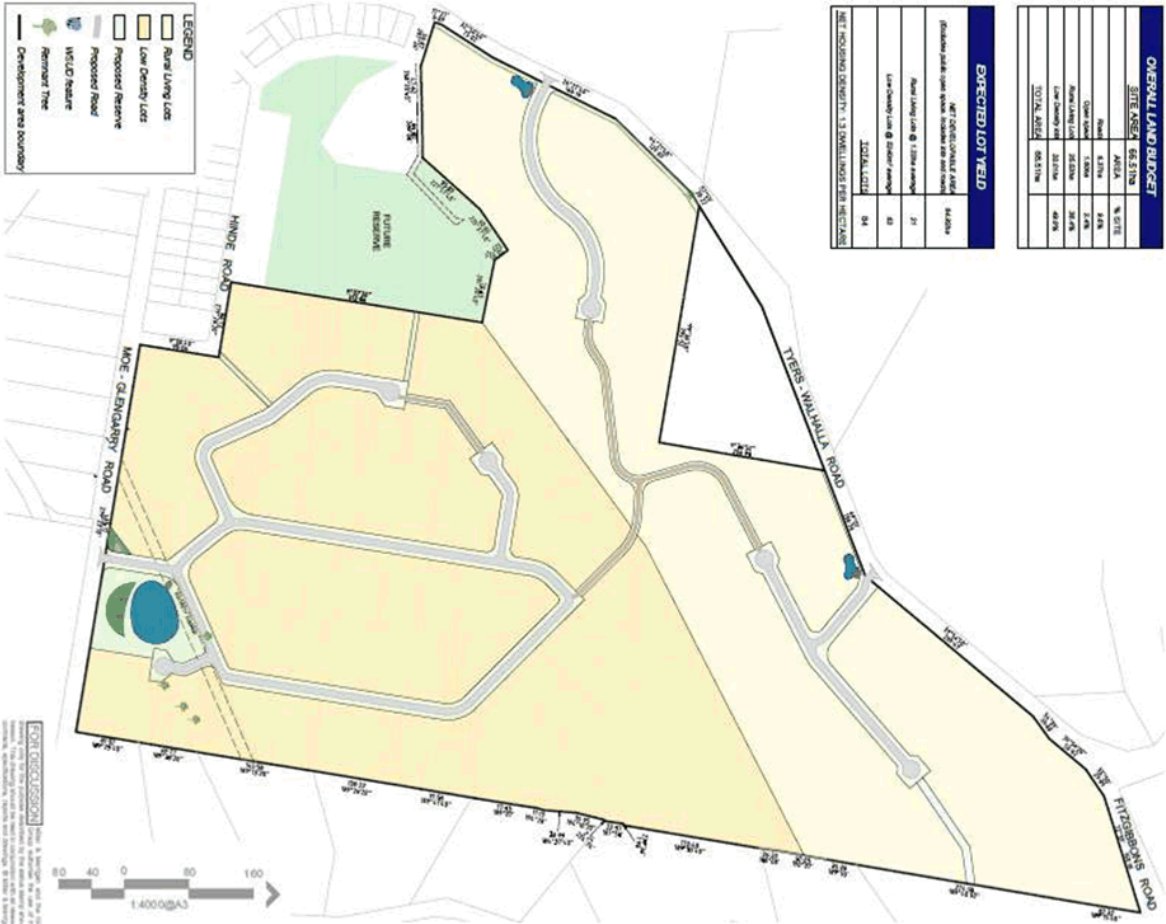


Figure 1: TDP

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

A summary of the key issues and concepts forming the basis of the TDP follows:

Low Density Residential Development

The proposal responds to the topography of the site by locating roads such that they can provide for surface water runoff as well as a logical development framework. The road network ensures access to lots of appropriate dimensions allowing for a minimum lot size of 4000sqm.

The road pattern is designed to provide for connectivity and internal traffic safety. A single road connection has been provided to Moe-Glengarry Road to the south and a link provided to the RLZ land to the north. The site is also potentially accessible from Hinde Road reserve in the southwest corner of the site.

Rural Living Development

Rural living lots are generally located in the steeper area of the site to the north and are generally above the 110m contour line. The road network provides for 2 connections to Tyers-Walhalla Road and a centrally located road reserve that follows a significant ridge line and provides for a pedestrian link from Boulton Crescent to the east through to the western boundary of the site and the township beyond. The road network provides for access to lots with appropriate dimensions to provide for a subdivision into lots with a minim lot size of 1ha.

Traffic Considerations

The proposed TDP provides for access on to both Tyers-Walhalla and Moe-Glengarry Roads, access is also proposed for one lot in the south west corner from Hinde Road. Road connections to the external network have been limited, but direct connections have been provided at appropriate locations, as indicated.

Limited traffic is to be generated by the proposed Rural Living Zone and, as such, there will be minimal impact on Tyers-Walhalla Road. The curvilinear nature of Tyers-Walhalla Road will require appropriate consideration of sight distance requirements during the detailed design phase.

Moe-Glengarry Road currently has ample capacity and would easily receive additional traffic volumes as there are no sight distance concerns at this location.

Public Open Space

A large reserve of approximately 5.4ha is proposed which would retain an area of significant vegetation in a future park. Another large reserve (approximately 1.2ha) is proposed adjacent to the proposed access from the Moe-Glengarry Road, the intention is that the reserve would be of sufficient size to act as useable open space for future residents and the township and also provide for a stormwater detention pond, this would be incorporated into the overall design of the park and landscaped to act as an attractive entrance feature.

A number of other reserves have been provided across the site with provision made for excellent pedestrian/cycling connectivity to the surrounding road network and other reserves.

Main Electrical Easement

SP-AusNet has existing 66kV/22kV overhead powerlines crossing through the south west corner of the site. This easement has been largely incorporated into reserves to limit its impact on surrounding lots.

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

Retarding Basins

Requirements for retardation have been reviewed as part of Simon Anderson Consultants 2013 DRAFT Drainage Strategy. Based on Council and VicRoads requirements, three detention basins have been sized. Each of these basins will be located adjacent to the intersections with Moe-Glengarry and Tyers-Walhalla Roads.

Waterways

Current mapping provided by the West Gippsland Catchment Management Association (WGCMA) indicates two waterways within the subject site. Through discussion with WGCMA's Land Planning Manager, Adam Dunn, it has been confirmed that the first of these waterways is a mapping anomaly and the second is a waterway of low hydrological and ecological value. WGCMA has advised that no requirements or conditions will be placed on the land during future development proposals for the site.

It is noted that the information contained within this report is current at the time of writing and will need to be reviewed as development occurs and detailed design is undertaken. This report has been prepared as an adjunct to the planning process; it forms part of the rationale for determining the Development Plan.

2 Applicable Latrobe City Council Planning Provisions

Schedule 8 to the **Development Plan Overlay** provides requirements associated with the provision of infrastructure as listed below:

Land use and subdivision

- *The proposed boundaries of the development area, and provide the strategic justification for those boundaries.*
- *The overall subdivision of the area, including where possible, the proposed size and density of allotments which provide opportunities for a diverse range of housing types.*
- *The overall pattern of development of the area, including any proposed re-zoning of land and proposed land uses.*
- *Street networks that support building frontages with two way surveillance.*
- *An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.*
- *The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.*

Waterways

- *Unless otherwise agreed by the relevant Catchment Management Authority a buffer zone of 30 metres each side of waterways designated under the Water Act 1989 or a buffer based on a flood study which identifies the 100 year flood extent must be set aside for ecological purposes.*

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

Infrastructure Services

- *An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.*
- *The pattern and location of the major arterial road network of the area including the location and details of any required:

 - *road widening*
 - *intersections*
 - *access points*
 - *pedestrian crossings or safe refuges*
 - *cycle lanes*
 - *bus lanes and stops**
- *The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with Latrobe City Bicycle Plan 2007-2010, (as amended).*
- *In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.*

The **State Planning Policy Framework** provides a context for spatial planning and decision making by planning and responsible authorities, and seeks to inform integrated decision making including the economic and sustainable development of land.

Provisions particularly relevant to infrastructure include:

Settlement (Clause 11): *Planning is to contribute to energy efficiency, prevention of pollution to land, water and air, protection of environmentally sensitive areas, and land use and transport integration.*

Planning for Growth Areas (11.02-2) includes the objective of *providing efficient and effective infrastructure* and the following strategies:

- *Deliver timely and adequate provision of public transport and local and regional infrastructure, in line with a preferred sequence of land release.*
- *Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.*

Structure Planning (11.02-3) seeks to *facilitate the orderly development of urban areas* and strategies include *facilitating logical and efficient provision of infrastructure and use of existing infrastructure and services.*

Sequencing of Development (11.02-4) seeks to *manage the sequence of development in growth areas so that services are available from early in the life of new communities*, and contains the following strategies:

- *Define preferred development sequences in growth areas to better coordinate infrastructure planning and funding.*
- *Ensure that new land is released in growth areas in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure.*
- *Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.*
- *Improve the coordination and timing of the installation of services and infrastructure in new development areas.*

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

- Support opportunities to co-locate facilities.
- Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for new developments.

Significant environments and landscapes (12.04) seeks to protect and conserve environmentally sensitive areas.

Floodplains (13.02) outlines the requirements for Floodplain Management.

Water (14.02) deals with the appropriate management of water catchments.

Neighbourhood and Subdivision Design (15.01-3) and Design for Safety (15.01-4) emphasises the importance of safe and convenient road networks, particularly for pedestrians and cyclists, it also emphasises the importance of improved energy efficiency and water conservation as does Sustainable Development (15.02)

Transport (Clause 18) outlines measures to ensure an integrated and sustainable transport system including taking advantage of all modes of transport and improving access to public transport, walking and cycling networks.

Infrastructure (Clause 19) seeks to ensure that physical infrastructure is provided in a way that is *efficient, equitable, accessible and timely*.

Water Supply, Sewerage and Drainage (19.03-2) has the following objective: *To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.* The following strategies are particularly relevant:

- Provide for sewerage at the time of subdivision, or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.
- Plan urban stormwater drainage systems to:
 - Coordinate with adjacent municipalities and take into account the catchment context.
 - Include measures to reduce peak flows and assist screening, filtering and treatment of stormwater, to enhance flood protection and minimise impacts on water quality in receiving waters.
 - Prevent, where practicable, the intrusion of litter.

Stormwater (19.03-3) seeks to minimise the impact of stormwater in bays and catchments.

Telecommunications (19.03-4) seeks to facilitate the orderly development and extension of telecommunications infrastructure.

The **Municipal Strategic Statement** contains a number of policies relating to infrastructure provision that reinforce and emphasise a number of State Policies including encouragement of environmentally sensitive development and modes of transport other than private vehicles.

Environmental Sustainability Overview (21.03-2) outlines Latrobe City Council's overarching policy of 'Ecological Sustainable Development' which includes improving the ecological integrity of urban areas.

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

Greenhouse & Climate Change Overview (21.03-4) seeks to limit the impact of greenhouse gases and climate change including through the promotion of walking, cycling and public transport use.

Water Quality & Quantity (21.03-5) seeks improvement to river health and encourages Water Sensitive Urban Design.

Built Environmental Sustainability (21.04) contains the following vision statement:

Council will consider planning applications and make decisions in accordance with the following vision:

- *To promote the responsible and sustainable care of our built environment for the use and enjoyment of the people who make up the vibrant community of Latrobe Valley.*
- *To develop clear directions and strategies through consultation with the community ensuring sustainable and balanced development.*

The importance of high quality urban design is emphasised in 21.04-5.

Infrastructure Overview (21.04-6) notes that Council has adopted asset management plans (and standards) for a range of infrastructure items including roads, footpaths, drains, culverts, signs, trees, streetlights as well as for community services.

Objectives include:

- *Ensure integration of roads, bike paths, footpaths and public transport options.*
- *To provide guidelines for developers regarding engineering requirements ensuring that minimum design standards are achieved.*

Strategies include:

- *Implement Latrobe City Council's Asset Management Strategy and associated guidelines.*

Small Towns (21.06) Tyers is one of the small towns covered by this policy which notes that Small Towns provide for *an attractive lifestyle choice in a rural setting*. It is noted that *the absence or limited capacity of sewer infrastructure within some small towns is a significant limitation to new growth and development opportunities*.

Objective 1 for Small Towns is: *To facilitate development in accordance with the specific town Structure Plan attached to this clause and relevant Strategies are:*

- *Encourage well-designed development that responds to local site conditions with regard to environmental and heritage values and existing physical and community infrastructure.*
- *Protect the environmental features and habitat values of core conservation areas and implement the Greening Latrobe Strategy where appropriate.*

Objective 2 for Small Towns is: *To promote and support the infrastructure and development of small town communities within the municipality and relevant Strategies are:*

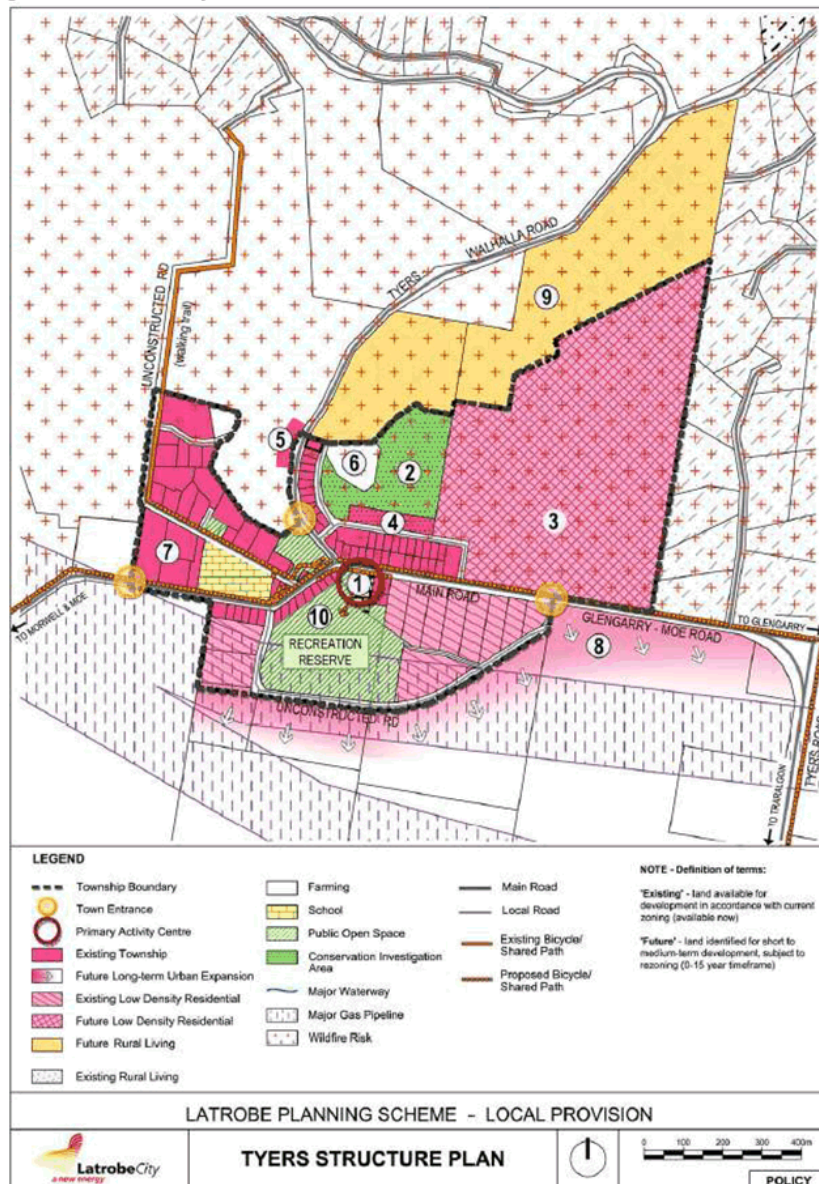
- Provide a safe and effective road and path network that allows for convenient movement of vehicles, public transport services, pedestrians and cyclists.
- Facilitate the expansion of cycling and pedestrian paths within small towns in accordance with the Latrobe City Bicycle Plan.
- Maintain and enhance existing public open space reserves and implement the recommendations of the Latrobe City Open Space Plan.

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

It is noted that the Tyers Structure Plan has recently amended. The current structure plan is shown below.

Figure 2: Amended Tyers Structure Plan.



The subject site is shown as a combination of: Future Low Density Residential (3), Future Long-term Low Density Residential (10), Existing Township (4&6) and Conservation Investigation Area (2).

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

Clause 21.06-5 contains the specific Strategies for Tyers including:

Residential

- Encourage low density development to the north-east of the town, subject to the availability of sewerage infrastructure or the creation of lots capable of containing onsite domestic wastewater treatment systems (Area 3).
- Ensure access from new development and individual allotments to the Main Road (Moe-Glengarry Road) and Tyers Walhalla Road is limited where possible.

Infrastructure

- Resolve domestic wastewater treatment issues in the township and identify improvements or additional infrastructure that may be required to accommodate future urban growth and development.
- Improve sewerage treatment on existing allotments and implement an integrated waste water management system for the township to the satisfaction of the responsible authority.
- Encourage shared path link between future low density development (Area 3) and the town centre (Area 1).
- Protect road reserves, such as Hinde Road, to allow for future access to proposed development areas.

Liveability (21.08) outlines Councils vision to enhance quality of life through the provision of integrated services.

Healthy Urban Design Overview (21.08-3) states:

Healthy Urban Design Good Practice Guideline – Meeting Healthy by Design Objectives is an initiative of Latrobe City Council which aims to accommodate the community, pedestrians and cyclists as a first priority in street, building and open space design. The Healthy Urban Design Good Practice Guideline has been developed for guidance in designing and developing healthy lifestyles for the community. The Healthy Urban Design Good Practice Guideline supports state government initiatives such as Melbourne 2030 and it encourages:

- Walkable neighbourhoods, including safe and attractive pedestrian and cycle routes to all key local destinations.
- Design of legible street networks that are clear and easy to navigate.
- Open space that incorporates a range of shade, shelter, seating and signage opportunities.
- Building design that maximises natural surveillance and active street frontages.
- Maximised public transport options and connections to all key destinations.
- Community spaces or buildings that incorporate a variety of uses.
- Avoiding opportunities for concealment and entrapment along paths and in community spaces.
- Minimal fencing and walls, with maximum lighting, windows, doors, articulation to facades and use of low walls and transparent fencing.

Issues associated with liveability and **open space** and path networks include:

- Public transport opportunities, walking and cycling paths, and linkages between small and main towns in Latrobe City are not always available.
- Currently Latrobe City lacks appropriate alternatives for walking/cycle paths that provide both leisurely and direct routes. Providing paths that allow both recreational opportunities and destination based routes would benefit residents and visitors by enabling journey choice.

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

The objectives of this clause include: *to provide for walkable neighbourhoods, ensuring public transport, shops, public open space and mixed use community centres are close to all dwellings.*

The *Decision Guidelines (65.01)* requires consideration of:

- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

Discussion

The policies above which are relevant to the overall design and future infrastructure provision have been considered as part of the draft Tyers Development Plan and the TDP attached at Appendix 1.

It is clear that the subject site is shown within the Latrobe Planning Scheme as suitable for future low density residential development, subject to satisfying the usual statutory provisions, including the provision of required infrastructure that has regard to good urban design practices, limits the impacts of the development on the environment, is cost effective and takes advantage of existing infrastructure, and promotes safety. In particular local policies specific to the Tyers township promote the need to provide for a shared link through the site and for the resolution of domestic wastewater treatment issues.

3 Utilities

Millar Merrigan has made enquiries of the following service authorities to determine the current location and capacity of existing infrastructure assets and the potential for these to cater for the development of the site for residential purposes as proposed:

- | | |
|-----------------------|-------------------|
| • Sewerage: | Gippsland Water |
| • Water: | Gippsland Water |
| • Electricity: | SP Ausnet |
| • Gas: | Envetra/APA Group |
| • Telecommunications: | NBN Co./Telstra |

At the development design phase all utilities will need to be designed in accordance with the requirements of the relevant supply authorities shown above.

3.1 Sewerage

The relevant service authority for sewer in the area is Gippsland Water. The following advice has been provided by Paul Young of Gippsland Water:

- *Gippsland Water has no plans to extend reticulated sewerage to the township of Tyers*

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

As a result of this information, an initial Land Capability Assessments (LCA) was carried out for the subject site. This report, completed by Robert H.M. van de Graaff and Glenn D. Marriot for Land Safe, concludes that:

The two main limitations of the land for rural residential use and on-site domestic wastewater management are the very low permeability of the soils in most of the property and the coincidence of high rainfall months with low evaporation in the period from May to September. The latter causes the Land Application Area (LAA) for subsurface irrigation of waste water to be quite large if the building of winter storage capacity is to be avoided.

This report has been used to inform a more detailed LCA which has been completed by Simon Anderson Consultants (Appendix 2). A detailed site investigation was carried out to allow sizing of different LAA areas based on lot layout and topography. Subsoil investigations were completed at forty six locations to determine an accurate soil profile. It should be noted that extensive consultation was carried out with neighbouring property owners, the Sasses, and Council's Environmental Officers before finalising the report. The key findings of the report can be summarised as below:

- *Install a system that provides secondary treatment with disinfection to meet EPA requirements for irrigation¹⁰⁷. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Several suitable options are available, including aerated wastewater treatment systems (AWTS) and single pass sand filters. Either of these options is capable of achieving the desired level of performance and final selection is the responsibility of the property owner, who will forward details to Council for approval.*
- *On-site disposal of domestic wastewater should occur within the proposed Land Application Areas (refer Site Features Plan 345281 - LC1). The client is allowed flexibility in selecting the final location and configuration of the irrigation system, provided it remains within this envelope and in accordance with the relevant codes/standards.*
- *Calculation of Irrigation Area based on AS/NZ 1547 equation $A=Q/DIR$, for a 5 bedroom dwelling:*

Slope %	0 – 10%	11-20%	21-30%	> 30%
Q (L/day)	900	900	900	900
DIR (mm/day)	2	1.6	1	NR
Irrigation Area (m ²)	450	562	900	-
Water Balance (m²)	540	700	1200	-
LAA recommended (m ²)	1080	1400	2400	-
Min Lot Size Req'd	4000m²	4000m²	1.0 ha	-

To determine if the irrigation area recommended above is adequate, a water balance¹⁰⁸ modelling has been undertaken to achieve a maximum wet weather storage depth of less than 10mm.

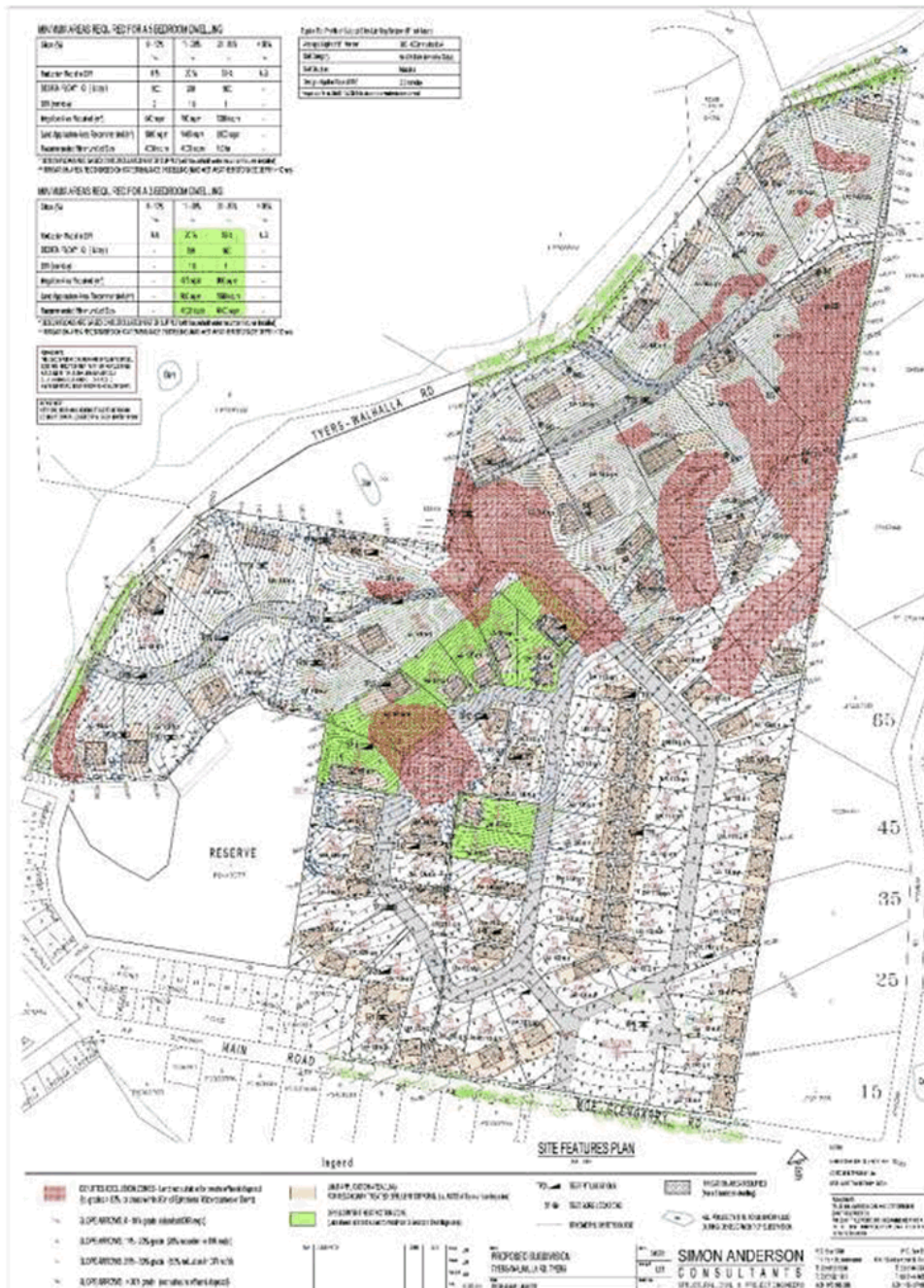
- *Minimum setbacks and buffer distances must be obtained when establishing effluent disposal envelopes, as per EPA Code of Practice – Onsite Wastewater Management, publication 891.3, (Feb 2013).¹⁰⁹*
- *The owner shall consult an irrigation expert familiar with wastewater irrigation equipment, to help design and install the irrigation system. The irrigation plan must ensure good, even application of effluent.*

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

- Lots 20-26 and Lots 41-42 are to be restricted to a maximum dwelling development of three (3) bedroom homes.

Figure 3: Site Features Plan



Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

A *Municipal Domestic Wastewater Management Plan (DWMP)* was prepared for Council in December 2006 by Infocus Management Group and identifies the town of Tyers for specific closer management. The report recognises the current sewer problems experienced in Tyers with monitoring confirming that approximately 78% of sites dispose of their waste offsite into kerb and channel, producing poor local visual amenity and contributing to the significant risk of disease.

The report contains the following Key Finding (page 28):

Tyers has been assessed as a high risk locality and there is a need to urgently continue consideration, in conjunction with other stakeholders, sustainable options including conventional reticulated sewer and other low cost alternative options for the management of domestic wastewater.

The Management Strategies of the DWMP are (page 32):

1. *Policy review;*
2. *Information Management;*
3. *Community education, information, and communication;*
4. *Monitoring of septic tank systems and environmental impacts;*
5. *Compliance auditing of identified high risk localities.*

Management Action Plans have been developed each of the above strategies. The following plan is specifically set out for their implementation in Tyers:

Strategies	Objectives
1a <i>Investigate innovative waste disposal strategies</i>	<ul style="list-style-type: none"> - <i>To develop a long term solution to domestic wastewater management in Tyers.</i> - <i>To minimise impacts on receiving environment around Tyers.</i>
1b <i>Development of a community information and education strategy on septic tank management.</i> <i>Development of a community information and education strategy on water minimization/conservation.</i>	<ul style="list-style-type: none"> - <i>To reduce loading on/discharge from systems.</i> - <i>To maximise the designed criteria of the system.</i> - <i>To increase owners' awareness of the importance of managing septic tanks systems.</i> - <i>To improve compliance with permit conditions.</i> - <i>To prevent alterations exceeding the design capacity of existing approved systems.</i> - <i>To minimise impacts on receiving environments.</i>

Existing smaller lots within the Tyers Township currently do not contain their effluent outflow. It appears that existing systems are inefficient and/or need maintenance, and the Council's intention to instigate proper record keeping and monitoring is appropriate.

The principle of post installation monitoring of septic tanks and accountable of property owners for the proper management and compliance of individual septic tank systems is a key recommendation of the LCA. Such a requirement would form part of conditions for future development. The lead time prior to any development commencing provides an opportunity for Council to implement its proposed on-site wastewater monitoring regime for the township of Tyers first and to then roll out the monitoring program to other existing

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

and new developments including for the Tyers Development Plan area as a leading best management practice solution.

Council would, as a result of this, be able to determine the appropriate on-site wastewater monitoring system for the whole of the township rather than a “piece-meal” approach targeting one development. This could potentially form the basis of a municipal wide monitoring regime.

3.2 Water

Preliminary information from Gippsland Water suggests that the site can be provided with reticulated water for all areas of height up to and including 110m AHD. Existing infrastructure exists servicing the site. The following advice has been provided by Paul Young of Gippsland Water on 13/7/2011:

- *Gippsland Water responded to the Latrobe City Council’s Tyers Structure Plan, which stated that land above the 100m contour will not be able to be serviced by the existing infrastructure.*
- *Reviewing the system again, the land above the 110m contour is the limit for the existing infrastructure. Therefore Gippsland Water has no objection to the proposed layout regarding water pressure.*

This is consistent with Gippsland Water’s presentation at the C82 Planning Panel hearing on 21/02/2014. Gippsland Water maintained water assets will be required to be reticulated throughout the LDRZ component of development/subdivision. There are no reticulated recycled water sources within this area but opportunity exists for rainwater capture and re-use.

3.3 Electricity

The relevant electricity supplier for the site is SP-AusNet. There are no anticipated issues with regard to network capacity. Substations will be required within the development as an SP-AusNet maintained asset.

SP-AusNet has existing 66kV/22kV overhead powerlines crossing through the south west corner of the site. Based on advice from SP-AusNet’s Network Planner, John Barnett – the 22kV lines bounding the site – can, at present, support future development based on 4kVA per lot. As part of any works, the existing underground supply to Lot 1 PS603049 will need to be relocated within the future road network.

3.4 Gas

APA Group are unable to supply this estate with natural gas. Initial feasibility enquiries have determined that there is currently no natural gas distribution infrastructure within the area. APA Group’s Mains Extension Coordinator, Julieanne Free, has confirmed that there are currently no plans to extend the network into the area.

3.5 Telecommunications

Telecommunications is currently transitioning from copper wire to broadband technology. Currently Telstra are responsible for any infrastructure upgrades required to bring standard service to the proposed subdivision. Pit and pipe infrastructure will be required to be provided by the developer within the subdivision in accordance with the usual requirements of Telstra and NBN Co. If deemed viable by Telstra/NBN Co, Fibre to the

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

Premises (FTTP) may be required, instead of copper service, as part of the National Broadband Network. NBN Co. requirements will be based on whether the proposed development is within their current broadband footprint as the development meets the size trigger point currently in use. It is noted that recent upgrades to the NBN Co. wireless network has now expanded coverage to include the subject site.

The technology and services required would be determined closer to the time of development commencement, depending on Telstra/NBN Co. deployment of FTTP policy and any negotiations based on a commercial agreement.

4 Urban Run-off

Millar Merrigan have undertaken a detailed site survey and a preliminary drainage. Concept design plans have been included in Appendix 4. The concept Drainage Plan responds to the recommendation of the SWMS and has investigated an overall drainage outcome for the concept subdivision. The plan provides for stormwater runoff at the allotment scale to be directed, via constructed swales, to a series of swales within the proposed road reserves. Drainage runoff is to be directed to proposed retarding basins such that best practice treatment can be achieved. The intent of the inter-allotment swales is to ensure that overland flows are prevented from flowing across allotment boundaries in accordance with the recommendations of the LCA reports.

From correspondence between Millar Merrigan and Adam Dunn of the WGCMA (Nov 2011):

The Authority notes that one of the designated waterways appears to be a mapping anomaly (e.g. a 300 metre long centrally located waterway running north-west to south-east. With this in mind, the Authority agrees that this blue line is a mapping anomaly and any future assessment will not include this waterway.

The Authority notes you have requested that a second waterway along the eastern boundary be reviewed. While you mention that there is no evidence of regular flow along this waterway, this is insufficient justification for determining a designated waterway. Of the 40,000 kilometres of designated waterways in the Authority's region, the majority of these are ephemeral waterways which flow at irregular intervals. An inspection on site and a desktop assessment has determined that the catchment upstream of this area is less than 5 hectares. The Authority is satisfied that this waterway is of low ecological and hydrological value.

*With the above information in mind, combined with land survey provided by you, **the Authority will not have any requirements or place any conditions on the land currently mapped as designated waterways in any future development proposals for this property.***

Based on this information and the existing waterway mapping, shown as *Figure 4 overleaf*, any future development will not be impacted by WGCMA requirements.

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

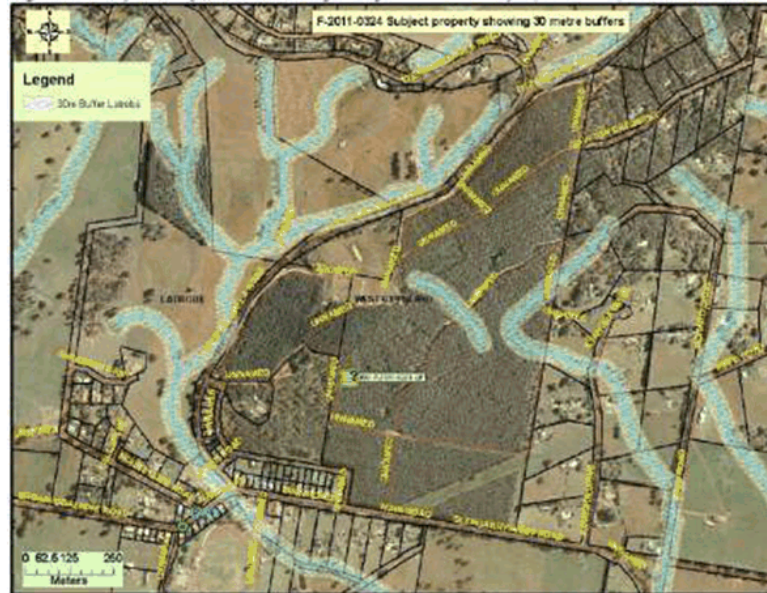


Figure 4: Waterway Mapping

4.1 Water Quality

The Simon Anderson Consultants (Aug 2013) report provides the following commentary on water quality issues:

Each Lot will consist of the following elements:

- Roof run-off will be collected and flow to a water tank for re-use, detention and treatment requirements
- Overflow/discharge from the tank will be conveyed to ground via spreader bars
- Discharge will then enter localised soakage pits in the very permeable strata.
- Excess discharge will sheet flow across Lots via grassed swale drains to adjacent road reserve drainage lines.

Each sub-catchment will consist of the following elements:

- Collection and transport of run-off throughout the estate via grass swales drains within road reserves to the nominated receival points
- Detention basins located at each intersection of the internal roads and the external road network
- Bio-retention capability

The report notes that's WSUD features will be required through the development area and recommends the storage and re-use of stormwater for irrigation and toilet flushing. Millar Merrigan endorse these recommendations and have successfully implemented such techniques on a variety of projects in the past.

5 VicRoads

Moe-Glengarry and Tyers-Walhalla Roads are both considered to be primary arterials and are contained within Road Zone 1 Category within the Latrobe Planning Scheme. As such, VicRoads control access on to and works along these roads. At this time, VicRoads have provided 'high level' feedback regarding the development of the site. VicRoads feedback provided during the design of drainage infrastructure requested that the number of access points to the above roads be reduced and minimised where possible. VicRoads have indicated that they are comfortable with access provided off the Hinde Road reserve. As a result, the TDP proposed only allows for one access point on to Moe-Glengarry Road and two on to Tyers-Walhalla Road, VicRoads have indicated that they are comfortable with this level of connection to external roads subject to suitable design including the provision of adequate site distance. AustRoads site distance requirements can be accommodated within this layout as per VicRoads requests.

6 Access and Mobility Management

Millar Merrigan have undertaken a detailed site survey and a preliminary design of the road network. Concept design plans have been included in Appendix 4 and include longitudinal and typical cross sections for road alignments. Due to the topography Millar Merrigan engineers have advised that some of the roads links shown on earlier concept plans will be provided as pedestrian links and/or emergency vehicle access.

SMEC Australia completed a Traffic and Transport Impact assessment for the subject site in October 2010. This report was reviewed by GTA consultants in October 2011. These reports, together with applicable planning policies noted in section 2 of this report, have been factored in to the plans for the area prepared by Millar Merrigan in conjunction with the NBA Group.

The October 2010 report by SMEC Australia concluded the following:

Based on our site visit and this transport and traffic assessment we are of the opinion that Moe-Glengarry Road and the surrounding road network can sustain further residential development at the subject site.

Our assessment shows that a projected daily traffic volume of 750 vehicles, with 70 vehicle trips occurring in the peak hour from the subject site, would not have an adverse effect on the operating conditions of Moe-Glengarry Road when the site is fully developed in 20 years time.

Therefore, there are no traffic and transport reasons as to why the rezoning of the subject site to Low Density Residential and Rural Living should not be granted abject to the appropriate conditions, and that a further traffic and transport impact assessment be undertaken at the development planning application stage.

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

6.1 Road Network

The GTA Report provides the following commentary on the surrounding road network:

Moe-Glengarry Road functions as a primary arterial road and is located within a Road Zone 1 in the Latrobe Planning Scheme. It is a two-way road aligned in an east-west direction and configured with a two-lane, 6.4 metre wide sealed carriageway with a 3 metre wide sealed shoulder on the south side, set within a 20 to 25 metre road reserve (approx.). Moe-Glengarry Road has an 80km/h speed limit past the site. Traffic counts undertaken by SMEC Urban found a two-way traffic volume of 2,400 vehicles per day on Moe-Glengarry Road near the site, of which approximately 10% is peak hour.

Tyers-Walhalla Road functions as a primary arterial road and is located within a Road Zone 1 in the Latrobe Planning Scheme. It is a two-way road aligned in a northeast-southwest direction and configured with a two-lane, 6.4 metre (approx.) wide sealed carriageway set within a variable width road reserve. Tyers-Walhalla Road has an 80km/h speed past the site. Traffic counts undertaken by SMEC Urban found a two-way traffic volume of 1,400 vehicles per day on Tyers-Walhalla near the site, of which approximately 10% is peak hour.

And provides the following commentary at section 4.4 Intersection Design:

Site inspections indicate that the site distance at the proposed access intersection with Moe-Glengarry Road is Excellent.

Whilst the winding nature of Tyers-Walhalla Road can restrict sight distance, the proposed locations of the two access intersections with Tyers-Walhalla Road have been chosen to maximise site distances, and safe intersection site distance should be able to be achieved at each of the locations in accordance with the requirements of Table 3.2 of the Austroads Guide to Road Design Part 4A for a 80km/h zone, provided that the intersections are designed appropriately and vegetation trimmed as necessary.

The estimated post development AM & PM peak flow traffic movements (figures 3 and 4 GTA Report) are reproduced overleaf.

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

Figure 5: Estimated Post Development AM Peak Hour Traffic Movements

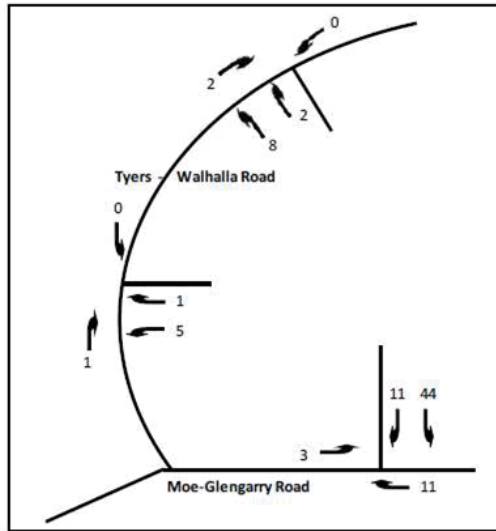
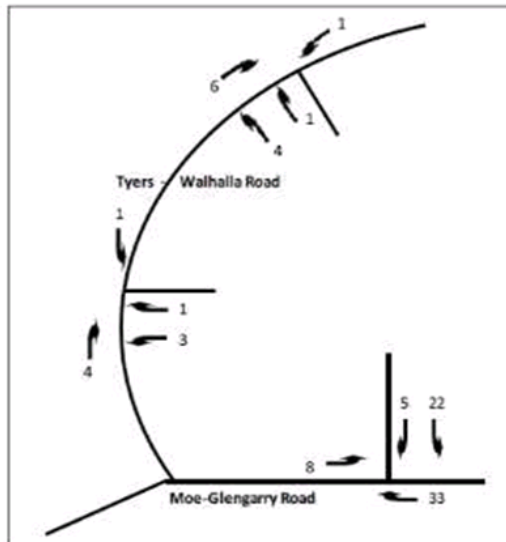


Figure 6: Estimated Post Development PM Peak Hour Traffic Movements



6.2 Neighbourhood Street Network

Future development applications will be required to provide for an appropriate street hierarchy and provide for road pavements and overall road widths that accord with the applicable Council Standards. The TDP provides for a high degree of vehicle and pedestrian connectivity in accordance with state and local policies and importantly

Infrastructure Services Advice
Tyers-Walhalla Road, Tyers

Millar | Merrigan

provides for a link between the township and existing low density housing on the eastern edge of the subject site.

It is noted that Latrobe City Council may have regard to the Infrastructure Design Manual which has been adopted by many regional Councils as the basis for engineering standards.

7 Development Sequencing and Staging

The TDP has been prepared provide for a staged provision of infrastructure. At this time it is proposed to complete stages within the Rural Living Zone separate to the release of the LDRZ land to the south.

This approach has been based on the Tyers Supply and Demand Assessment completed by Macro Plan Dimasi in April 2013. This report suggests that *'there is an opportunity to strategically optimise the residential lot mix by channelling standard density residential lots (600m²-800m²) in Traralgon where demand is strongest, whilst driving a premium market in Tyers where there is proximity to existing amenity'*.

8 Summary and Conclusion

The subject site is approximately 66ha and is located east of the existing Tyers Township. It is contained within the Latrobe Planning Scheme. The Tyers Development Plan has been prepared based on the information provided by this and other background reports. As part of the formulation of this report, a series of meetings has been held with a number of key stakeholders and servicing authorities.

Gippsland Water has determined that no reticulated sewer will be provided for the site and reticulated water will only be available for lots with an elevation up to and including 110m AHD. A Land Capability Assessment has been carried out for the site by Land Safe (Oct 2011) which details requirements for onsite domestic wastewater treatment. Millar Merrigan endorse the content of this report and have accommodated its requirements within the TDP presented.

The relevant electricity authority for the site is SP-AusNet. There are no anticipated issues with regard to network capacity. As a result of the development, existing underground services will need to be relocated within the road network. APA Group are unable to supply this estate with natural gas and have no plans to extend their network to include the Tyers Township in the near future.

Telecommunications has recently transitioned from copper wire to broadband technology. As part of the federal government's National Broadband Network initiative, Fibre to the Premises (FTTP) may be made available. NBN Co. is responsible for the delivery of broadband infrastructure which will be subject to commercial agreements between Telstra/NBN Co. and the developer. In the event that FTTP is not available, Telstra will be able to provide the site with standard copper service.

Site stormwater works will require liaison with the West Gippsland Catchment Management Authority, VicRoads and Latrobe City Council. It is proposed to provide an integrated, hydraulic, water quality and landscape solution that provides an attractive element within the streetscape and reserves to achieve best practice. A due diligence Drainage Strategy has been completed by Simon Anderson Consultants (Aug 2013). This report details a combination of treatment measures on both an individual lot and sub-catchment scale. Millar Merrigan endorse the recommendations of this strategy.

SMEC Australia completed a Traffic and Transport Impact Assessment (Oct 2010) which was subsequently reviewed by GTA Consultants (Oct 2011) that examines external traffic flow, internal traffic movements and proposed intersection works onto abutting roads. This report details appropriate treatments to allow for safe sight distance and supports the location of intersections shown in the TDP. Millar Merrigan endorse the recommendations of both these reports and VicRoads have indicated acceptance to the number of proposed connections to roads under their control

SMEC Australia have prepared a Flora, Fauna and Net Gain Assessment (Jan 2011). The assessment notes that more detailed reports will be needed at the development stage if the area shown as proposed reserve were to be developed however it is clear that there are no flora and fauna issues that would require an amendment to the TDP.

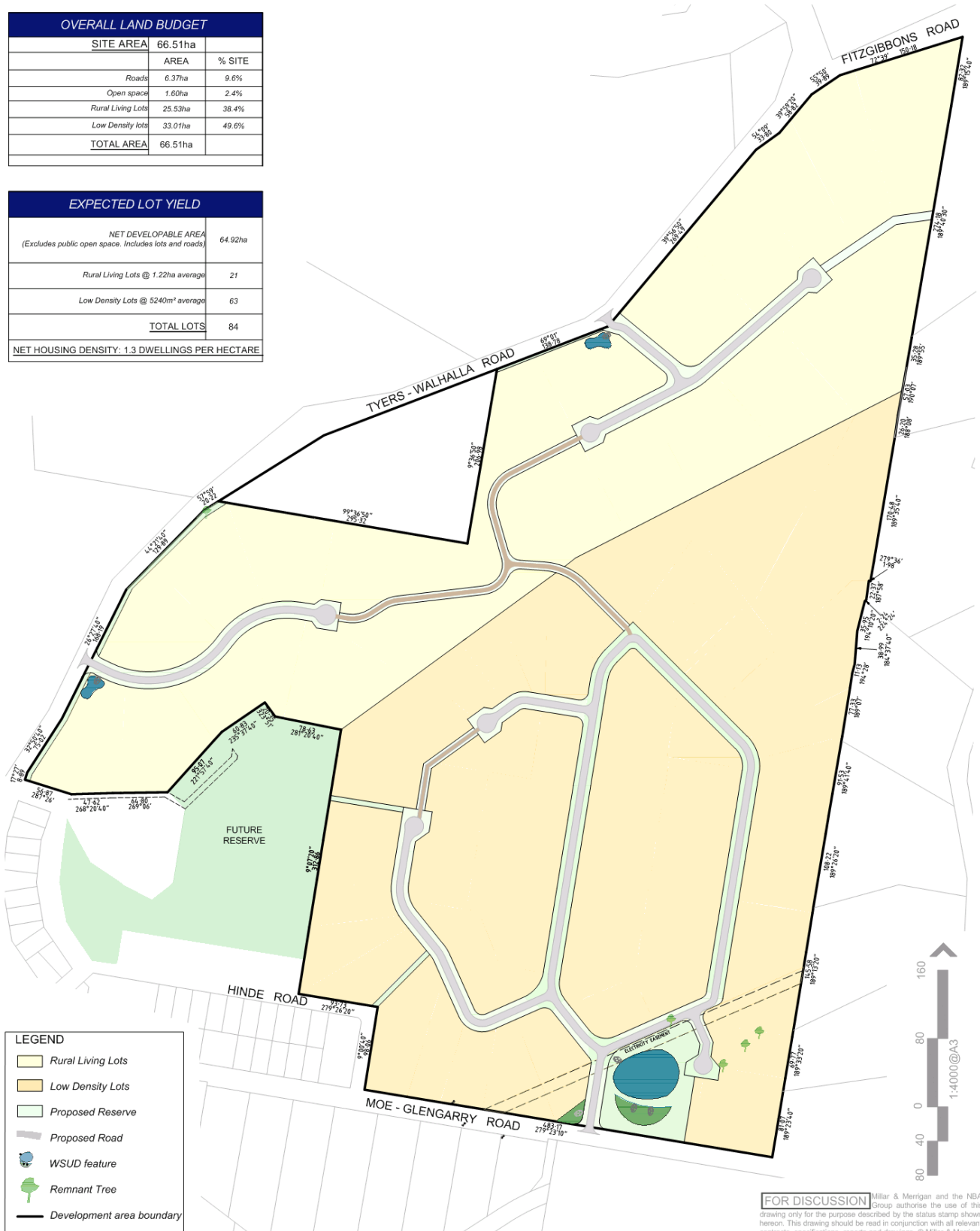
Preliminary feasibility enquiries have returned largely positive responses. It is clear that the subject site can be readily serviced using a combination of reticulated services and on site treatment measures.



Appendix 1 - Outline Development Plan

OVERALL LAND BUDGET		
SITE AREA	66.51ha	
AREA	% SITE	
Roads	6.37ha	9.6%
Open space	1.60ha	2.4%
Rural Living Lots	25.53ha	38.4%
Low Density lots	33.01ha	49.6%
TOTAL AREA	66.51ha	

EXPECTED LOT YIELD	
NET DEVELOPABLE AREA <i>(Excludes public open space. Includes lots and roads)</i>	64.92ha
Rural Living Lots @ 1.22ha average	21
Low Density Lots @ 5240m ² average	63
TOTAL LOTS	84
NET HOUSING DENSITY: 1.3 DWELLINGS PER HECTARE	



FOR DISCUSSION Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown herein. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty. Ltd. and the NBA Group.

DEVELOPMENT PLAN

Tyers Development Plan
Tyers - Walhalla Road, Tyers
Latrobe City Council

15533DP2 Version 2
December 2014

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500 **F** (03) 8720 9501
Ausdoc DX 13608 Croydon
 admin@millarmerrigan.com.au
 millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Metro Level 1, 1 Queens Road, Melbourne, 3004
Regional 382 Raymond Street, Sale, 3850
Mail 156 Commercial Road, Morwell 3840
M 0418 402 240 **T** (03) 5143 0340
F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au



Appendix 2 – Simon Anderson Consultants – Land Capability Assessment

LAND CAPABILITY ASSESSMENT
FOR
ON-SITE DOMESTIC WASTEWATER MANAGEMENT

PROPOSED 85 LOT SUBDIVISION
at
TYERS – WALHALLA ROAD
TYERS

By

SIMON ANDERSON
C O N S U L T A N T S
111 Main St Bairnsdale 51531500
191-193 Raymond St Sale 51446688

on

8TH AUGUST 2014

TABLE OF CONTENTS

1.0 Introduction.....	1
2.0 Purpose/Scope of Assessment.....	2
3.0 Site Key Features.....	4
4.0 Soil Assessment & Constraints.....	6
4.1 Published Soils Information.....	6
4.2 Soil Survey & Analysis	7
5.0 Land Capability Assessment Matrix	39
6.0 Conclusion	40
7.0 Recommendations	40
8.0 Management Program	41
8.1 Installation Issues.....	41
8.2 Ongoing Management & Maintenance	41
APPENDIX A Land Capability Assessment Matrix	41
APPENDIX B Water Balance Models	42
APPENDIX C Field Texture Analysis	47
APPENDIX D Soil Texture Grade Table	53
APPENDIX E Setback Distances Table	54
9.0 References	56
10.0 Site Feature Survey	LC1

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 1 of 56

LAND CAPABILITY ASSESSMENT ON-SITE DOMESTIC WASTEWATER



Tyers-Walhalla Rd, Tyers

1.0 INTRODUCTION

Simon Anderson Consultants were engaged to undertake a land capability assessment for the purpose of on-site domestic wastewater management of the Proposed Subdivision at Tyers-Walhalla Rd, Tyers. The field investigation and report have been undertaken by suitable experienced staff.

The assessment was completed in accordance with the Environment Protection Authority's *Code of Practice – Onsite Wastewater Management* (EPA Publication No. 891.3, Feb 2013), guidelines for *Land Capability Assessment For On-Site Wastewater Management* (EPA Publication No. 746.1, March 2003), *On-Site Domestic Wastewater Management* (AS/NZS 1547:2012) and East Gippsland and Wellington Shires *Domestic Wastewater Management Plan*.

Information and results are presented in table form for clear data presentation and ease of identification of key points. **Detailed recommendations presented on page 40 of report. LCA is to be read in conjunction with Site Features Plan 345281-LC1.**

Subject Land	Tyers-Walhalla Rd, Tyers
Client	Stephen Plunkett
Postal Address	C/- NBA Group, 93 Macalister St, Sale VIC 3850
Contact	Nick Anderson (Mob: 0418 402 240)
Map Reference	Vicroads 97 J4
Municipality	Latrobe City Council
Proposed Development	to accommodate a 5 Bedroom Residence (Potential Occupancy = No. of Bedrooms + 1) ¹
Design Flow	150 L/person/day ² (for reticulated water supply and full water reduction fixtures)
Anticipated Wastewater Load	900 L/day
Treatment System Required	Secondary treated effluent to minimum 20/30 standard (ie. AWTS ³ or sand filter)
Disposal System Required	Sub-surface irrigation - Area of 540m ² (for slopes between 0 - 10%) - Area of 700m ² (for slopes between 11% - 20%) - Area of 1200m ² (for slopes between 21% - 30%)

¹ As identified in Victorian EPA Draft Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Section 3.4.1

² As identified in Victorian EPA Draft Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Table 4

³ AWTS – Aerated Wastewater Treatment System (EPA approved)

345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 2 of 56

2.0 PURPOSE/SCOPE OF ASSESSMENT

Purpose and Scope of Assessment	Broad-scale assessment for subdivisional purposes (Will require further lot-specific assessment at later date)	<input checked="" type="checkbox"/>
	Detailed investigation for lot-specific management requirements	<input type="checkbox"/>

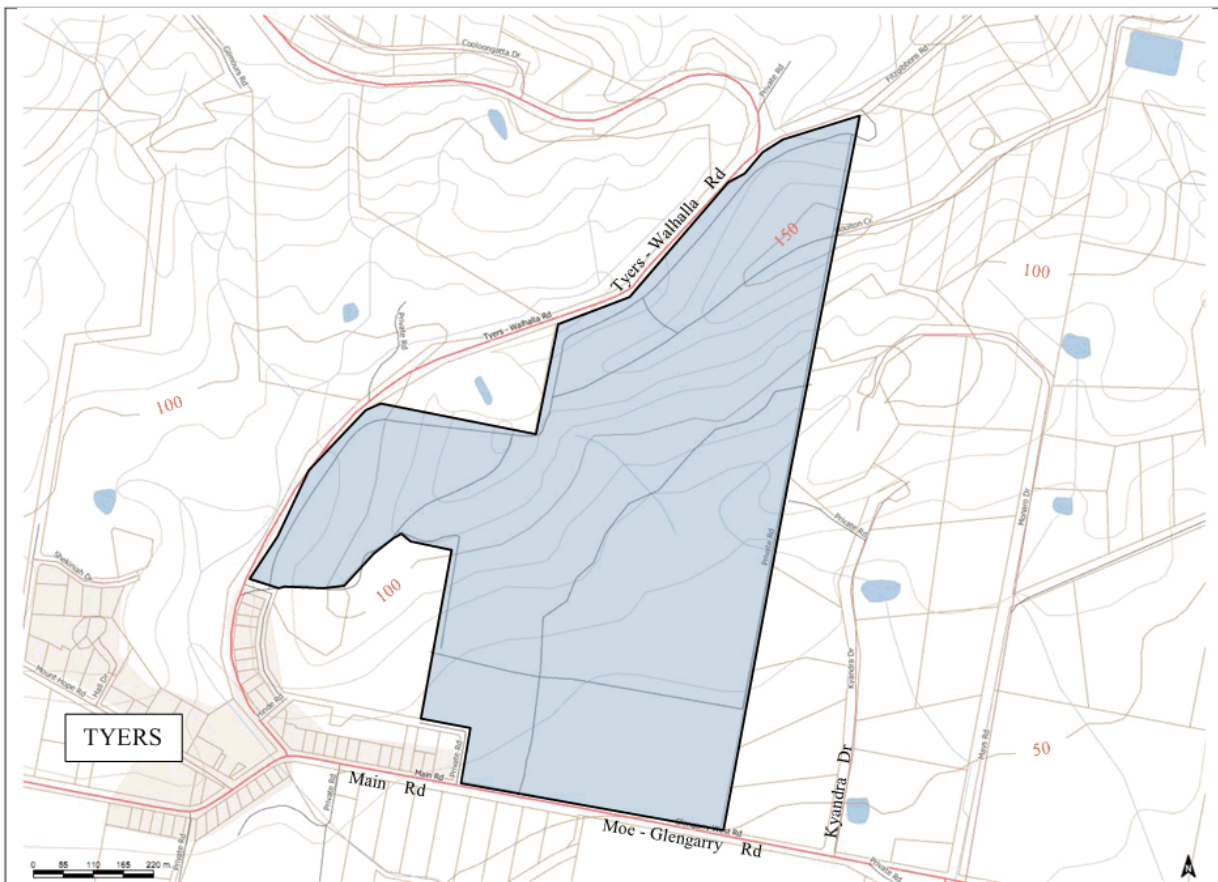


Figure 1: Locality Plan

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 3 of 56



Figure 2: Aerial view of subject site (approximate title boundaries shown)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 4 of 56

3.0 SITE KEY FEATURES

Criteria / Feature	Description	Implications for Wastewater Management
Allotment/s		
Title details	Lot 1 PS 424861, Council Property No: 34496 Lot 1 PS 449977, Council Property No: 34496 Lot 2 PS 603049, Council Property No: 49088	Proposed low density residential subdivision Proposed Reserve
No. of Lots Proposed	85	
Lot size (EPA recommended minimum lot size = 1.0 ha)	Varying from 0.4 ha – 1.7 ha	Many lots to be under the EPA recommended 1.0 ha. Will require well managed and designed disposal system (refer to criteria outlined in Recommendations)
Dwelling Usage	Likely to be permanent	
Adjoining Lot sizes	17.0+ ha Farming zone lots north side of Tyers-Walhalla Road. (directly north of subject site) 2.0–2.2ha Rural Living zone lots along Kyandra Road (directly east of subject site) 0.8ha Low Density Residential lots along south side of Moe-Glengarry Rd (directly opposite subject site) 850 – 890 m ² Township zoned lots along Hinde Road (directly south west of subject site)	Overall volume of wastewater being disposed to land in the Farming Zone is extremely low. Overall volume of wastewater being disposed in the Rural Living zone lots is moderate. (east of the subject site). Type of effluent disposal systems and their performance levels, for existing dwellings on Kyandra Drive is currently unknown. Overall volume of wastewater being disposed to land in Low Density Residential zone is moderate. Overall volume of wastewater being disposed to land in Township Zone is high. 78% of these sites dispose of their waste offsite. ⁴ Failure of these systems (Septic Tanks & trenches) has likely been due to inadequate treatment and inappropriate disposal methods, not suited to soils with extremely low permeability (ie. medium to heavy clays).
Current Land Use	Vacant Formerly used as a Bluegum Plantation.	Current Wastewater generation is negligible
Infrastructure		
Zoning & Overlays	Low Density Residential Zone (LDRZ) Bushfire Management Overlay (BMO)	
Nearest Reticulated Sewer	Township of Traralgon	The area of Tyers is unlikely to have reticulated sewer in the foreseeable future. "Gippsland Water does not oppose sewerage for Tyers, but that it is not currently planned to allocate funds to any project before 2018." ⁵
Reticulated Water	Available on existing allotment	Increases the risk of excessive water usage by future dwellings. Water consumption can be reduced with the following methods; <ul style="list-style-type: none"> • Full water reduction fixtures to be installed on all dwelling developments • Prohibit the installation or use spa baths
Power	Available on existing allotment	Allows ready use of wastewater treatment plants and pressurised sub-surface irrigation.

⁴ Ref: Municipal District Wastewater Management Plan – Latrobe City (Dec 2006)

⁵ Ref: Amendment C82 to the Latrobe Planning Scheme/Panel Report/31 March 2014 345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 5 of 56

3.0 SITE KEY FEATURES cont'd

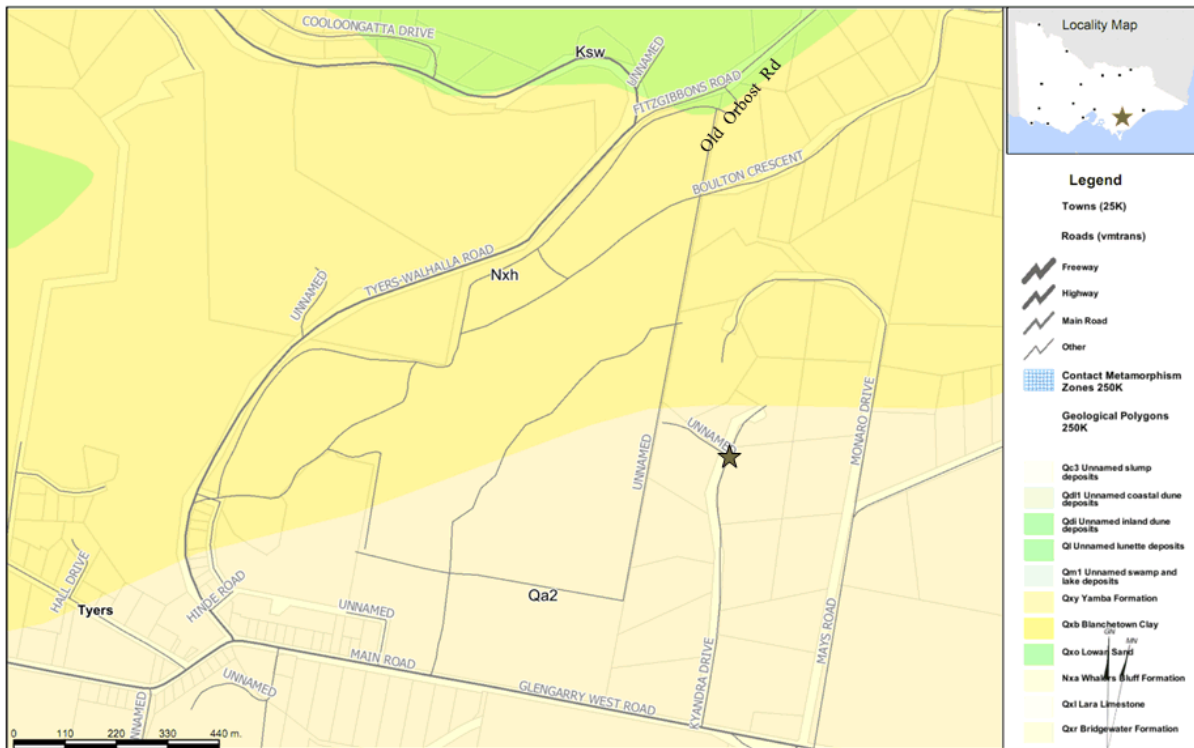
Criteria / Feature	Description	Implications for Wastewater Management
Land Features		
Geology	Refer 4.1 Published Soils Information (pg 6)	
Elevation	55m – 155m AHD, refer figure 1: Locality Plan (pg 2)	
Landscape Elements	<p>The northern two thirds of the site is situated on an undulating to rolling low hill system.</p> <p>The southern third of the subject site is located on a prior stream plains landform higher in elevation than the present flood plains. The site has a yellow duplex sedimentary landscape.</p>	
Fill	Natural soil profiles were observed throughout the site. (Minor fill observed at Test Pit TP20 only)	<p>Back filling of some small ponds will be required at the south end of the subject site. (refer site features plan for locations).</p> <p>Previous removal of Bluegum plantation has resulted in significant disturbance to the sites topsoils. The majority of the site will require re-levelling at development stage of proposed subdivision.</p>
Aspect	<p>Area of investigation slopes both North/West and South/East of the existing ridge line.</p> <p>Remainder of the subject site (approximately one third) is low lying and relatively flat (fronting Moe-Glengarry Road.)</p>	<p>North facing slopes increase sun exposure and improved efficiency of effluent disposal fields.</p> <p>South/East facing slopes slightly reduce sun exposure and therefore slightly reduce efficiency of effluent disposal fields.</p>
River/Stream Catchment	A number of Ephemeral Watercourses are situated on the site (refer site features plan)	Necessary setbacks are easily achieved. (Refer Site Features Plan for details)
Dams/Surface Water	Several small agricultural dams/ponds over subject site and adjoining allotments.	<p>Necessary setbacks are easily achieved from dams in adjoining allotments.</p> <p>Dams/ponds on subject site to be filled.</p>
Rock Outcrop	Rock outcropping evident along northern ridge.	Reduces efficiency of effluent disposal fields. LAA's to be nominated away from the ridge line where possible.
Erosion	No evidence of sheet or rill erosion.	The erosion hazard can be reduced with low density residential development of the site. Incorporating best practice WSUD to treat/retain/discharge stormwater flows from the site.
Vegetation	The land is currently vacant paddocks (previously cleared Bluegum Plantation) with some remnant pockets of vegetation in various locations within the site (refer aerial photo page 3).	<p>Some vegetation clearing may be required for establishment of dwellings on Lots 15 & 16.</p> <p>No vegetation clearing required for establishment of effluent disposal fields.</p>
Climate	Temperate.	Reduces variation in efficiency of effluent field.
Solar Exposure	Moderate. Some shading may occur from dwelling developments and south face allotments.	Slightly reduces efficiency of effluent disposal fields.
Recommended Buffer Distances	All buffer distances recommended in Table 5 of EPA Publication 891.3, (Feb 2013) are achievable and do not significantly limit siting of the LAA's in this case.	
Available Land Application Area (LAA)	<p>Considering all site constraints and the buffers mentioned above, the site has adequate land that is suitable and available for land application of treated effluent throughout all of the proposed allotments.</p> <p>Proposed Lots 20-26 & 41-42 will require a restriction on dwelling development (max. 3 Bedroom homes) to accommodate appropriately sized LAA's (refer site features plan).</p>	By using a system that provides secondary treatment and pressurized sub-surface irrigation, there will be ample protection for surface and groundwater of all 85 Lots.

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 6 of 56

4.0 SOIL ASSESSMENT & CONSTRAINTS

The sites soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

4.1 Published Soils Information



Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind

REF: VANDENBERG, A.H.M., 1997. BAIRNSDALE SJ 55-7 Edition 2, 1:250 000 Geological Map (Series 1:250,000 geological maps. Geological Survey of Victoria.)

★ Denotes approximate location of proposed shed site

Geological Unit	Geological Description	Mapping Unit
Nxh (<i>Tph</i>)	Tertiary Non-Marine (Alluvial) deposits consisting of Fluvial: sand, silt, gravel, ferruginous sand.	Boolarra (BI)
Qa2 (<i>Qpa</i>)	Quaternary Non-Marine (Alluvial) deposits consisting of Fluvial: gravel, sand, silt.	Yinnar (Yn)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 7 of 56

4.1 Published Soils Information (cont'd)

Soils of the north end of the site have been mapped and described in Department of Environment and Primary Industries "Soils and Landforms of West Gippsland – Moe 1:100 000 map sheet" and are described as belonging to the Boolarra (Bl) map unit. This unit occurs on Undulating low hills to rolling hills and is comprised of Tertiary sediments including Haunted Hills gravels.

Most of the soils of this mapping unit have a grey to dark grey loam to sandy loam surface soil overlying a bleached light brownish grey to pale greyish brown similarly textured subsurface at about 10 to 20cm. By about 40cm the soil becomes variably mottled with yellow and brown colours and the texture may increase to sandy clay loam. Mottled grey, yellow and brown light or medium clays occur between 40 and 80cm. There is a sharp texture change from a sandy loam or sandy clay loam to medium clay at about 50 to 70cm. These soils would generally be classified as Kurosolos.


Soils of the south end of the site have also been mapped and described in Department of Environment and Primary Industries "Soils and Landforms of West Gippsland – Moe 1:100 000 map sheet" and are described as belonging to the Yinnar (Yn) map unit. This unit occurs on a stagnant alluvial plain landform and is comprised of Late Pleistocene alluvial sediments (most likely outwash from nearby hills).

The soils may be classified into two broad groups: firstly the soils on the slightly higher ground and broad plains (ref: subject site), and secondly, the soils in the slightly depressed parts of the plain and depressions. The soils of the first group are the major component of the Yinnar map unit. They have a depth to subsoil clay which is generally quite deep, typically 40 cm to 60 cm. The surface soils are generally fine sandy loams to silty clay loams which are dark greyish brown or dark brownish grey, often with a sporadically bleached sub-surface. There is a clear to abrupt change to the mottled light to medium clay subsoil with brown and brownish yellow colours dominating. Pale coloured medium to heavy clays continue to at least 1m depth. These soils are generally classified as Brown and Grey Chromosols using the Australian Soil Classification.

4.2 Soil Survey and Analysis

An extensive Soil survey was carried out at the site to determine suitability for application of treated effluent. Subsoil investigations were conducted at forty-six (46) locations throughout the subject site, as shown on the Site Features Plan, using a combination of hand augered bores (B31-B46) and mechanically dug test pits (TP1-TP30). This was sufficient to adequately characterise the soils, and determine any variation throughout the area of interest.

Samples of all discrete soil layers of 50% of the test sites were collected for subsequent laboratory analysis of pH⁶, electrical conductivity⁷ and Emerson Aggregate Class⁸. The soil profiles of the remaining test sites are detailed below (pages 6-10).

Depth (m)	Description	Horizon		
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1		
0.1				
0.2	SILT: Lt Grey/Brown, Saturated Soils perched water seepage evident	A2		A1
0.3				
0.4				
0.5				
0.6	CLAY: Yellow/Brown, Moist, Stiff	B1		A2
0.7				
0.8				
1.0+				

Soil Profile


Test Pit TP2

⁶ The pH of 1:5 soil/water suspensions was measured using a Merck pH strip


⁷ EC (dS m⁻¹) was calculated by measuring the electrical conductivity of 1:5 soil water suspension.

⁸ Appendix C shows photographic results of Emerson Aggregate Test (Slaking/Dispersion) 345281 LCA.docx


SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 8 of 56

Depth (m)	Description	Horizon		
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1		
0.1				
0.2	SILT: Lt Grey/Brown, Moist, Dense	A2		A1
0.3				
0.4				
0.5	CLAY: Yellow/Brown, Moist, Stiff	B1		A2
0.6				
0.7				
0.8				
1.0+			B1	

Soil Profile
Test Pit TP4


Depth (m)	Description	Horizon		
0.0	TOPSOIL: Dk Grey/Brown, Wet, Loamy	A1		
0.1				
0.2	SILT: Lt Grey/Brown, Saturated Soils perched water seepage evident	A2		A1
0.3				
0.4				
0.5	CLAY: Yellow/Brown, Moist, Stiff red mottling present	B1		A2
0.6				
0.7				
0.8				
1.0+			B1	

Soil Profile
Test Pit TP5

Depth (m)	Description	Horizon		
0.0	TOPSOIL: Dk Grey/Brown, Wet, Loamy	A1		
0.1				
0.2	SILT: Lt Grey/Brown, Saturated Soils perched water seepage evident	A2		A1
0.3				
0.4				
0.5	CLAY: Yellow/Brown, Moist, Stiff red mottling present	B1		A2
0.6				
0.7				
0.8				
1.0+			B1	


Soil Profile
Test Pit TP7

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 9 of 56

Depth (m)	Description	Horizon	
0.0 0.1	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1	
0.2 0.3 0.4 0.5	SILT: Lt Grey/Brown, Saturated Soils perched water seepage evident	A2	
0.6 0.7 0.8 1.0+	CLAY: Yellow/Brown, Moist, Stiff red mottling present	B1	
		A1	
		A2	
		B1	


Soil Profile

Test Pit TP8

Depth (m)	Description	Horizon	
0.0 0.1	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1	
0.2 0.3 0.4	SILT: Lt Grey/Brown, Wet	A2	
0.5 0.6 0.7 0.8 1.0+	CLAY: Yellow/Brown, Moist, Stiff red mottling present	B1	
		A1	
		A2	
		B1	

Soil Profile


Test Pit TP9

Depth (m)	Description	Horizon	
0.0 0.1	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1	
0.2 0.3 0.4	SILT: Lt Grey/Brown, Moist	A2	
0.5 0.6 0.7 0.8 1.0+	CLAY: Yellow/Brown, Moist, Stiff	B1	
		A1	
		A2	
		B1	


Soil Profile

Test Pit TP10


SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 10 of 56

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1	
0.1	SILT: Lt Grey/Brown, Moist, Dense	A2	
0.2			
0.3			
0.4	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.5			
0.6			
0.7			
0.8			
1.0+			

Soil Profile Test Pit TP11


Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1	
0.1	SILT: Lt Grey/Brown, Wet, Dense	A2	
0.2			
0.3			
0.4	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.5			
0.6			
0.7			
0.8			
1.0+			

Soil Profile Test Pit TP12


Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1	
0.1	SILT: Lt Grey/Brown, Saturated Soil, Soft Perched water seepage evident	A2	
0.2			
0.3			
0.4	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.5			
0.6			
0.7			
0.8			
1.0+			

Soil Profile Test Pit TP13


SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 11 of 56

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1	
0.1	SILT: Lt Grey/Brown, Saturated Soil, Soft	A2	
0.2	Perched water seepage evident		
0.3			
0.4	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.5			
0.6			
0.7			
0.8			
1.0+			

Soil Profile Test Pit TP14

Depth (m)	Description	Horizon	
0.0	SILT: Lt Grey/Brown, Saturated Soil	A2	
0.1	perched water seepage evident		
0.2			
0.3	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.4			
0.5			
0.6			
0.7			
0.8			
1.0+			

Soil Profile Test Pit TP15

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Brown, Moist, Loamy	A1	
0.1	SILT: Lt Grey/Brown, Saturated Soil	A2	
0.2			
0.3			
0.4	perched water seepage evident		
0.5			
0.6	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.7	red mottling present		
0.8			
1.0+			

Soil Profile Test Pit TP18

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 12 of 56

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist Silty, Loam	FILL	<p>Test Pit TP20</p>
0.1			
0.2	CLAY: Pale Grey, Moist, Very Stiff red mottling present	B1	
0.3			
0.4			
0.5			
0.6			
0.7			
0.8			
1.0+			
			FILL
			B1

Soil Profile

Test Pit TP20

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Greyish Brown, Moist, Silty	A1	<p>Test Pit TP25</p>
0.1			
0.2	SILT: Lt Grey/Brown, Moist perched water seepage evident at depth	A2	
0.3			
0.4			
0.5			
0.6	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.7			
0.8			
1.0+			
			A1
			A2
			B1

Soil Profile


Test Pit TP25

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dark Grey, Moist, Silty	A1	<p>Test Pit TP26</p>
0.1			
0.2	SILT: Lt Grey/Brown, Saturated Soil	A2	
0.3			
0.4			
0.5	CLAY: Yellow/Brown, Moist, Stiff red mottling present	B1	
0.6			
0.7			
0.8			
1.0+			
			A1
			A2
			B1


Soil Profile

Test Pit TP26


SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 13 of 56

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dk Grey/Brown, Moist, Silty	A1	
0.1	SILT: Lt Grey/Brown, Moist	A2	
0.2			
0.3			
0.4			
0.5	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.6			
0.7			
0.8			
1.0+			

Soil Profile
Test Pit TP27


Depth (m)	Description	Horizon	
0.0	TOPSOIL: Grey, Moist, Silty, Gravely	A1	
0.1	SILT: Lt Grey/Brown, Wet	A2	
0.2			
0.3			
0.4			
0.5	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.6			
0.7			
0.8			
1.0+			

Soil Profile
Test Pit TP28


Depth (m)	Description	Horizon	
0.0	TOPSOIL: Grey/Brown, Moist, Sandy, Loamy	A1	
0.1	SILT: Lt Grey/Brown, Wet, Fine Sandy	A2	
0.2			
0.3			
0.4	Saturated at depth, perched water seepage evident	B1	
0.5	CLAY: Yellow/Grey, Moist, Stiff		
0.6			
0.7			
0.8			
1.0+			

Soil Bore Profile
BORE 35


SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 14 of 56

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Grey/Brown, Moist, Sandy, Loamy	A1	 <p style="color: yellow; font-weight: bold;">BORE 37</p>
0.1			
0.2	SILT: Grey/Brown, Moist, Dense Sandy	A2	
0.3			
0.4			
0.5			
0.6	CLAY: Yellow/Brown, Moist, Stiff with grey sand	B1	
0.7			
0.8			
1.0+			

Soil Bore Profile

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Grey/Brown, Moist, Sandy, Loamy	A1	 <p style="color: yellow; font-weight: bold;">BORE 38</p>
0.1			
0.2	SILT: Lt Grey/Brown, Wet, Fine Sandy	A2	
0.3			
0.4			
0.5	unworkable saturated soils at depth perched water seepage evident		
0.6	CLAY: Yellow/Brown, Moist, Stiff with grey sand	B1	
0.7			
0.8			
1.0+			

Soil Bore Profile

Depth (m)	Description	Horizon	
0.0	SILT: Lt Grey/Brown, Dry, Very Dense	A2	 <p style="color: yellow; font-weight: bold;">BORE 42</p>
0.1			
0.2			
0.3			
0.4	CLAY: Yellow/Brown, Friable, Very Stiff, Silty	B1	
0.5			
0.6			
0.7			
0.8			
1.0+			

Soil Bore Profile

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 15 of 56

Soil Features: TEST PIT TP1			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 500	500 +
Boundary Type	NA	Clear	Gradual
Field Texture Grade ⁹	ZCL	ZCL	MC
Structure	High	Unclear	Massive
pH	6.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.01	0.04
Dominant Colour	Dark Greyish Brown	Lt Greyish Brown	Yellowish Brown
Mottles	-	-	Orange Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ¹⁰ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ¹¹ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ¹² (DLR mm/day)	10	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1			
0.2	SILT: Saturated Soils	A2	
0.3			
0.4	perched water seepage evident		
0.5	CLAY: Moist, Stiff, Medium Clay	B1	
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁹ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

¹⁰ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

¹¹ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹² For trenches and beds

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 16 of 56

Soil Features: TEST PIT TP3			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 400	400 +
Boundary Type	NA	Gradual	Clear
Field Texture Grade ¹³	ZCL	SiC	MC
Structure	High	Unclear	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.01	0.06
Dominant Colour	Dk Greyish Brown	Greyish Brown	Yellowish Brown
Mottles	-	-	Orange Blotches
Dispersion	8	8	1
Coarse Fragments (% Volume)	-	< 10	< 10
Soil Category ¹⁴ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ¹⁵ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ¹⁶ (DLR mm/day)	10	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1	SILT: Saturated Soils	A2	
0.2			
0.3	perched water seepage evident		
0.4	CLAY: Moist, Stiff, Medium Clay	B1	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			A1
1.1			A2
1.5+			B1

Soil Bore Log Profile

¹³ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

¹⁴ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

¹⁵ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹⁶ For trenches and beds

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 17 of 56

Soil Features: TEST PIT TP6			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 500	500 +
Boundary Type	NA	Gradual	Clear
Field Texture Grade ¹⁷	ZCL	ZCL	MC
Structure	High	Unclear	Massive
pH	5.5	5.5	5.0
EC (dS m ⁻¹)	0.01	0.01	0.04
Dominant Colour	Dark Greyish Brown	Brown	Yellowish Brown
Mottles	-	-	Red Blotches
Dispersion	8	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ¹⁸ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ¹⁹ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ²⁰ (DLR mm/day)	10	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1			
0.2	SILT: Saturated Soils	A2	
0.3			
0.4	perched water seepage evident		
0.5	CLAY: Moist, Stiff, Medium Clay	B1	
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

¹⁷ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

¹⁸ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

¹⁹ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

²⁰ For trenches and beds


345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 18 of 56

Soil Features: TEST PIT TP16			
Soil Horizon	A1	A2	B1
Depth (mm)	0 – 100	100 - 400	400 +
Boundary Type	NA	Gradual	Clear
Field Texture Grade ²¹	ZCL	ZCL	MC
Structure	Moderate	Weak	Massive
pH	6.0	6.0	5.0
EC (dS m ⁻¹)	0.01	0.01	0.01
Dominant Colour	Dark Greyish Brown	Brown	Yellowish Brown
Mottles	-	-	Red Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category²² (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ²³ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ²⁴ (DLR mm/day)	10	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1	SILT: Moist, Clayey	A2	
0.2			
0.3			
0.4	CLAY: Moist, Stiff, Medium Clay	B1	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

²¹ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

²² As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

²³ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)


²⁴ For trenches and beds

345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 19 of 56

Soil Features: TEST PIT TP17			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 400	400 +
Boundary Type	NA	Gradual	Gradual
Field Texture Grade ²⁵	ZCL	ZCL	MC
Structure	Moderate	Weak	Massive
pH	5.5	5.5	5.0
EC (dS m ⁻¹)	0.00	0.00	0.01
Dominant Colour	Dark Greyish Brown	Lt Brown	Yellowish Brown
Mottles	-	-	Red Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	10%
Soil Category ²⁶ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ²⁷ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ²⁸ (DLR mm/day)	10	10	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1	SILT: Moist, Clayey	A2	
0.2			
0.3	Perched water seepage evident		
0.4	CLAY: Moist, Stiff, Medium Clay	B1	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

²⁵ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

²⁶ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

²⁷ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)


²⁸ For trenches and beds

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 20 of 56

Soil Features: TEST PIT TP19			
Soil Horizon	A1	B1	B2
Depth (mm)	0 - 200	200 - 400	400 +
Boundary Type	NA	Sharp (Wavy)	Sharp (Irregular)
Field Texture Grade ²⁹	ZCL	MC	MC
Structure	Moderate	Weak	Massive
pH	5.5	5.0	5.0
EC (dS m ⁻¹)	0.02	0.08	0.46
Dominant Colour	Dk Greyish Brown	Pale Brown	Pale Grey
Mottles	-	Yellow & Grey Blotches	Orange Blotches
Dispersion	8	5	8
Coarse Fragments (% Volume)	-	20%	20%
Soil Category³⁰ (AS/NZ1547:2012)	4a	6c	6c
Design Irrigation Rate ³¹ (DIR mm/day)	3.5	2	2
Design Loading Rate ³² (DLR mm/day)	10	NR	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1			
0.2	CLAY: Moist, Stiff, Medium Clay	B1	
0.3			
0.4	CLAY: Moist, Stiff, Medium Clay	B2	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

²⁹ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

³⁰ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

³¹ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)


³² For trenches and beds

345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 21 of 56

Soil Features: TEST PIT TP21			
Soil Horizon	A2	B1	B2
Depth (mm)	0 - 100	100 - 800	800 +
Boundary Type	NA	Diffuse	Gradual (Irregular)
Field Texture Grade ³³	SiC	LC	SC
Structure	Weak	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.03	0.23
Dominant Colour	Brown	Brown	Pale Yellow/Brown
Mottles	-	-	-
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ³⁴ (AS/NZ1547:2012)	4b	5c	5c
Design Irrigation Rate ³⁵ (DIR mm/day)	3.5	3	3
Design Loading Rate ³⁶ (DLR mm/day)	6	NR	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	SILT: Dry, Dense, Clayey	A2	 <p>NOTE: A1 (topsoil) layer absent</p>
0.1	CLAY: Dry, Silty, Light Clay	B1	
0.2			
0.3			
0.4			
0.5			
0.6			
0.7			
0.8	CLAY: Dry, Stiff, Silty	B2	
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

³³ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

³⁴ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

³⁵ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

³⁶ For trenches and beds


345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 22 of 56

Soil Features: TEST PIT TP22			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 50	50 - 250	250 +
Boundary Type	NA	Clear	Clear
Field Texture Grade ³⁷	SiC	LC	MC
Structure	Moderate	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.00	0.00	0.04
Dominant Colour	Dark Greyish Brown	Brown	Yellowish Brown
Mottles	-	-	Red Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	< 10%
Soil Category ³⁸ (AS/NZ1547:2012)	4a	5c	6c
Design Irrigation Rate ³⁹ (DIR mm/day)	3.5	3	2
Design Loading Rate ⁴⁰ (DLR mm/day)	10	NR	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon
0.0	TOPSOIL: Moist, Silty	A1
0.05	SILT: Moist, Dense, Clayey	A2
0.15		
0.25	CLAY: Moist, Stiff, Medium Clay	B1
0.3		
0.4		
0.5		
0.6		
0.7		
0.8		
0.9		
1.0		
1.5+		



Soil Bore Log Profile

³⁷ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

³⁸ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

³⁹ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)


⁴⁰ For trenches and beds

345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 23 of 56

Soil Features: TEST PIT TP23			
Soil Horizon	A1	A2	B1
Depth (mm)	-	0 - 100	100 +
Boundary Type	-	NA	Gradual
Field Texture Grade ⁴¹	-	ZL	HC
Structure	-	Weak	Massive
pH	-	5.0	5.0
EC (dS m ⁻¹)	-	0.06	0.06
Dominant Colour	-	Greyish Brown	Yellowish Brown
Mottles	-	-	Red Blotches
Dispersion	-	8	5
Coarse Fragments (% Volume)	-	< 10%	< 10%
Soil Category ⁴² (AS/NZ1547:2012)	-	3b	6c
Design Irrigation Rate ⁴³ (DIR mm/day)	-	4	2
Design Loading Rate ⁴⁴ (DLR mm/day)	-	10	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	SILT: Dry, Dense	A2	 <p>NOTE: A1 (topsoil) layer absent</p>
0.1	CLAY: Dry, Stiff, Medium Clay	B1	
0.2			
0.3			
0.4			
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			A2
1.1			
1.5+			B1

Soil Bore Log Profile

⁴¹ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁴² As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁴³ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁴⁴ For trenches and beds

345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 24 of 56

Soil Features: TEST PIT TP24			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 400	400 +
Boundary Type	NA	Clear (Wavy)	Gradual
Field Texture Grade ⁴⁵	ZCL	SiC	MC
Structure	Moderate	Moderate	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.00	0.00	0.02
Dominant Colour	Dark Greyish Brown	Brown	Yellowish Brown
Mottles	-	-	Red Streaks
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	10%	-
Soil Category ⁴⁶ (AS/NZ1547:2012)	4a	4a	6c
Design Irrigation Rate ⁴⁷ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ⁴⁸ (DLR mm/day)	10	10	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Silty	A1	
0.1	SILT: Moist, Clayey	A2	
0.2			
0.3			
0.4	CLAY: Moist, Stiff, Medium Clay	B1	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁴⁵ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁴⁶ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁴⁷ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁴⁸ For trenches and beds

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 25 of 56

Soil Features: TEST PIT TP29			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 400	400 +
Boundary Type	NA	Gradual	Clear
Field Texture Grade ⁴⁹	SCL	LC	MC
Structure	Moderate	Weak	Massive
pH	5.5	5.5	5.5
EC (dS m ⁻¹)	0.01	0.01	0.02
Dominant Colour	Greyish Brown	Lt Brown	Yellowish Brown
Mottles	-	-	Red Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	30%	-
Soil Category ⁵⁰ (AS/NZ1547:2012)	4a	5c	6c
Design Irrigation Rate ⁵¹ (DIR mm/day)	3.5	3	2
Design Loading Rate ⁵² (DLR mm/day)	10	NR	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Sandy Loam	A1	
0.1	SILT: Wet, Clayey	A2	
0.2			
0.3	Perched water seepage evident		
0.4	CLAY: Moist, Stiff, Medium Clay	B1	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁴⁹ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁵⁰ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁵¹ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁵² For trenches and beds

345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 26 of 56

Soil Features: TEST PIT TP30			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 500	500 +
Boundary Type	NA	Clear (Irregular)	Clear (Wavy)
Field Texture Grade ⁵³	SL	FSCL	HC
Structure	Moderate	Weak	Massive
pH	6.0	5.5	5.0
EC (dS m ⁻¹)	0.01	0.00	0.03
Dominant Colour	Dark Grey	Lt Greyish Brown	Yellowish Brown
Mottles	-	-	Red & Grey Blotches
Dispersion	5	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ⁵⁴ (AS/NZ1547:2012)	3a	4b	6c
Design Irrigation Rate ⁵⁵ (DIR mm/day)	4	3.5	2
Design Loading Rate ⁵⁶ (DLR mm/day)	15	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Silty	A1	
0.1			
0.2	SILT: Moist, Sandy, Clayey	A2	
0.3			
0.4			
0.5	CLAY: Moist, Very Stiff, Heavy Clay	B1	
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁵³ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁵⁴ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁵⁵ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)


⁵⁶ For trenches and beds

345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 27 of 56

Soil Features: TEST BORE B31			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 50	50 - 300	300 +
Field Texture Grade ⁵⁷	FSL	SCL	HC
Structure	Moderate	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.07	0.15
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Greyish Brown	Lt Brown	Yellowish Brown
Mottles	-	-	Grey Mottled
Dispersion	8	5	5
Coarse Fragments (% Volume)	-	-	-
Soil Category ⁵⁸ (AS/NZ1547:2012)	3a	4b	6c
Design Irrigation Rate ⁵⁹ (DIR mm/day)	4	3.5	2
Design Loading Rate ⁶⁰ (DLR mm/day)	15	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dry, Loamy	A1	
0.05	SILT: Dry, Dense, Fine Sandy	A2	
0.1			
0.2			
0.3	CLAY: Friable, Very Stiff, Heavy Clay	B1	
0.4			
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.5+			

Soil Bore Log Profile

⁵⁷ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁵⁸ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁵⁹ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁶⁰ For trenches and beds

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 28 of 56

Soil Features: TEST BORE B32			
Soil Horizon	A1	A2	A3
Depth (mm)	0 - 100	100 - 600	600 +
Field Texture Grade ⁶¹	FSL	SCL	CS
Structure	Moderate	Weak	Weak
pH	6.0	5.0	5.0
EC (dS m ⁻¹)	0.02	0.14	0.07
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Greyish Brown	Yellow	Pale Brown
Mottles	-	-	-
Dispersion	2	8	5
Coarse Fragments (% Volume)	-	-	-
Soil Category ⁶² (AS/NZ1547:2012)	3a	4b	2a
Design Irrigation Rate ⁶³ (DIR mm/day)	4	3.5	5
Design Loading Rate ⁶⁴ (DLR mm/day)	15	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Sandy Loam	A1	
0.1	SILT: Dry, Dense, Sandy	A2	
0.2			
0.3			
0.4			
0.5			
0.6	SAND: Dry, Very Dense, Cemented	A3	
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁶¹ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁶² As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁶³ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁶⁴ For trenches and beds

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 29 of 56

Soil Features: TEST BORE B33			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 300	300 +
Field Texture Grade ⁶⁵	FSL	FSL	FSCl
Structure	Moderate	Unclear	Weak
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.05	0.00	0.00
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Dark Greyish Brown	Pale Brown	Yellowish Brown
Mottles	-	-	Grey Mottling
Dispersion	5	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ⁶⁶ (AS/NZ1547:2012)	3a	3b	4b
Design Irrigation Rate ⁶⁷ (DIR mm/day)	4	4	3.5
Design Loading Rate ⁶⁸ (DLR mm/day)	15	10	6

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Wet, Sandy Loam	A1	
0.1	SILT: Saturated Sandy Soils	A2	
0.2	perched water seepage evident		
0.3	CLAY: Dry, Stiff, Fine Sandy	B1	
0.4			
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁶⁵ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁶⁶ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁶⁷ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁶⁸ For trenches and beds

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Baimsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 30 of 56

Soil Features: TEST BORE B34			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 700	700 +
Field Texture Grade ⁶⁹	SL	FSL	MC
Structure	Weak	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.00	0.03
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Dark Greyish Brown	Pale Brown	Yellowish Brown
Mottles	-	-	Grey Mottling
Dispersion	5	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ⁷⁰ (AS/NZ1547:2012)	2a	3b	6c
Design Irrigation Rate ⁷¹ (DIR mm/day)	5	4	2
Design Loading Rate ⁷² (DLR mm/day)	NR	10	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Silty Loam	A1	
0.1			
0.2	SILT: Moist, Dense, Fine Sandy	A2	
0.3			
0.4			
0.5	saturated soils at depth		
0.6	perched water seepage evident		
0.7	CLAY: Moist, Stiff, Medium Clay	B1	
0.8			
0.9			
1.0			
1.1			
1.5+			


Soil Bore Log Profile

⁶⁹ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)
⁷⁰ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9
⁷¹ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)
⁷² For trenches and beds
 345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 31 of 56

Soil Features: TEST BORE B36			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 600	600 +
Field Texture Grade ⁷³	SCL	CL	HC
Structure	Moderate	Weak	Massive
pH	6.0	5.0	5.0
EC (dS m ⁻¹)	0.00	0.00	0.01
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Dark Greyish Brown	Pale Grey Brown	Yellowish Brown
Mottles	-	Yellow mottling	-
Dispersion	2	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ⁷⁴ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ⁷⁵ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ⁷⁶ (DLR mm/day)	10	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Sandy, Loam	A1	
0.1			
0.2	SILT: Wet, Med Dense, Clayey	A2	
0.3			
0.4			
0.5			
0.6	CLAY: Moist, Stiff, Heavy	B1	
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁷³ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁷⁴ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁷⁵ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)


⁷⁶ For trenches and beds

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 32 of 56

Soil Features: TEST BORE B39			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 300	300 - 600	600 +
Field Texture Grade ⁷⁷	FSCL	SCL	MC
Structure	Moderate	Unclear	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.00	0.06
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Greyish Brown	Lt Brown	Yellowish Brown
Mottles	-	-	Red Blotches
Dispersion	5	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁷⁸ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ⁷⁹ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ⁸⁰ (DLR mm/day)	10	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1			
0.2			
0.3	SILT: Wet, Dense, Sandy, Clayey	A2	
0.4	saturated soils at depth		
0.5	perched water seepage evident		
0.6	CLAY: Dry, Stiff, Silty	B1	
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁷⁷ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁷⁸ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁷⁹ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁸⁰ For trenches and beds

345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 33 of 56

Soil Features: TEST BORE B40			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 800	800 +
Field Texture Grade ⁸¹	FSCL	FSCL	MC
Structure	Moderate	Unclear	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.00	0.04
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Greyish Brown	Brown	Yellowish Brown
Mottles	-	-	Red & Grey mottling
Dispersion	5	5	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁸² (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ⁸³ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ⁸⁴ (DLR mm/day)	10	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Sandy Loam	A1	
0.1			
0.2	SILT: Wet, Med Dense, Sandy, Clayey	A2	
0.3			
0.4	saturated soils at depth		
0.5	perched water seepage evident		
0.6			
0.7			
0.8	CLAY: Dry, Stiff, Silty	B1	
0.9	grey sand veins throughout		
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁸¹ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁸² As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁸³ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁸⁴ For trenches and beds


345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 34 of 56

Soil Features: TEST BORE B41			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 50	50 - 300	300 +
Field Texture Grade ⁸⁵	FSL	FSL	MC
Structure	Moderate	Unclear	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.02	0.05
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Greyish Brown	Pale Brown	Yellowish Brown
Mottles	-	-	Grey mottling
Dispersion	5	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁸⁶ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ⁸⁷ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ⁸⁸ (DLR mm/day)	10	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Sandy Loam	A1	
0.05	SILT: Moist, Dense, Sandy	A2	
0.1			
0.2			
0.3	CLAY: Moist, Stiff, Medium Clay	B1	
0.4			
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.2+			

Soil Bore Log Profile

⁸⁵ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁸⁶ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁸⁷ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)


⁸⁸ For trenches and beds

345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 35 of 56

Soil Features: TEST BORE B43			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 400	400 +
Field Texture Grade ⁸⁹	SL	SCL	MC
Structure	Weak	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.00	0.01	0.03
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Greyish Brown	Lt Brown	Yellowish Brown
Mottles	-	-	Grey mottling
Dispersion	5	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ⁹⁰ (AS/NZ1547:2012)	2a	4b	6c
Design Irrigation Rate ⁹¹ (DIR mm/day)	5	3.5	2
Design Loading Rate ⁹² (DLR mm/day)	NR	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Sandy Loam	A1	
0.1	SILT: Moist, Dense, Sandy, Clayey	A2	
0.2			
0.3			
0.4	CLAY: Dry, Stiff, Medium Clay	B1	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁸⁹ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁹⁰ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁹¹ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁹² For trenches and beds

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 36 of 56

Soil Features: TEST BORE B44			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 600	600 +
Field Texture Grade ⁹³	ZL	SiC	MC
Structure	Moderate	Unclear	Massive
pH	6.0	6.0	5.0
EC (dS m ⁻¹)	0.01	0.01	0.05
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Greyish Brown	Brown	Yellowish Brown
Mottles	-	-	Red Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ⁹⁴ (AS/NZ1547:2012)	3a	4b	6c
Design Irrigation Rate ⁹⁵ (DIR mm/day)	4	3.5	2
Design Loading Rate ⁹⁶ (DLR mm/day)	15	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Silty Loam	A1	
0.1			
0.2	SILT: Wet, Dense, Clayey	A2	
0.3			
0.4			
0.5			
0.6	CLAY: Moist, Stiff, Medium Clay	B1	
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁹³ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁹⁴ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁹⁵ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁹⁶ For trenches and beds


345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 37 of 56

Soil Features: TEST BORE B45			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 600	600 +
Field Texture Grade ⁹⁷	ZL	ZCL	MC
Structure	Moderate	Moderate	Massive
pH	6.0	6.0	6.0
EC (dS m ⁻¹)	0.05	0.09	0.12
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Greyish Brown	Brown	Yellowish Brown
Mottles	-	-	Grey mottling
Dispersion	5	5	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁹⁸ (AS/NZ1547:2012)	3a	4a	6c
Design Irrigation Rate ⁹⁹ (DIR mm/day)	4	3.5	2
Design Loading Rate ¹⁰⁰ (DLR mm/day)	15	10	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Silty Loam	A1	
0.1	SILT: Dry, Dense, Clayey	A2	
0.2			
0.3			
0.4			
0.5			
0.6	CLAY: Moist, Stiff, Medium Clay	B1	
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁹⁷ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁹⁸ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁹⁹ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹⁰⁰ For trenches and beds

345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 38 of 56

Soil Features: TEST BORE B46			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 600	600 +
Field Texture Grade ¹⁰¹	L	FSCL	MC
Structure	Moderate	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.02	0.00	0.03
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Greyish Brown	Brown	Yellowish Brown
Mottles	-	-	Red Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category¹⁰² (AS/NZ1547:2012)	3a	4b	6c
Design Irrigation Rate ¹⁰³ (DIR mm/day)	4	3.5	2
Design Loading Rate ¹⁰⁴ (DLR mm/day)	15	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1			
0.2			
0.3	SILT: Moist, Dense, Sandy, Clayey	A2	
0.4			
0.5	saturated soils at depth, perched WT		
0.6	CLAY: Moist, Stiff, Medium Clay	B1	
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

¹⁰¹ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

¹⁰² As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

¹⁰³ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹⁰⁴ For trenches and beds

345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 39 of 56

5.0 LAND CAPABILITY ASSESSMENT MATRIX

Land features	Land capability class rating				
	Very good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
General characteristics					
Site drainage	No visible signs of dampness	Moist soil, but no water in pit		Visible signs of dampness	Water ponding on surface
Runoff	None	Low	Moderate	High - diversionary structures req'd	Very High - diversion not practical
Flood/inundation potential (yearly return exceedence)	Never		< 1 in 100	< 1 in 30	> 1 in 20
Proximity to watercourses	> 60m				< 60m
Slope (%)	0 - 2	2 - 8	8 - 12	12 - 20	> 20
Landslip	None Evident		Low potential for failure	High potential for failure	Present or past failure
Seasonal water table depth (m) (incl. perched water tables)	>5	5 - 2.5	2.5 - 2.0	2.0 - 1.5	< 1.5
Rock Outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10-20%	20-50%	>50%
Vegetation Type	Turf or pasture				Dense forest with little understorey
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000
Pan Evaporation (mm/yr)	> 1500	1250 - 1500	1000 - 1250	-	< 1000
Fill	No Fill		Fill present		
Soil profile characteristics*					
Structure	High	Moderate	Weak	Massive	Single Grained
Profile depth (of limiting Horizon B1)	> 2.0m	1.5m - 2.0m	1.5m - 1.0m	1.0m - 0.5m	< 0.5m
Soil permeability category ¹⁰⁵	2 and 3	4		5	1 and 6
Presence of mottling	None				Extensive
Coarse Fragments (% volume)	<10	10-20	20-40		>40
pH	6 - 8		4.5 - 6		<4.5, >8
Emerson Aggregate Test (dispersion/slaking)	4, 6, 8	5	7	2, 3	1
Salinity (dS/m) (Electrical Conductivity)	<0.3	0.3 - 0.8	0.8 - 2	2 - 4	>4
Overall Site Rating¹⁰⁶				Poor	4

* relevant to the sites most restrictive soil layer(s)

¹⁰⁵ Refer Table 5.1 (Determination of Soil Category) of AS/NZS 1547:2012

¹⁰⁶ A description of each Land Capability Class Rating is provided in Appendix A. 345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 40 of 56

6.0 CONCLUSION

This LCA has been prepared to accompany a development application to Latrobe City Council for a Proposed Subdivision and associated necessary wastewater management system. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability.

The site has a number of limitations that result in the development being unsuitable for Primary treatment only (i.e. traditional septic tank and subsoil absorption trenches):

- Limiting Horizon B1 (Medium to Heavy Clays) have a very low permeability rate,
- Medium to Heavy Clays at shallow depths (200mm-500mm depth)
- Massively structured (Category 6c) clay soils not suitable for disposal via absorption trenches.
- Steep Slopes to much of the site (ranging from 10% to 30% grades)
- Effluent at risk of transmission via seasonal perched water table

The following section provides an overview of a suitable system, with sizing and design considerations. **Detailed design for the system is beyond the scope of this study, but should be undertaken at the time of building application and submitted to Council.**

7.0 RECOMMENDATIONS

It is recommended based on this LCA, that if the development of a Proposed Subdivision on Tyers-Walhalla Rd, at the location indicated on the Site Features Plan 345281 - LC1:

- Install a system that provides secondary treatment with disinfection to meet EPA requirements for irrigation¹⁰⁷. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Several suitable options are available, including aerated wastewater treatment systems (AWTS) and single pass sand filters. Either of these options is capable of achieving the desired level of performance and final selection is the responsibility of the property owner, who will forward details to Council for approval.
- On-site disposal of domestic wastewater should occur within the proposed Land Application Areas (refer Site Features Plan 345281 - LC1). The client is allowed flexibility in selecting the final location and configuration of the irrigation system, provided it remains within this envelope and in accordance with the relevant codes/standards.
- Calculation of Irrigation Area based on AS/NZ 1547 equation $A=Q/DIR$, for a 5 bedroom dwelling

Slope %	0 – 10%	11-20%	21-30%	> 30%
Q (L/day)	900	900	900	900
DIR (mm/day)	2	1.6	1	NR
Irrigation Area (m ²)	450	562	900	-
Water Balance (m³)	540	700	1200	-
LAA recommended (m ²)	1080	1400	2400	-
Min Lot Size Req'd	4000m²	4000m²	1.0 ha	-
Note: Water Balance Maximum wet weather storage depth of less than 10mm (refer Appendix B for full details)				

- To determine if the irrigation area recommended above is adequate, a water balance¹⁰⁸ modelling has been undertaken to achieve a maximum wet weather storage depth of less than 10mm. Refer Appendix B for full details and calculations.
- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal envelopes, as per *EPA Code of Practice – Onsite Wastewater Management, publication 891.3, (Feb 2013)*.¹⁰⁹
- The owner shall consult an irrigation expert familiar with wastewater irrigation equipment, to help design and install the irrigation system. The irrigation plan must ensure good, even application of effluent.
- Lots 20-26 and Lots 41-42 are to be restricted to a maximum dwelling development of three (3) bedroom homes.

¹⁰⁷ Refer full list of certified systems on EPA Victoria website - <http://www.epa.vic.gov.au/your-environment/water/onsite-wastewater>

¹⁰⁸ Water Balance undertaken in accordance with EPA Publication 168 (1991), Guidelines for Wastewater Irrigation.

¹⁰⁹ Refer Appendix E
345281 LCA.docx

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 41 of 56

8.0 MANAGEMENT PROGRAM

8.1 Installation Issues

To ensure the satisfactory installation and operation of the AWTS and sub-surface irrigation, the following measures are to be implemented:

- Construction of a shallow table or cut-off drain along the high sides of the effluent disposal area, extending to below the effluent disposal field;
- Overflow from any water storage tanks to be directed into a table drain, or equivalent, to discharge below the effluent disposal field in a manner to avoid scouring or washing away downstream of the discharge point;
- Stormwater flows from the roof must be discharged at a point well clear of the effluent disposal field and runoff from paved surfaces and driveways must be directed away from the disposal site.
- Installation of the sub-surface irrigation system to be undertaken when the soils are dry or moist, not when the ground is saturated;
- Sub-surface irrigation system to be designed to minimise root intrusion from trees;
- Sub-surface irrigation system to utilise pressure dosing to ensure effluent is applied uniformly throughout the effluent disposal area.

8.2 Ongoing Management & Maintenance Issues

To ensure the satisfactory ongoing performance of the proposed AWTS and sub-surface irrigation, the owners/occupiers will need to ensure that:

- No buildings or impermeable surfaces are constructed on or over the effluent disposal areas;
- Heavy equipment is kept away from effluent disposal areas whilst the soil is saturated;
- The primary effluent disposal field is maintained as a grassed area, or planted out with shrubs that tolerate wet conditions, have high evapo-transpiration capacity and can tolerate phosphorus levels typically found in treated effluent;
- Reserve effluent disposal fields are to be left free of buildings and impervious surfaces to ensure a reserve effluent disposal field remains available, should it be required in the future;
- Trees and/or thick shrubs **are not** to be planted out along the northern or western edges of the effluent disposal areas to prevent exposure to both wind and sun.

The installer of the AWTS and sub-surface irrigation is to ensure that the owners/occupants are aware of and fully understand their responsibilities in relation to operating the treatment system, maintenance requirements and what should be done in the event of any problems. The satisfactory ongoing performance and longevity of the AWTS and sub-surface irrigation can be enhanced by:

- Ensuring that maintenance requirements are undertaken regularly in accordance with the systems' requirements and that both they and future owners/occupiers are aware of the systems capabilities, limitations and ongoing requirements;
- Using biodegradable soaps, low phosphorous detergents and detergents that have low salt, sodium and chlorine levels;
- Limiting the use of germicides (such as strong detergents, disinfectants, toilet cleaners, whiteners and bleaches);
- Not flushing disposable nappies, sanitary napkins or other hygiene products into the systems;
- Not flushing chemicals, paint or similar substances into the systems.

NOTE: This report and associated plan(s) does not constitute a Septic Tank Permit. Such a permit should be obtained separately from the Environmental Health Department of Latrobe City Council after development approval is obtained and prior to plumbing works commencing.

APPENDIX A

Capability Class	Degree of Limitation	General Description
Rating 1	None to Very Slight	The proposed subdivision is suitable for on-site disposal of septic tank discharge. The limitations or environmental hazard from long-term use are considered very slight. Standard performance measures for design, installation and management should prove satisfactory.
Rating 2	Slight	The site has been identified as generally suitable for on-site effluent disposal but there is a slight associated environmental hazard expected. One or more land limitations are present, which may not be compatible with 'straight forward' conventional on-site disposal. The wastewater management program will require careful planning, adherence to specifications and adequate supervision.
Rating 3	Moderate	The site has only a fair capability for on-site effluent disposal with a moderate associated environmental risk always present. Very careful site selection, preparation and specialized design will be required to address the identified land constraints. A management program should be delivered to the responsible authority with the development application and prior to earthworks commencing. It is recommended that, in order to achieve BPEM, wastewater-processing systems which can attain a higher level of treatment with basic monitoring should be considered as an alternative to standard conventional trench disposal.
Rating 4	High	Areas have a poor capability rating with a high associated environmental risk. Considerable difficulties are expected during siting and installation of the wastewater treatment system and during routine operation. A very high Engineering input and close supervision would be needed to minimize the environmental impact. Alternative wastewater processing systems capable of consistently producing a high quality secondary effluent (such as aerated wastewater treatment plants) together with a close monitoring program should be seriously investigated and adopted.
Rating 5	Severe	Areas have a very poor capability and there is severe associated environmental risk. The areas are not generally considered suitable for disposal of septic tank effluent by trench systems. The high levels of Engineering input and management needed at all stages are unlikely to adequately address the identified land constraints and achieve a sustainable outcome. Reticulated sewerage is usually the only acceptable option.

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 42 of 56

APPENDIX B

Traralgon EPA 085009 Evap.data East Sale 085072
 Mean average Pan evaporation
 Source: AS1547-1994 - Table G1 (Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1	2	3	4	5	6	7	8	9		
Month	Days	daily pan per month	Pan Eo (B.Met)	Et +Cf*Eo	Rainfall P	Retained Rainfall Re=(1-r)P	LTAR*N	Disposal rate/month (Et-Re)+ LTAR*N	Effluent applied per month	Size of area (8)/(7)
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.5	201.5	171	36.7	25.7	62	207.6	27900	134
Feb	28	5.8	162.4	138	48.5	34.0	56	160.1	25200	157
Mar	31	4.4	136.4	116	44.4	31.1	62	146.9	27900	190
Apr	30	2.8	84.0	55	53.9	37.7	60	76.9	27000	351
May	31	1.7	52.7	34	40.3	28.2	62	68.0	27900	410
Jun	30	1.4	42.0	27	54.1	37.9	60	49.4	27000	546
Jul	31	1.5	46.5	30	50.1	35.1	62	57.2	27900	488
Aug	31	2.1	65.1	42	59.2	41.4	62	62.9	27900	444
Sep	30	3.1	93.0	60	53.9	37.7	60	82.7	27000	326
Oct	31	4.0	124.0	105	59.4	41.6	62	125.8	27900	222
Nov	30	5.1	153.0	130	62.6	43.8	60	146.3	27000	185
Dec	31	6.0	186.0	158	53.6	37.5	62	182.6	27900	153
Totals			1346.6	1068	616.6	431.6				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial area (m2)	application rate (8)/(7)(2) (mm)	Disposal rate (above) (mm)	(3)-(4) (mm)	Increase depth of stored effluent (5)porosity (mm)	Starting depth effluent for month	increase depth effluent +(6)	computed depth effluent (mm)	reset if Et deficit <0 (mm)	equivalent storage 10 x area (L)
Dec								0.0	0	0
Jan	540	52	208	-156	-390	0	-390	-390	0	0
Feb		47	160	-113	-284	0	-284	-284	0	0
Mar		52	147	-95	-238	0	-238	-238	0	0
Apr		50	77	-27	-67	0	-67	-67	0	0
May		52	68	-16	-41	0	-41	-41	0	0
Jun		50	49	1	1	0	1	1	1	231
Jul		52	57	-5	-14	1	-14	-12	0	0
Aug		52	63	-11	-28	0	-28	-28	0	0
Sep		50	83	-33	-82	0	-82	-82	0	0
Oct		52	126	-74	-185	0	-185	-185	0	0
Nov		50	146	-96	-241	0	-241	-241	0	0
Dec		52	183	-131	-327	0	-327	-327	0	0
Jan		52	208	-156	-390	0	-390	-390	0	0
Feb		47	160	-113	-284	0	-284	-284	0	0
Mar		52	147	-95	-238	0	-238	-238	0	0
Apr		50	77	-27	-67	0	-67	-67	0	0
May		52	68	-16	-41	0	-41	-41	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area	40%
Variables Table	Runoff Coeff = 0.3 percentage runoff
	Summer Crop Factor = 0.85 crop transpiration rate Oct-Mar
	Winter Crop Factor = 0.65 crop transpiration rate -Apr-Sep
Change as required	LTAR = 2 L/m2/day
	FLAWS = 900 L/day
Estimated area of effluent drainfield =	540 square metres
Maximum depth of stored effluent =	1 mm depth

Water Balance Model for a 5 bedroom dwelling
(for slopes < 10%, ie. DIR 2 mm/day)
(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

<p>SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Baimsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065</p>	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 43 of 56

APPENDIX B cont'd

Traralgon EPA 085009 Evap.data East Sale 085072

Mean average Pan evaporation

Source: AS1547-1994 - Table G1 (Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1	2	3	4	5	6	7	8	9		
Month	Days per month	daily pan (B.Met)	Pan Eo	Et	Rainfall P	Retained Re=(1-r)P	LTAR*N	Disposal rate/month	Effluent applied per month	Size of area (8)/(7)
		mm	mm	mm	mm	mm	mm	mm	mm	L m2
Jan	31	6.5	201.5	171	36.7	25.7	49.6	195.2	27900	143
Feb	28	5.8	162.4	138	48.5	34.0	44.8	148.9	25200	169
Mar	31	4.4	136.4	116	44.4	31.1	49.6	134.5	27900	207
Apr	30	2.8	84.0	55	53.9	37.7	48	64.9	27000	416
May	31	1.7	52.7	34	40.3	28.2	49.6	55.6	27900	501
Jun	30	1.4	42.0	27	54.1	37.9	48	37.4	27000	721
Jul	31	1.5	46.5	30	50.1	35.1	49.6	44.8	27900	623
Aug	31	2.1	65.1	42	59.2	41.4	49.6	50.5	27900	553
Sep	30	3.1	93.0	60	53.9	37.7	48	70.7	27000	382
Oct	31	4.0	124.0	105	59.4	41.6	49.6	113.4	27900	246
Nov	30	5.1	153.0	130	62.5	43.8	48	134.3	27000	201
Dec	31	6.0	186.0	158	53.6	37.5	49.6	170.2	27900	164
Totals			1346.6	1068	616.6	431.6				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial area (m2)	application rate (8)/(2)	Disposal rate (above)	(3)-(4)	Increase depth of stored effluent (5)/porosity	Starting depth of effluent for month	increase depth of effluent + (6)	computed depth (mm) (X)	reset if Et deficit < 0	equivalent storage 10 x area (L)
		(mm)	(mm)	(mm)	(mm)	month	(mm)	(mm)	(mm)	(L)
Dec								0.0	0	0
Jan	700	40	195	-155	-388	0	-388	-388	0	0
Feb		36	149	-113	-282	0	-282	-282	0	0
Mar		40	134	-95	-237	0	-237	-237	0	0
Apr		39	65	-26	-66	0	-66	-66	0	0
May		40	56	-16	-39	0	-39	-39	0	0
Jun		39	37	1	3	0	3	3	3	599
Jul		40	45	-5	-12	3	-12	-9	0	0
Aug		40	50	-11	-27	0	-27	-27	0	0
Sep		39	71	-32	-80	0	-80	-80	0	0
Oct		40	113	-74	-184	0	-184	-184	0	0
Nov		39	134	-96	-239	0	-239	-239	0	0
Dec		40	170	-130	-326	0	-326	-326	0	0
Jan		40	195	-155	-388	0	-388	-388	0	0
Feb		36	149	-113	-282	0	-282	-282	0	0
Mar		40	134	-95	-237	0	-237	-237	0	0
Apr		39	65	-26	-66	0	-66	-66	0	0
May		40	56	-16	-39	0	-39	-39	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area = 40%

Variables Table

Runoff Coeff = **0.3** percentage runoff
 Summer Crop Factor = **0.85** crop transpiration rate Oct-Mar
 Winter Crop Factor = **0.65** crop transpiration rate -Apr-Sep

Change as required LTAR = **1.6** L/m2/day
 FLOWS = **900** L/day

Estimated area of effluent drainfield = 700 square metres
Maximum depth of stored effluent = 3 mm depth

Water Balance Model for a 5 bedroom dwelling
 (for slopes between 11% - 20%, ie. 20% reduction required to DIR)
 (prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 44 of 56

APPENDIX B cont'd

Traralgon EPA 085009

Evap.data **East Sale 085072**

Mean

average Pan evaporation

Source: AS1547-1994 - Table G1

(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1	2	3	4	5	6	7	8	9		
Month	Days	daily pan per month (B.Met)	Pan Eo	Et +Ct*Eo	Rainfall P	Retained Re=(1-r)P	LTAR*N	Disposal rate/month (Et-Re)+ LTAR*N	Effluent applied per month	Size of area (8)/(7)
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.5	201.5	171	36.7	25.7	31	176.6	27900	158
Feb	28	5.8	162.4	138	48.5	34.0	28	132.1	25200	191
Mar	31	4.4	136.4	116	44.4	31.1	31	115.9	27900	241
Apr	30	2.8	84.0	55	53.9	37.7	30	46.9	27000	576
May	31	1.7	52.7	34	40.3	28.2	31	37.0	27900	753
Jun	30	1.4	42.0	27	54.1	37.9	30	19.4	27000	1390
Jul	31	1.5	46.5	30	50.1	35.1	31	26.2	27900	1067
Aug	31	2.1	65.1	42	59.2	41.4	31	31.9	27900	875
Sep	30	3.1	93.0	60	53.9	37.7	30	52.7	27000	512
Oct	31	4.0	124.0	105	59.4	41.6	31	94.8	27900	294
Nov	30	5.1	153.0	130	62.5	43.8	30	116.3	27000	232
Dec	31	6.0	186.0	158	53.6	37.5	31	151.6	27900	184
Totals			1346.6	1068	616.6	431.6				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial area (m2)	application rate (8)/(2) (mm)	Disposal rate (above) (mm)	(3)-(4)	Increase depth of stored effluent (5)/(porosity)	Starting depth effluent for month	increase depth effluent +	computed depth effluent (mm) (X)	reset if Et deficit <0 (mm)	equivalent storage 10 x area (L)
Dec								0.0	0	
Jan	1200	23	177	-153	-383	0	-383	-383	0	0
Feb		21	132	-111	-278	0	-278	-278	0	0
Mar		23	116	-93	-232	0	-232	-232	0	0
Apr		23	47	-24	-61	0	-61	-61	0	0
May		23	37	-14	-34	0	-34	-34	0	0
Jun		23	19	3	8	0	8	8	8	2763
Jul		23	26	-3	-7	8	-7	0	0	148
Aug		23	32	-9	-22	0	-22	-21	0	0
Sep		23	53	-30	-76	0	-76	-76	0	0
Oct		23	95	-72	-179	0	-179	-179	0	0
Nov		23	116	-94	-235	0	-235	-235	0	0
Dec		23	152	-128	-321	0	-321	-321	0	0
Jan		23	177	-153	-383	0	-383	-383	0	0
Feb		21	132	-111	-278	0	-278	-278	0	0
Mar		23	116	-93	-232	0	-232	-232	0	0
Apr		23	47	-24	-61	0	-61	-61	0	0
May		23	37	-14	-34	0	-34	-34	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Variables Table	Porosity in disposal area = 40%
	Runoff Coeff = 0.3 percentage runoff
	Summer Crop Factor = 0.85 crop transpiration rate Oct-Mar
	Winter Crop Factor = 0.65 crop transpiration rate -Apr-Sep
Change as required	LTAR = 1 L/m2/day
	FLOW= 900 L/day
Estimated area of effluent drainfield =	1200 square metres
Maximum depth of stored effluent =	8 mm depth

Water Balance Model for a 5 bedroom dwelling
 (for slopes between 21% - 30%, ie. 50% reduction required to DIR)
 (prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 111 Main St Balmssdale, Vic, 3875 ACN 073 392 266	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 45 of 56

APPENDIX B cont'd

Traralgon EPA 085009 Evap.data **East Sale 085072**
 Mean average Pan evaporation
 Source: AS1547-1994 - Table G1 (Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1	2	3	4	5	6	7	8	9		
Month	Days per month	daily pan Eo (B.Met)	Pan Eo	Et +Cf*Eo	Rainfall P	Retained Rainfall Re=(1-r)P	LTAR*N	Disposal rate/month (Et-Re)+ LTAR*N	Effluent applied per month	Size of area (B)/(7)
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.5	201.5	171	36.7	25.7	49.6	195.2	18600	95
Feb	28	5.8	162.4	138	48.5	34.0	44.8	148.9	16800	113
Mar	31	4.4	136.4	116	44.4	31.1	49.6	134.5	18600	138
Apr	30	2.8	84.0	55	53.9	37.7	48	64.9	18000	277
May	31	1.7	52.7	34	40.3	28.2	49.6	55.6	18600	334
Jun	30	1.4	42.0	27	54.1	37.9	48	37.4	18000	481
Jul	31	1.5	46.5	30	50.1	35.1	49.6	44.8	18600	416
Aug	31	2.1	65.1	42	59.2	41.4	49.6	50.5	18600	368
Sep	30	3.1	93.0	60	53.9	37.7	48	70.7	18000	255
Oct	31	4.0	124.0	105	59.4	41.6	49.6	113.4	18600	164
Nov	30	5.1	153.0	130	62.5	43.8	48	134.3	18000	134
Dec	31	6.0	186.0	158	53.6	37.5	49.6	170.2	18600	109
Totals			1346.6	1068	616.6	431.6				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial area (m2)	application rate (B)/(2) (mm)	Disposal rate per month (above) (mm)	(3)-(4) (mm)	Increase depth of stored effluent (5)/porosity (mm)	Starting depth of effluent for month	increase depth of effluent +(6)	computed depth of effluent (mm)	reset if Et deficit <0 (mm)	equivalent storage 10 x area (L)
Dec								0.0	0	
Jan	475	39	195	-156	-390	0	-390	-390	0	0
Feb		35	149	-114	-284	0	-284	-284	0	0
Mar		39	134	-95	-238	0	-238	-238	0	0
Apr		38	65	-27	-67	0	-67	-67	0	0
May		39	56	-16	-41	0	-41	-41	0	0
Jun		38	37	0	1	0	1	1	1	166
Jul		39	45	-6	-14	1	-14	-13	0	0
Aug		39	50	-11	-28	0	-28	-28	0	0
Sep		38	71	-33	-82	0	-82	-82	0	0
Oct		39	113	-74	-186	0	-186	-186	0	0
Nov		38	134	-96	-241	0	-241	-241	0	0
Dec		39	170	-131	-328	0	-328	-328	0	0
Jan		39	195	-156	-390	0	-390	-390	0	0
Feb		35	149	-114	-284	0	-284	-284	0	0
Mar		39	134	-95	-238	0	-238	-238	0	0
Apr		38	65	-27	-67	0	-67	-67	0	0
May		39	56	-16	-41	0	-41	-41	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area = 40%

Variables Table

- Runoff Coeff = 0.3 percentage runoff
- Summer Crop Factor = 0.85 crop transpiration rate Oct-Mar
- Winter Crop Factor = 0.65 crop transpiration rate -Apr-Sep
- Change as required
- LTAR = 1.6 L/m2/day
- FLAWS = 600 L/day

Estimated area of effluent drainfield = 475 square metres
Maximum depth of stored effluent = 1 mm depth

Water Balance Model for a 3 bedroom dwelling
 (for slopes between 11% - 20%, ie. 20% reduction required to DIR)
 (prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

<p>SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065</p>	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 46 of 56

APPENDIX B cont'd

Traralgon EPA 085009		Evap.data	East Sale 085072	
Mean		average Pan evaporation		
Source: AS1547-1994 - Table G1		(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)		

1	2	3	4	5	6	7	8	9		
Month	Days per month	daily pan (B.Met)	Pan Eo	Et	Rainfall P	Retained Rainfall Re=(1-r)P	LTAR*N	Disposal rate/month (Et-Re)+	Effluent applied per month	Size of area (8)/(7)
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.5	201.5	171	36.7	25.7	31	176.6	18600	105
Feb	28	5.8	162.4	138	48.5	34.0	28	132.1	18600	127
Mar	31	4.4	136.4	116	44.4	31.1	31	115.9	18600	161
Apr	30	2.8	84.0	55	53.9	37.7	30	46.9	18000	384
May	31	1.7	52.7	34	40.3	28.2	31	37.0	18600	502
Jun	30	1.4	42.0	27	54.1	37.9	30	19.4	18000	926
Jul	31	1.5	46.5	30	50.1	35.1	31	26.2	18600	711
Aug	31	2.1	65.1	42	59.2	41.4	31	31.9	18600	584
Sep	30	3.1	93.0	60	53.9	37.7	30	52.7	18000	341
Oct	31	4.0	124.0	105	59.4	41.6	31	94.8	18600	196
Nov	30	5.1	153.0	130	62.5	43.8	30	116.3	18000	155
Dec	31	6.0	186.0	158	53.6	37.5	31	151.6	18600	123
Totals			1346.6	1068	616.6	431.6				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial area (m2)	application rate (8)/(2) (mm)	Disposal rate (above) (mm)	(3)-(4) (mm)	Increase depth of stored effluent (5)/porosity (mm)	Starting depth of effluent for month	increase depth of effluent + (6)	computed depth of effluent (X) (mm)	reset if Et deficit <0 (mm)	equivalent storage 10 x area (L)
Dec								0.0	0	
Jan	800	23	177	-153	-383	0	-383	-383	0	0
Feb		21	132	-111	-278	0	-278	-278	0	0
Mar		23	116	-93	-232	0	-232	-232	0	0
Apr		23	47	-24	-61	0	-61	-61	0	0
May		23	37	-14	-34	0	-34	-34	0	0
Jun		23	19	3	8	0	8	8	8	1842
Jul		23	26	-3	-7	8	-7	0	0	99
Aug		23	32	-9	-22	0	-22	-21	0	0
Sep		23	53	-30	-76	0	-76	-76	0	0
Oct		23	95	-72	-179	0	-179	-179	0	0
Nov		23	116	-94	-235	0	-235	-235	0	0
Dec		23	152	-128	-321	0	-321	-321	0	0
Jan		23	177	-153	-383	0	-383	-383	0	0
Feb		21	132	-111	-278	0	-278	-278	0	0
Mar		23	116	-93	-232	0	-232	-232	0	0
Apr		23	47	-24	-61	0	-61	-61	0	0
May		23	37	-14	-34	0	-34	-34	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area	40%
Variables Table	
Runoff Coeff =	0.3 percentage runoff
Summer Crop Factor =	0.85 crop transpiration rate Oct-Mar
Winter Crop Factor =	0.65 crop transpiration rate -Apr-Sep
LTAR =	1 L/m2/day
FLOWS =	600 L/day
Estimated area of effluent drainfield =	800 square metres
Maximum depth of stored effluent =	8 mm depth

Water Balance Model for a 3 bedroom dwelling
 (for slopes between 21% - 30%, ie. 50% reduction required to DIR)
 (prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 47 of 56

APPENDIX C

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP1
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Very	30	ZCL	
A2	None	Slight	Very	Moderate	40	ZCL	
B1	None	Extremely	Very	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP3
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Slight	40-50	ZCL	
A2	None	Slight	Very	Slight	50	SiC	
B1	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP6
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Very	Very	Very	40	ZCL	
A2	None	Slight	Very	Slight	40	ZCL	
B1	None	Extremely	Extremely	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP16
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Moderate	40	ZCL	
A2	None	Moderate	Very	Very	50	ZCL	
B1	None	Extremely	Extremely	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 48 of 56

APPENDIX C cont'd

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP17
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Very	40	ZCL	
A2	None	Slight	Very	Moderate	40	ZCL	
B1	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP19
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Very	40	ZCL	
B1	None	Very	Extremely	Very	75+	MC	
B2	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP21
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A2	None	Slight	Very	Very	70	SiC	
B1	None	Very	Very	Moderate	60	LC	
B2	Slight	Extremely	Very	Extremely	60	SC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP22
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Very	50	SiC	
A2	None	Very	Very	Very	50-75	LC	
B1	None	Extremely	Very	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 49 of 56

APPENDIX C cont'd

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP23
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	-	-	-	-	-	-	
A2	None	Slight	Very	Moderate	25	ZL	
B1	None	Extremely	Extremely	Extremely	75+	HC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP24
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Slight	Moderate	Moderate	40	ZCL	
A2	None	Moderate	Very	Moderate	60	SiC	
B1	None	Extremely	Extremely	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP29
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Slight	Moderate	Moderate	Moderate	30-40	SCL	
A2	Slight	Very	Very	Moderate	75	LC	
B1	None	Extremely	Extremely	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP30
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Very	Slight	None	Moderate	15	SL	
A2	Moderate	Slight	Very	Moderate	40	FSCL	
B1	None	Extremely	Extremely	Extremely	75+	HC	

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 50 of 56

APPENDIX C cont'd

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B31
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Slight	Slight	None	Moderate	25	FSL	
A2	Slight	Moderate	Moderate	Moderate	30	SCL	
B1	None	Extremely	Extremely	Extremely	75+	HC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B32
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Moderate	None	None	Extremely	15	FSL	
A2	Very	Slight	Slight	Very	25	SCL	
B1	Very	None	None	Slight	15	CS	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B33
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Moderate	Slight	None	Moderate	20	FSL	
A2	Moderate	Slight	None	Moderate	20	FSL	
B1	Slight	Slight	Slight	Very	40	FSCL	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B34
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Moderate	Slight	Slight	Very	20	SL	
A2	Slight	Moderate	Slight	Slight	20	FSL	
B1	None	Extremely	Very	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 51 of 56

APPENDIX C cont'd

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B36
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Very	Moderate	Very	30	SCL	
A2	None	Moderate	Very	Moderate	40	CL	
B1	None	Extremely	Extremely	Extremely	75+	HC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B39
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Slight	Moderate	Moderate	Extremely	40	FSCL	
A2	Slight	Moderate	Moderate	Very	30	SCL	
B1	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B40
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Slight	Moderate	Very	Very	50	FSCL	
A2	Slight	Extremely	Moderate	Very	50	FSCL	
B1	None	Extremely	Extremely	Moderate	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B41
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Slight	Moderate	Slight	Very	25	FSL	
A2	Slight	Moderate	Slight	Very	5	FSL	
B1	None	Extremely	Very	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281 Page No.: 52 of 56

APPENDIX C cont'd

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B43
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Moderate	Slight	Moderate	Very	20	SL	
A2	Moderate	Moderate	Very	Very	35	SCL	
B1	None	Extremely	Very	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B44
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Moderate	Extremely	30	ZL	
A2	None	Extremely	Very	Very	75	SiC	
B1	None	Extremely	Very	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B45
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Very	Moderate	Very	25	ZL	
A2	None	Very	Very	Very	40	ZCL	
B1	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B46
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Moderate	Very	25	L	
A2	Slight	Very	Very	Very	40	FSCL	
B1	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 53 of 56

APPENDIX D

Soil Category	Field Texture Grade	Behaviour of moist blobs	Ribbon length (mm)	Approx clay content %
1	S Sand	coherence nil to very slight, cannot be moulded; sand grains of medium size; single sand grains stick to fingers	nil	< 5%
2	LS Loamy sand	slight coherence; sand grains of medium size; can be sheared between thumb and forefinger to give minimal ribbon of about 5mm	about 5	about 5%
	CS Clayey sand	slight coherence; sand grains of medium size; sticky when wet; many sand grains stick to fingers; discolours fingers with clay stain	5 - 15	5% to 10%
	SL Sandy loam	bolus coherent and rather spongy; will form ribbon; dominant sand grains of medium size and readily visible	15 - 25	10% to 20%
3	FSL Fine sandy loam	as for sandy loams, except that individual sand grains are not visible, although they can be heard and felt	15 - 25	10% to 20%
	L Loam	bolus coherent and rather spongy; smooth feel when manipulated but with no obvious sandiness or "silkeness"; may be somewhat greasy to touch if much organic material present	25	about 25%
	ZL Silty loam	coherent bolus, very smooth to silky when manipulated, will form a very thin ribbon and dries out rapidly	25	10% to 25%
4	SCL Sandy clay loam	strongly coherent bolus, sandy to touch; medium size sand grains visible in finer matrix	25 - 40	20% to 30%
	FSCL Fine sandy clay loam	as for sandy clay loam, except that individual sand grains are not visible although they can be heard and felt.	40 - 50	20% to 30%
	CL Clay loam	coherent plastic bolus, smooth to manipulate	40 - 50	30% to 35%
	ZCL Silty clay loam	as for clay loams but not spongy; very smooth and silky; dries out rapidly	40 - 50	30% to 35%
	SC Sandy clay	plastic bolus; fine to medium sand can be seen, felt or heard in clayey matrix	50 - 75	35% to 40%
5	SiC Silty clay	plastic bolus; smooth and silky to manipulate; long but very fragmentary ribbon; dries out rapidly	50 - 75	30% to 40%
	LC Light clay	plastic bolus; smooth to touch; slight resistance to shearing between thumb and forefinger	50 - 75	35% to 40%
	LMC Light medium clay	plastic bolus; smooth to touch; slight to moderate resistance to ribboning shear	75	40% to 45%
6	MC Medium clay	smooth plastic bolus; handles like plasticine and can be moulded into rods without fracture; has moderate resistance to ribboning shear	> 75	45% to 55%
	HC Heavy clay	smooth plastic bolus; handles like stiff plasticine; can be moulded into rods without fracture; has firm resistance to ribboning shear	> 75	50% +

Soil Texture Grade Table (International System, soil sieved < 2mm) & Table E1 (Assessment of Soil Textures) pg 106 of AS/NZS 1547:2012

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 54 of 56

APPENDIX E

Landscape feature or structure	Setback distances (m)		
	Primary treated effluent	Secondary sewage and greywater effluent	Advanced secondary greywater effluent ³
Building			
Wastewater field up-slope of building ⁷	6	3	3
Wastewater field down-slope of building	3	1.5	1.5
Wastewater up-slope of cutting/escarpment ¹²	15	15	15
Allotment boundary			
Wastewater field up-slope of adjacent lot	6	3	1
Wastewater field down-slope of adjacent lot	3	1.5	0.5
Services			
Water supply pipe	3	1.5	1.5
Wastewater up-slope of potable supply channel	300	150	150
Wastewater field down-slope of potable supply channel	20	10	10
Gas supply pipe	3	1.5	1.5
In-ground water tank ¹⁴	15	4	3
Stormwater drain	6	3	2
Recreational areas			
Children's grassed playground ¹⁵	6	3 ¹⁶	2 ¹⁶
In-ground swimming pool	6	3 ¹⁵	2 ¹⁵
Surface waters (up-slope of)			
Dam, lake or reservoir (potable water supply) ^{8,13}	300	150 ⁴	150
Waterways (potable water supply) ^{9,13}	100	100 ^{4,17}	50
Waterways, wetlands (continuous or ephemeral, non-potable); estuaries, ocean beach at high-tide mark; dams, lakes or reservoirs (stock and domestic, non-potable) ^{8,9}	60	30	30
Groundwater bores			
Category 1 and 2a soils	NA ¹¹	50 ⁵	20
Category 2b to 6 soils	20	20	20
Watertable			
Vertical depth from base of trench to the highest seasonal water table ¹⁸	1.5	1.5	1.5
Vertical depth from irrigation pipes to the highest seasonal water table ¹⁸	NA	1.5	1.5

1. Distances must be measured horizontally from the external wall of the treatment system and the boundary of the disposal/irrigation area, except for the 'Watertable' category which is measured vertically through the soil profile. For surface waters, the measuring point shall be from the 'bank-full level'.

2. Primary water-based sewerage systems must only be installed in unsewered areas; secondary sewerage systems must only be installed and managed in sewerage areas by Water Corporations; secondary greywater systems can be installed in sewerage and unsewered areas (see [Section 3.12.3](#)).

3. Advanced secondary treated greywater of 10/10/10 standard.

4. The setback distances are conditional on the following requirements (otherwise the setback distances for primary effluent apply):

- effluent is secondary treated to 20/30 standard as a minimum
- effluent is applied to land via pressure-compensating sub-surface irrigation installed along the contour and
- a maintenance and service contract, with a service technician accredited by the manufacturer, is in place to ensure the system is regularly serviced in accordance with the relevant CA and Council Septic Tank Permit conditions.

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 55 of 56

APPENDIX E cont'd

5. The setback distance to a groundwater bore in Category 1 and 2a soils can be reduced to 20 m where treated and disinfected greywater or sewage (20/30/10 or better standard) is applied via pressure-compensating sub-surface irrigation and the property owner has a service contract.
6. Effluent typically contains high levels of nutrients that may have a negative impact on native vegetation and promote the growth of weeds. When determining setbacks, Council should consider not only the potential impact of nutrients from the proposed onsite wastewater management system, but the cumulative impact of the existing onsite wastewater management systems in the area.
7. Establishing an effluent disposal/irrigation area upslope of a building may have implications for the structural integrity of the building. This issue is beyond the scope of this Code and should be examined by a building professional on a site-by-site basis.
8. Does not apply to dams, lakes and reservoirs located above ground-level which cannot receive run-off.
9. Means a waterway as defined in the *Water Act 1989*.
10. The setback distances for flat land are equivalent to 'down-slope' setback distances.
11. See [Table 9](#) for other land application options for Category 1 and 2a soils.
12. A cutting or escarpment from which water is likely to emanate.
13. Applies to land, adjacent to a dam, lake, reservoir or waterway that provides water for a public potable water supply, which is:
 - a. subject to a Planning Scheme Environmental Significant Overlay (ESO) that designates maintenance of water quality as the environmental objective to be achieved (contact the relevant Water Authority to determine whether the ESO is in a potable water supply catchment) and
 - b. within a Special Water Supply Area listed in Schedule 5 of the *Catchment and Land Protection Act 1994*.
14. It is recommended that any primary or secondary treatment system and its associated land application system are installed downslope of an in-ground water tank.
15. Means a school, council, community or other children's grassed playground managed by an organisation which may contain play equipment.
16. Sub-surface irrigation only.
17. Where an intermittent stream on a topographic or orthographic map is found through ground-truthing to be a drainage line (drainage depression) with no defined banks and the bed is not incised, the setback distance is 40 m (SCA 2010). The topography of the drainage line must be visually inspected and photographed during the LCA site inspection and reported upon in writing and photographs in the LCA report.
18. The highest seasonal watertable occurs when the watertable has risen up through the soil profile and is closest to the ground surface. This usually occurs in the wettest months of the year.
19. See [Section 3.9](#) for more details on setback distances

SIMON ANDERSON C O N S U L T A N T S Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281
		Page No.: 56 of 56

9.0 REFERENCES

Environment Protection Authority (Feb 2013). Publication No. 891.3, *Code of Practice – Onsite Wastewater Management*.

Environment Protection Authority (Mar 2013). Publication No. 746.1, *Land Capability Assessment For On-Site Wastewater Management*.

Environment Protection Authority (1991). Publication 168, *Guidelines for Wastewater Irrigation*.

McDonald, R.C., Isbell, R.F., Spreight, J.G., Walker, J and Hopkins, M.S. (1990). *Australian Soil and Land Survey: Field Handbook. Second Addition*. Inkata Press, Melbourne.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-Site Domestic Wastewater Management*.

Latrobe City (Dec 2006). *Municipal Domestic Wastewater Management Plan*





Appendix 3 – Simon Anderson Consultants – DRAFT Drainage Strategy

SIMON ANDERSON
C O N S U L T A N T S
Structural, Civil & Project Engineers



Drainage Strategy
TYERS – WALHALLA ROAD,
TYERS

TABLE OF CONTENTS

1.	INTRODUCTION	3
2.	REDUCTION & MITIGATION OF RUN-OFF/PEAK FLOWS - DETENTION.....	4
2.1	DETENTION REQUIREMENTS PER LOT	4
2.2	ROAD RESERVE DETENTION REQUIREMENT	5
2.3	PROPOSED DETENTION INSTALLATIONS	6
3	IMPROVED STORMWATER QUALITY	7
3.1	DESIGNATED WATER WAYS.....	7
3.2	CONCENTRATED STORMWATER PATH OF FLOW	7
3.3	WATER QUALITY.....	8
3.3.2	WATER QUALITY – LOTS	8
3.3.3	WATER QUALITY – SUB CATCHMENTS	8
4	PROPOSED STORMWATER IMPROVEMENT ELEMENTS IN PRIORITY ORDER.....	9
5	OVERLAND FLOW PATHS – MAJOR EVENTS.....	10
6	STORMWATER AND LAND CAPABILITY ASSESSMENT	10
7	CONCLUSION.....	11
	APPENDIX A – PROPOSED PLAN OF SUBDIVISION INCLUDING CONTOUR PLAN.....	13
	APPENDIX B – PROPOSED CATCHMENT AREAS	14
	APPENDIX C – PROPOSED FACILITY LOCATIONS AND DISCHARGE POINTS.....	15
	APPENDIX D – LOT DETENTION MODELLING.....	16
	APPENDIX E – DETENTION MODELLING FOR ROAD RESERVATIONS	17
	APPENDIX F – STANDARD TANK DETENTION ARRANGEMENT.....	18
	APPENDIX G – GENERAL LAYOUT OF BIO-RETENTION BASIN.....	19
	APPENDIX I – WGCMA CORRESPONDENCE ON DESIGNATED WATERWAYS.....	21

1. Introduction

Simon Anderson Consultants have been engaged to provide an integrated stormwater management plan for the proposed subdivision for the land bounded by Tyers-Walhalla Rd and Moe – Glengarry Road, Tyers.

Latrobe City Council is currently considering a planning scheme amendment that may add a development plan overlay as a control over the development of the land under consideration.

The proposed development plan overlay (DP08) sets out requirements for land use and subdivision with regard to stormwater drainage and includes:

- An integrated stormwater management plan that incorporates water sensitive urban design techniques for the protection of natural systems
- Reduction and mitigation of run-off and peak flows including consideration of downstream impacts.
- Integration of stormwater treatment into the landscape
- Improved water quality

This plan will outline the proposed approach to meet the stormwater management obligations for the site. The plan will also identify sub-catchment solutions that will meet the proposed development plan overlay requirements while reducing Councils ongoing maintenance and renewal burden.

The existing stormwater infrastructure in the area mainly consists of open swale drains, overland flows and existing table drains in and around the general vicinity.

The land is currently vacant paddocks with some remnant stands of vegetation both in the road reserve adjacent to the site and in localised stands adjacent and within the site. The land has a ridge running generally in an East to West direction across the centre of the site with portions of the site falling to the North and the majority of the site falling to the South. Please refer to Appendix A for the proposed plan of subdivision and contour plan of the site.

The detention evaluation approach has been determined on the basis of each Lot having a 500 square metre development area, and the additional run-off generated from the installation of impervious surfaces within the road reserves.

The plan also determines the detention requirements to meet VicRoads criteria for on-site detention capacity for a 1 in 50 year storm event for each of the sub-catchments.

2. Reduction & Mitigation of Run-off/Peak Flows - Detention

The Latrobe City Council's Design Guideline for Subdivision Developments has been utilised as the basis for calculating the pre-development and post development flows from the development site including storm frequency, co-efficient of run-off and associated design elements.

The proposed subdivision consists of two distinct development zones being a low density zone consisting of 75 Lots averaging 0.4275 Ha in size and a rural living zone consisting of 22 Lots averaging 1.115 Ha in size.

The detention requirements for the development have been modelled on the basis of the obligation of each Lot utilising a development area of 500 square metres and the requirement for each sub-catchment of the subdivision as a whole based on the increased run-off as a result of development within the road reserves.

2.1 Detention Requirements Per Lot

The proposed detention requirement for each lot has been modelled for the low density and rural living zones and the results are contained within Appendix D:

- Storm Event of 1 in 5 Years
- Development Area of 500 Sq.m per Lot
- Latrobe City Council co-efficients of run-off

2.1.1 Modelling Results

Low Density Zone Lots: The modelling has determined that a minimum detention of 704 litres is required per Lot for a 1 in 5 year event.

Rural Living Zone Lots: The modelling has determined that a minimum detention of 282 litres is required per Lot for a 1 in 5 year event.

2.1.2 Proposed Detention Installation Per Lot

Low Density Zone Lots: It is proposed that an appropriately sized tank be installed with a minimum detention in the top of the tank of 1000 litres.

Rural Living Zone Lots: It is proposed that an appropriately sized tank be installed with a minimum detention in the top of the tank of 1000 litres.

Refer Appendix F for a standard detention tank arrangement.

2.1.3 Stormwater re-use

In complying with current energy ratings for housing developments stormwater reuse is encouraged for laundry, toilet and irrigation functions. This minimises the reliance on potable water for these activities and allows additional capacity within household tanks for the detention of storm events. Excess rainwater from the stormwater tanks will be directed to a soak pit in accordance with the Land Capability Assessment Report.

2.2 Road Reserve Detention Requirement

The detention requirements for the Road Reserves within the development have been modelled on the basis of the road reserve being developed from open grass lands to an impervious surface including road pavement and seal.

The Road reserves consist of three distinct catchments with two of the reserves draining to the Tyers Walhalla Rd and the major catchment draining South to the Moe-Walhalla Rd, Please refer to Appendix B for a plan of the road reserve catchments.

The proposed detention for each catchment of the subdivision has been modelled and the results are contained within Annexure E:

- Storm Event of 1 in 5 Years – Council Requirement
- Storm Event of 1 in 50 Years – VicRoads Requirement
- Co-efficient of run-off for a Road Reserve of 0.75
- The modelling has determined that the following minimum detention volumes are required for each sub-catchment of the subdivision as a result of the increased discharge from the development.

Catchment	Council	VicRoads
	1:5 Yr Event Volume (cub.m)	1:50 Yr Event Volume (cub.m)
South	360	700
North East	45	87
North West	41	80

2.3 Proposed Detention Installations

It is proposed to install three detention systems for the subdivision to receive the road reserve and general site discharge, one at the entrance to the site in the reserve shown at the intersection of Moe-Glengarry Road and the entrance to the subdivision, and the remaining two at the intersections of the internal roads and the Tyers-Walhalla Rd intersections. Please refer Appendix C for locations. Each installation will be sized to suit the contributing area as determined by the detailed design.

All three installations are proposed to be detention basins with the necessary capacity with a low flow pipe to limit discharge from each catchment to the pre-development flows. All Road Reserve and site discharge from each catchment will be designed to reach these three points via grassed swale drains.

It is proposed that the installations on Tyers-Walhalla Rd will be contained within an easement on the adjacent private properties and will be maintained via general stock grazing etc. This approach will limit Councils ongoing maintenance obligation.

The installation on Moe-Glengarry Rd will be positioned in the reserve at the entry to the site and will be landscaped as part of the reserve development.

3 Improved Stormwater Quality

The integrated stormwater management plan is required to incorporate water sensitive urban design techniques for the protection of natural systems, integration of stormwater into the landscape and improved water quality.

The objectives for on-site treatment relating to urban stormwater quality are 80% retention of typical urban annual suspended solids load, 45 % retention of typical urban annual phosphorus load, 45% retention of typical urban annual nitrogen load and 70% reduction in typical urban annual litter load. These stormwater quality objectives reflect the level of stormwater management necessary to meet SEPP (Waters of Victoria) (EPA Victoria, 2003) requirements and are the target criteria for WSUD water quality treatments.

3.1 Designated Water Ways

At present there are two designated waterways (blue lines) with 30 metre buffers each side located on the site. West Gippsland Catchment Management Authority correspondence (refer Appendix I) advises that the central waterway currently located on the site is a mapping error and that the second waterway along the Eastern boundary is of low ecological and hydrological value with a catchment area of less than 5 hectares.

It is proposed to place the Eastern waterway within an easement to allow for the waterway's future protection.

Site inspections and subsequent observations of the land revealed that there are no other significant defined waterways on the subject land with only a few localised stock dams of a small nature containing standing bodies of water.

3.2 Concentrated Stormwater Path of Flow

It is proposed that the concentrated stormwater flows from within Lots will occur in the following manner:

- Roof run-off will be collected and flow to stormwater tanks for re-use, detention and treatment requirements
- Overflow from tanks will be discharged to ground via spreader bars
- Discharge will then enter localised soakage pits in the very permeable strata.
- Excess discharge will sheet flow across Lots via grassed swale drains in the event of large storm events.

It is proposed to concentrate the discharge from the three sub-catchments of the Estate to the three nominated collection points as detailed on the plan in Appendix C.

All road reserve and Lot runoff will be collected via grassed swale drains and conveyed along the road reserves and provided drainage lines/culverts to each of the collection points.

All driveway culverts and swale drains will be sized as per the requirements of the Latrobe City Council Design Guidelines and have the ability to convey the nominated storm event. The sizing of both the grassed swale drains and culverts will be undertaken in the detailed design.

3.3 Water Quality

A review of available options for improving stormwater quality with regard to subdivision development includes the following:

- Bio-retention swales & basins
- Vegetated swales
- Sand filters
- Sedimentation basins
- Constructed wetlands
- Ponds & shallow lakes
- Rainwater tanks

3.3.2 Water Quality – Lots

Stormwater will be collected and treated within the tanks supplied for detention and re-use purposes. Overflow from the water tanks will be distributed to ground via spreader bars and sheet flow to local soakage pits allowing for further treatment prior to sheet flow via grassed swale drains across Lots to the adjacent road reserves.

3.3.3 Water Quality – Sub Catchments

In order to minimise the ongoing maintenance and renewal cost for the drainage authority, a whole of sub-catchment approach is offered as the preferred solution to sub-catchment water quality. This will negate the requirement for a number of separate sub-catchment solutions throughout the development and reduce Councils ongoing maintenance obligation.

It is proposed to incorporate the following treatment options into each sub-catchment:

- Collection of all Lot discharge, general land and road reserve run-off via overland flow and grassed swale drains. All collected stormwater will be transported via grassed swale drains to the collection point of each sub-catchment.
- If required, provide bio-retention capacity incorporated into each detention basin that will be sized and designed to meet the water quality objectives.
- Please note that the proposed solutions will be modelled via MUSIC as part of the detailed design and results submitted to the drainage authority that will demonstrate compliance. This approach to water quality has achieved compliance for equivalent subdivisions with similar lot sizes and layouts. Please refer to Appendix G for general layout arrangements for bio-retention basins.

4 Proposed Stormwater Improvement Elements in Priority Order

The proposed stormwater improvement elements for road reservations are listed below where priority has been given to installations that treat the stormwater from each sub-catchment while minimising ongoing maintenance and renewal costs for the drainage authority.

Order of Priority	
Sub Catchment Treatment	Benefits
<ul style="list-style-type: none"> • Grass Swales for the receipt and transfer of stormwater run-off from properties and road reservation. 	<p>No ongoing maintenance costs for the drainage authority.</p> <p>Additional grading may be required at infrequent intervals although this has not eventuated in similar subdivisions.</p>
<ul style="list-style-type: none"> • Detention Basin 	<p>Minimise ongoing maintenance and renewal costs by providing a single treatment for the whole sub-catchment.</p> <p>Ongoing maintenance costs for mowing and associated pipe work and infrastructure.</p>
<ul style="list-style-type: none"> • Installation of a Bio-retention basin, if required by detailed design. 	<p>Minimise ongoing maintenance and renewal costs by providing a single treatment for the whole sub-catchment.</p> <p>Ongoing maintenance costs for bio-media, plantings and associated pipe work and infrastructure.</p>

5 Overland Flow Paths – Major Events

Based on the contours of the site and the proposed drainage and street networks, the overland flow paths have been determined for the conveyance of flood events through the site. Please refer to Appendix C for flow paths.

A ridge currently runs in an East West alignment across the centre of the site creating three distinct zones of influence. The land South of this ridge will flow South to the detention site at the entrance of the subdivision on Moe-Glengarry Rd while the land North of the ridge will flow to Tyers-Walhalla Rd via each road reservation and then via existing table drains and watercourses adjacent to the site at pre-development flows.

6 Stormwater and Land Capability Assessment

Consideration of the findings of the Land Capability Assessment for the site undertaken by Land Safe in particular section 8 of the report, supports the approach proposed in the stormwater management plan. The following elements are noted:

- The current subdivision layout has been modified to allow for natural drainage lines
- Lots have been rearranged to follow contour lines allowing for drainage to be directed to adjacent road reserves
- Lot layout that allows for improved septic disposal line alignments
- Proposed use of stormwater for re-use and conveyance to soakage pits
- Recommended storage capacity of 8,000 Litres per Lot via stormwater tanks for re-use purposes
- Ability to redirect stormwater away from proposed effluent disposal fields.

7 Conclusion

This report presents the proposed stormwater collection, detention, treatment and discharge layout for each Lot and sub-catchment of the development to satisfy the integrated stormwater management plan obligations for the site. The proposed approach minimises the stormwater infrastructure to be maintained and renewed by the drainage authority while providing the development with an appropriate level of drainage & stormwater detention and treatment.

We recommend approaching water quality for this development from an individual Lot and whole of sub-catchment position. This will allow treatment of stormwater run-off to acceptable levels for each Lot and from a limited number of larger treatment sites for each sub-catchment while providing better opportunities for stormwater re-use within the subdivision.

Improved Water Quality

Each Lot will consist of the following elements:

- Roof run-off will be collected and flow to a water tank for re-use, detention and treatment requirements
- Overflow/discharge from the tank will be conveyed to ground via spreader bars
- Discharge will then enter localised soakage pits in the very permeable strata.
- Excess discharge will sheet flow across Lots via grassed swale drains to adjacent road reserve drainage lines.

Each sub-catchment will consist of the following elements:

- Collection and transport of run-off throughout the estate via grass swale drains within road reserves to the nominated receival points
- Detention basins located at each intersection of the internal roads and the external road network
- Bio-retention capability located within each detention basin, if required by detailed design.

Mitigation of Run-off and Peak Flows

Modelling has been undertaken for the requirements of the Latrobe City Council (1:5 Year event) and VicRoads (1:50 Year event) to reduce the peak flow discharge from the site to the pre-development flows.

Modelling has demonstrated the following detention requirements for the development in accordance with the requirements of each Authority:

Latrobe City Council (1:5 Year event)

- 1000 Litres per allotment via on-site tank storage based on a 500 square metre development area
- 360 cubic metres for a 1:5 year event for the South catchment
- 45 cubic metres for a 1:5 year event for the North East catchment
- 41 cubic metres for a 1:5 year event for the North West catchment

VicRoads (1:50 Year event)

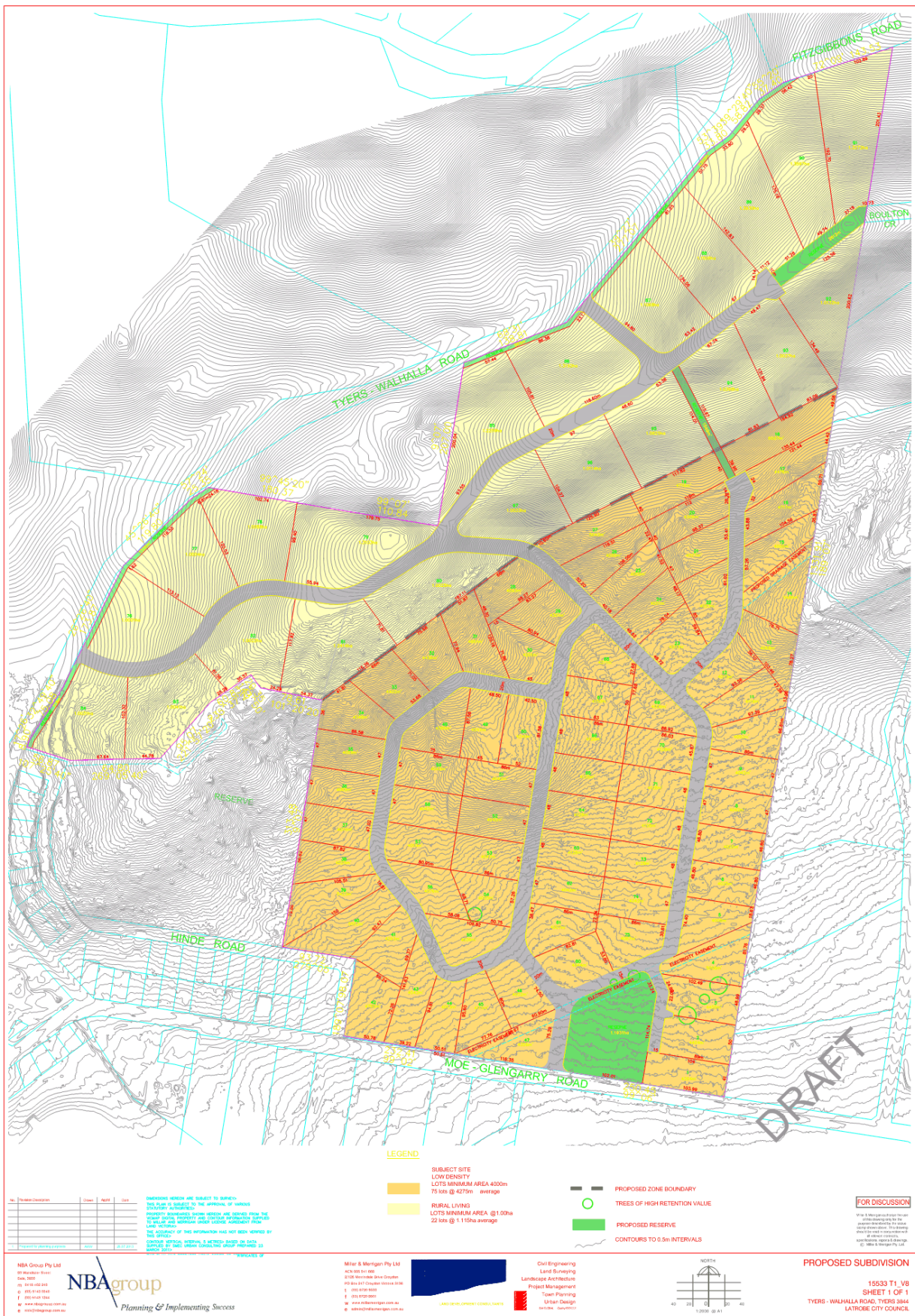
- 700 cubic metres for a 1:50 year event for the South catchment
- 87 cubic metres for a 1:50 year event for the North East catchment
- 80 cubic metres for a 1:50 year event for the North West catchment

Integrated Stormwater Plan

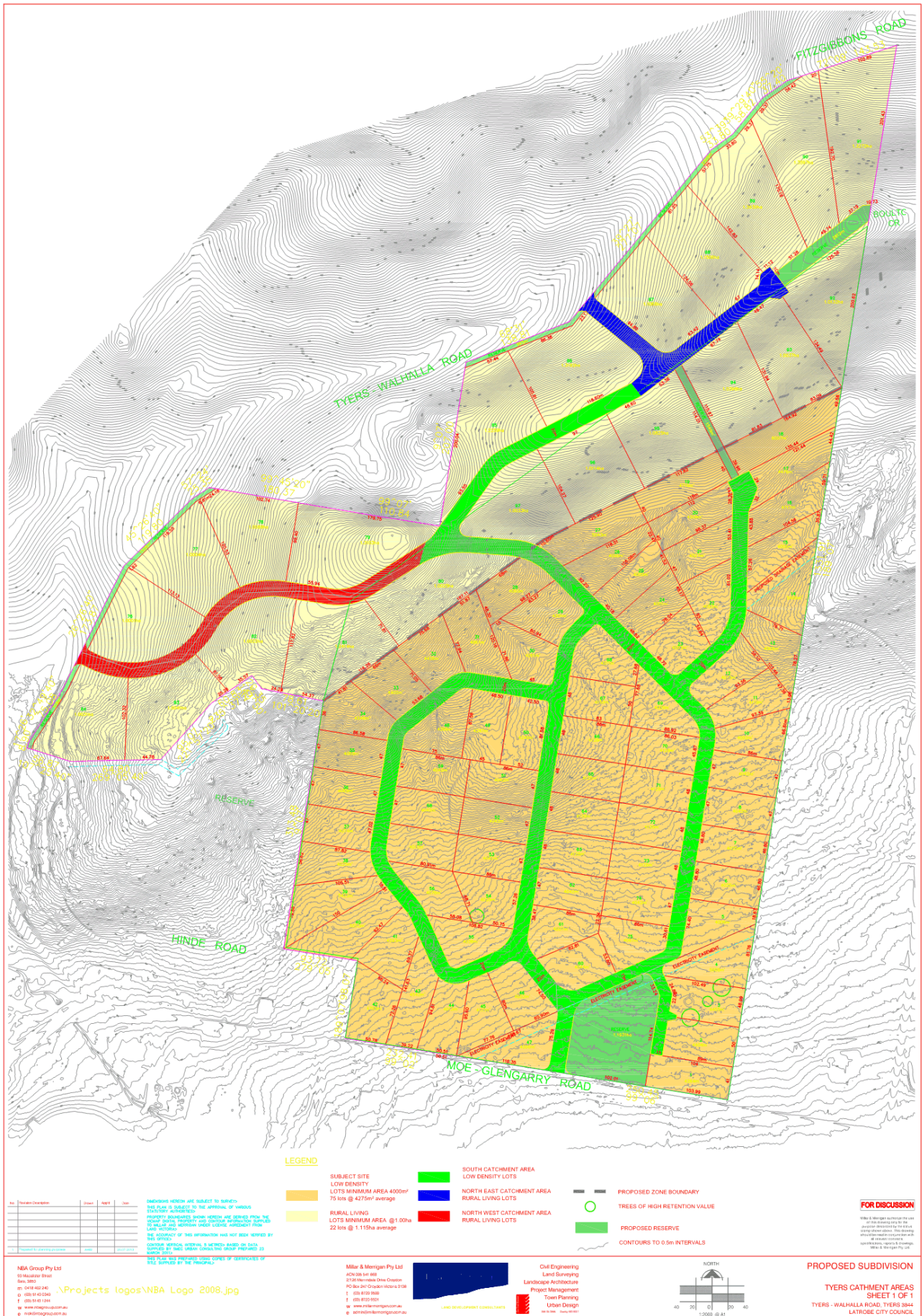
This proposed approach to stormwater management for the site achieves the aims of the proposed development plan overlay in the following ways.

- Water sensitive urban design techniques have been incorporated into the stormwater design system to ensure detention volumes and water quality objectives are achieved
- Mitigation of run-off and peak flows has been demonstrated via modelling for individual lots and sub-catchment treatments
- Stormwater quality and detention devices have been located and sized to fit in with the local landscape and topography
- The water quality objectives have been achieved by utilising elements for each individual lot and for each of the three sub-catchments of the development.

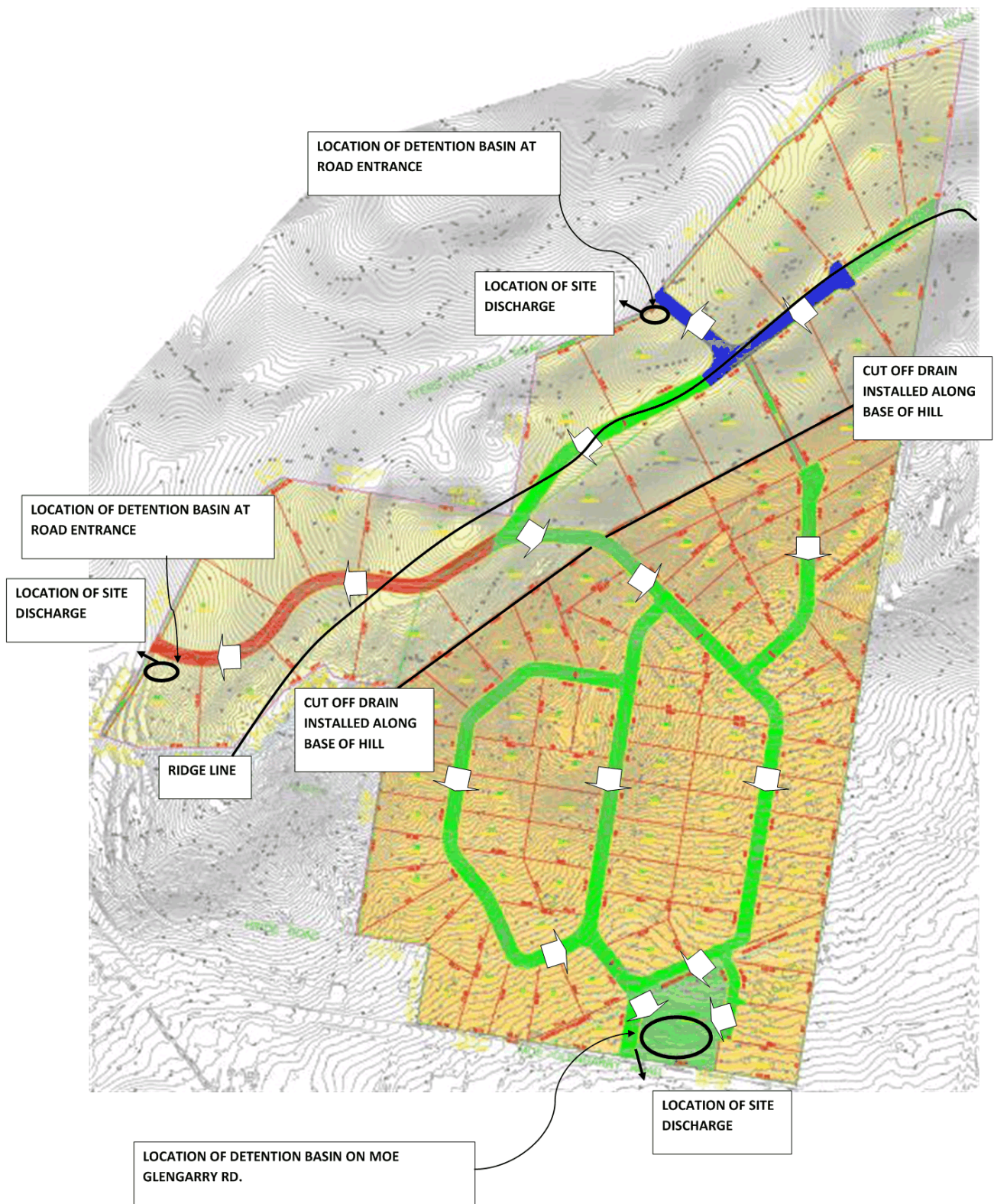
Appendix A – Proposed Plan of Subdivision including contour plan



Appendix B – Proposed Catchment Areas



Appendix C – Proposed facility Locations and Discharge Points



Appendix D – Lot Detention Modelling

**Tyers - Walhalla Road, Tyers
STORMWATER DETENTION DESIGN**

**Detention Calculations for Low Density Lots
Average Lot size of 4275 Squ.m**

Stormwater Detention Design: Detention Calculations for Low Density Lots, Average Lot size of 4275 Squ.m

Ref: 2013_041

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows. An example 4275 sq.m Lot will be used .

2. OBJECTIVE:

To model the nominated storm event using the Latrobe City Council Design Guideline and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{psd}) from the site for a 1 in 5 year storm for a Time of Concentration (T_c) of 6 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{psd}) rate and the discharge from the developed site in a 1 in 5 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{psd})

$$Q_{psd} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 5 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, $I = 82.6$ mm/hr based on $T_c = 6$ mins and AR&R parameters for Tyers (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	4275.00	0.25	1068.8
ΣA	4275.00	ΣCA	1068.8

$$Q_{psd} = \frac{CAI}{3600} = \frac{1068.75 \times 82.6}{3600} = 24.52 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Lawn Garden	3775.00	0.25	943.8
Roof/Driveway/Concrete Areas	500.00	0.90	450.0
ΣA	4275.00	ΣCA	1393.8

Stormwater Detention Design: Detention Calculations for Low Density Lots, Average Lot size of 4275 Squ.m

Ref: 2013_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	24.52
Effective Area (ΣCA)	1393.8
Time of Concentration	6 mins
Average Recurrence Interval (ARI)	5 Year
Maximum Storage Capacity Required (m^3)	0.704

It is Proposed that a minimum on-site storage of 1000 litre via on-site stormwater tank per Lot be utilised. Outlet from tank to be restricted to 20mm at required height of tank to allow a minimum 1000 litre above the outlet.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required. It has been determined that a restriction of the stormwater flows is required in this instance as per Item 7 details. The provision of the calculated detention volume via on-site stormwater tank system will ensure that the post development discharge will not exceed the predevelopment discharge.

SACS

20th July 2013

Stormwater Detention Design: Detention Calculations for Low Density Lots, Average Lot size of 4275 Squ.m

Ref: 2013_041

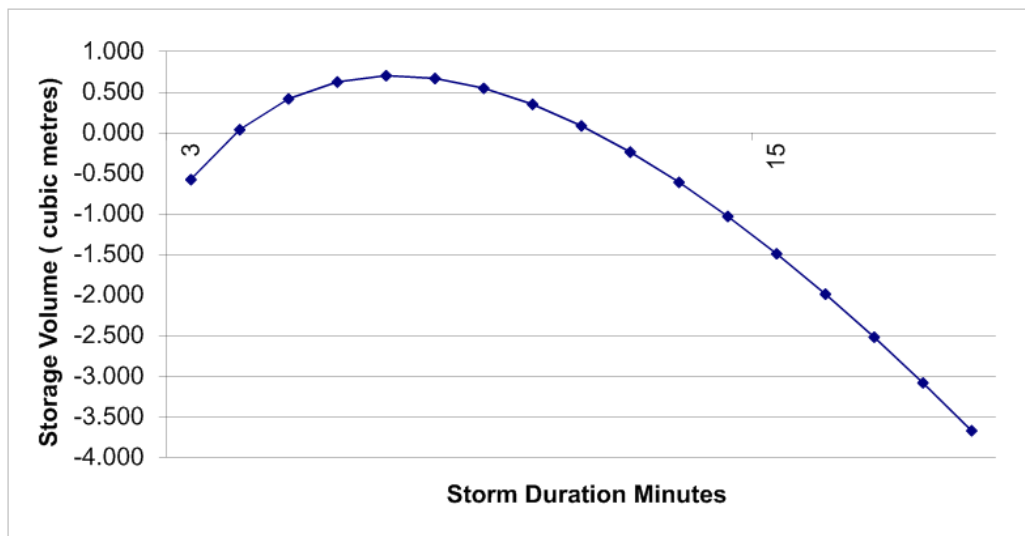
Page: 4 of 4

Effective Area	0.14 Ha	1393.8 sq m
Time of Conc.	6 min	
Outflow (Full no head)	0.024521875 cu.m/s	24.52 l/s
Outflow (Full with head)	0.024521875 cu.m/s	
Return Period	5	

TYERS

a	b	c	d	e	f	g
3.241802	-0.63184	-0.046323	0.0078276	0.0020801	-0.00016226	-0.00006834

Time	I	Q	a	b	c	Storage
Min	mm/hr	dev cu.m/s	min	min	min	cu.m
3.00	106.24	0.04	3.58	2.42	-3	-0.575
4.00	96.18	0.04	3.95	2.05	-2	0.037
5.00	88.62	0.03	4.29	1.71	-1	0.418
6.00	82.62	0.03	4.60	1.40	0	0.627
7.00	77.70	0.03	4.89	1.11	1	0.704
8.00	73.55	0.03	5.17	0.83	2	0.672
9.00	69.97	0.03	5.43	0.57	3	0.550
10.00	66.84	0.03	5.69	0.31	4	0.351
11.00	64.07	0.02	5.93	0.07	5	0.087
12.00	61.60	0.02	6.17	-0.17	6	-0.236
13.00	59.36	0.02	6.40	-0.40	7	-0.610
14.00	57.33	0.02	6.63	-0.63	8	-1.029
15.00	55.47	0.02	6.85	-0.85	9	-1.489
16.00	53.76	0.02	7.07	-1.07	10	-1.987
17.00	52.18	0.02	7.28	-1.28	11	-2.518
18.00	50.72	0.02	7.49	-1.49	12	-3.080
19.00	49.35	0.02	7.70	-1.70	13	-3.671
20.00	48.08	0.02	7.90	-1.90	14	-4.288
21.00	46.88	0.02	8.11	-2.11	15	-4.929
22.00	45.76	0.02	8.31	-2.31	16	-5.592
					Max	0.704



**Tyers - Walhalla Road, Tyers
STORMWATER DETENTION DESIGN**

**Detention Calcs for Rural Living Lots
Average Lot size of 1.115 Ha**

Stormwater Detention Design: Detention Calcs for Rural Living Lots, Average Lot size of 1.115 Ha
 Ref: 2013_041

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows.

2. OBJECTIVE:

To model the nominated storm event using the Infrastructure Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{psd}) from the site for a 1 in 5 year storm for a Time of Concentration (T_c) of 6 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{psd}) rate and the discharge from the developed site in a 1 in 5 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{psd})

$$Q_{psd} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 5 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, $I = 82.6$ mm/hr based on $T_c = 6$ mins and AR&R parameters for Tyers (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	11150.00	0.25	2787.5
ΣA	11150.00	ΣCA	2787.5

$$Q_{psd} = \frac{CAI}{3600} = \frac{2787.5 \times 82.6}{3600} = 63.96 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Lawn Garden	10650.00	0.25	2662.5
Roof/Driveway/Concrete Areas	500.00	0.90	450.0
ΣA	11150.00	ΣCA	3112.5

Stormwater Detention Design: Detention Calcs for Rural Living Lots, Average Lot size of 1.115 Ha

Ref: 2013_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	63.96
Effective Area (ΣCA)	3112.5
Time of Concentration	6 mins
Average Recurrence Interval (ARI)	5 Year
Maximum Storage Capacity Required (m^3)	0.282

It is Proposed that a minimum on-site storage of 1000 litre via on-site stormwater tank per Lot be utilised. Outlet from tank to be restricted to 20mm at required height of tank to allow a minimum 1000 litre above the outlet.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required. It has been determined that a restriction of the stormwater flows is required in this instance as per Item 7 details. The provision of the calculated detention volume via on-site stormwater tank system will ensure that the post development discharge will not exceed the predevelopment discharge.

SACS

20th July 2013

Stormwater Detention Design: Detention Calcs for Rural Living Lots, Average Lot size of 1.115 Ha
Ref: 2013_041

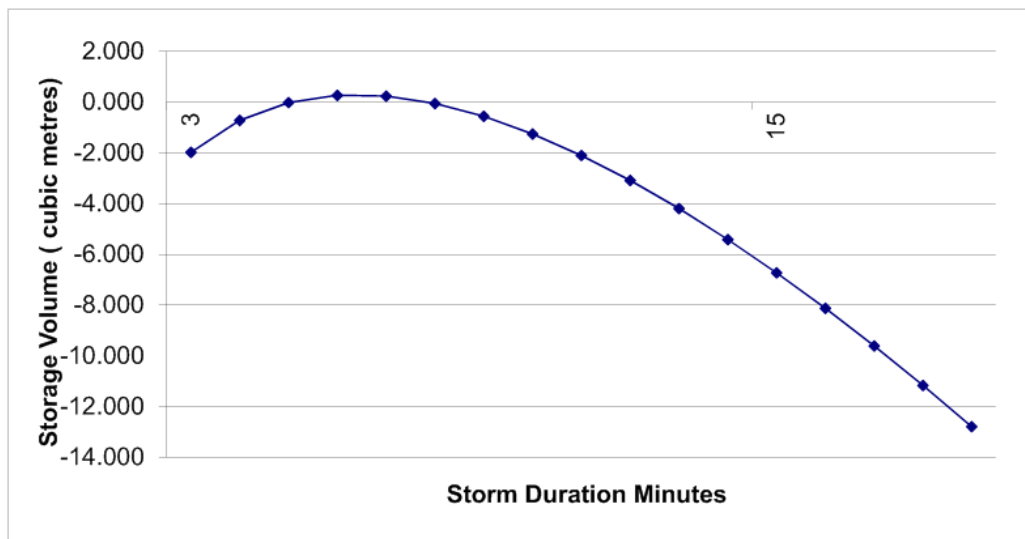
Page: 4 of 4

Effective Area 0.31 Ha 3112.5 sq m
 Time of Conc. 6 min
 Outflow (Full no head) 0.063957639 cu.m/s 63.96 l/s
 Outflow (Full with head) 0.063957639 cu.m/s
 Return Period 5

TYERS

a 3.241802 b -0.63184 c -0.046323 d 0.0078276 e 0.0020801 f -0.00016226 g -0.00006834

Time	I	Q dev	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	106.24	0.09	4.18	1.82	-3	-1.971
4.00	96.18	0.08	4.61	1.39	-2	-0.708
5.00	88.62	0.08	5.01	0.99	-1	-0.007
6.00	82.62	0.07	5.37	0.63	0	0.282
7.00	77.70	0.07	5.71	0.29	1	0.249
8.00	73.55	0.06	6.04	-0.04	2	-0.044
9.00	69.97	0.06	6.34	-0.34	3	-0.552
10.00	66.84	0.06	6.64	-0.64	4	-1.243
11.00	64.07	0.06	6.93	-0.93	5	-2.092
12.00	61.60	0.05	7.21	-1.21	6	-3.079
13.00	59.36	0.05	7.48	-1.48	7	-4.187
14.00	57.33	0.05	7.74	-1.74	8	-5.404
15.00	55.47	0.05	8.00	-2.00	9	-6.718
16.00	53.76	0.05	8.26	-2.26	10	-8.120
17.00	52.18	0.05	8.51	-2.51	11	-9.602
18.00	50.72	0.04	8.75	-2.75	12	-11.158
19.00	49.35	0.04	8.99	-2.99	13	-12.781
20.00	48.08	0.04	9.23	-3.23	14	-14.466
21.00	46.88	0.04	9.47	-3.47	15	-16.208
22.00	45.76	0.04	9.70	-3.70	16	-18.004
				Max		0.282



Appendix E – Detention Modelling for Road Reservations

**Tyers-Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE**

**North East Catchment Area
Council Modelling for a 1 : 5 Year Event**

Stormwater Detention Design: North East Catchment Area , Council Modelling for a 1 : 5 Year Event
Ref: 2012_041 **Page: 2 of 4**

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Infrastructure Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{psd}) from the site for a 1 in 5 year storm for a Time of Concentration (T_c) of 10 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{psd}) rate and the discharge from the developed site in a 1 in 5 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{psd})

$$Q_{psd} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 5 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, $I = 66.8$ mm/hr based on $T_c = 10$ mins and AR&R parameters for Tyers (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	10045	0.30	3013.5
ΣA	10045	ΣCA	3013.5

$$Q_{psd} = \frac{CAI}{3600} = \frac{3013.5 \times 66.8}{3600} = 55.92 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	10045	0.75	7533.8
0	0	0.00	0.0
0	0	0.80	0.0
ΣA	10045	ΣCA	7533.8

Stormwater Detention Design: North East Catchment Area , Council Modelling for a 1 : 5 Year Event
 Ref: 2012_041 Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	55.92
Effective Area (ΣCA)	7533.8
Time of Concentration	10 mins
Average Recurrence Interval (ARI)	5 Year
Maximum Storage Capacity Required (m^3)	44.765

**It is proposed to have a minimum on-site storage of 45 m3 via on-site retardation basins.
 to satisfy the 1 : 5 Year event for the Nth East catchment of the site.**

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the North East Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

SACS
20th Aug 2013

Stormwater Detention Design: North East Catchment Area , Council Modelling for a 1 : 5 Year Event

Ref: 2012_041

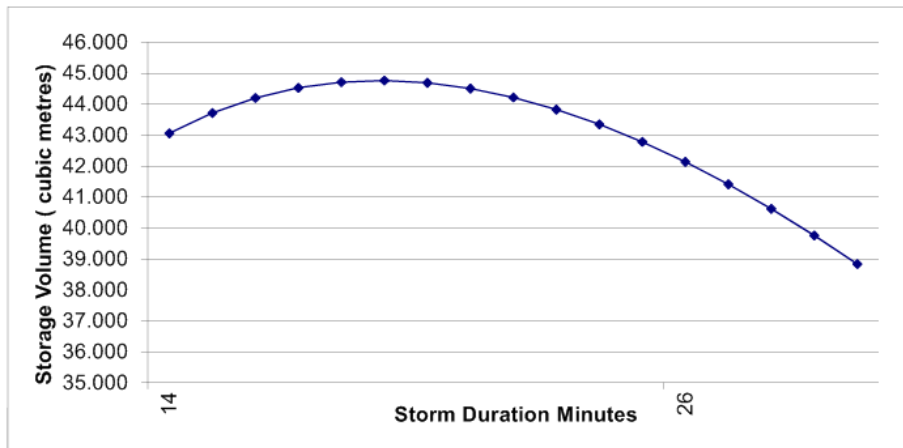
Page: 4 of 4

Effective Area	0.75 Ha	7533.8 sq m
Time of Conc.	6 min	
Outflow (Full no head)	0.055917167 cu.m/s	55.92 l/s
Outflow (Full with head)	0.055917167 cu.m/s	
Return Period	5	

SALE

a	b	c	d	e	f	g
3.24E+00	-6.32E-01	-4.63E-02	7.83E-03	2.08E-03	-1.62E-04	-6.83E-05

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	106.24	0.22	1.51	4.49	-3	14.888
4.00	96.18	0.20	1.67	4.33	-2	20.349
5.00	88.62	0.19	1.81	4.19	-1	24.799
6.00	82.62	0.17	1.94	4.06	0	28.496
7.00	77.70	0.16	2.06	3.94	1	31.600
8.00	73.55	0.15	2.18	3.82	2	34.220
9.00	69.97	0.15	2.29	3.71	3	36.432
10.00	66.84	0.14	2.40	3.60	4	38.296
11.00	64.07	0.13	2.50	3.50	5	39.857
12.00	61.60	0.13	2.60	3.40	6	41.153
13.00	59.36	0.12	2.70	3.30	7	42.212
14.00	57.33	0.12	2.80	3.20	8	43.060
15.00	55.47	0.12	2.89	3.11	9	43.718
16.00	53.76	0.11	2.98	3.02	10	44.203
17.00	52.18	0.11	3.07	2.93	11	44.531
18.00	50.72	0.11	3.16	2.84	12	44.714
19.00	49.35	0.10	3.25	2.75	13	44.765
20.00	48.08	0.10	3.33	2.67	14	44.693
21.00	46.88	0.10	3.42	2.58	15	44.508
22.00	45.76	0.10	3.50	2.50	16	44.218
23.00	44.70	0.09	3.59	2.41	17	43.830
24.00	43.70	0.09	3.67	2.33	18	43.350
25.00	42.75	0.09	3.75	2.25	19	42.784
26.00	41.86	0.09	3.83	2.17	20	42.138
27.00	41.00	0.09	3.91	2.09	21	41.416
28.00	40.19	0.08	3.99	2.01	22	40.622
29.00	39.42	0.08	4.07	1.93	23	39.761
30.00	38.68	0.08	4.14	1.86	24	38.837
				Max		44.765



Tyers -Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE

VICROADS MODELLING FOR NTH EAST CATCHMENT
1 IN 50 YEAR EVENT

Stormwater Detention Design: VICROADS MODELLING FOR NTH EAST CATCHMENT,

Ref: 2013_041

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Latrobe City Council Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{PSD}) from the site for a 1 in 50 year storm for a Time of Concentration (T_c) of 10 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{PSD}) rate and the discharge from the developed site in a 1 in 50 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{PSD})

$$Q_{PSD} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 50 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, I₅₀ = 132 mm/hr based on T_c = 10 mins and AR&R parameters for TYERS (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	10045	0.30	3013.5
0			
ΣA	10045	ΣCA	3013.5

$$Q_{psd} = \frac{CAI}{3600} = \frac{3013.5 \times 132}{3600} = 110.50 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	10045	0.75	7533.8
0	0	0.00	0.0
0	0	0.80	0.0
ΣA	10045	ΣCA	7533.8

Stormwater Detention Design: VICROADS MODELLING FOR NTH EAST CATCHMENT,
Ref: 2013_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	110.50
Effective Area (ΣCA)	7533.8
Time of Concentration	10 mins
Average Recurrence Interval (ARI)	50 Year
Maximum Storage Capacity Required (m^3)	86.894

It is proposed to have a minimum on-site storage of 87 m³ via on-site retardation basin to satisfy VicRoads requirements for a 1 : 50 Year event.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the Nth East Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

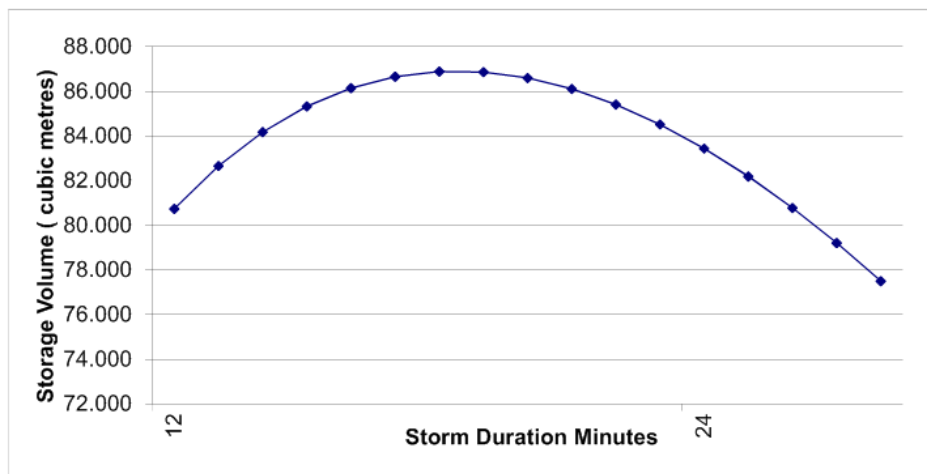
SACS
20th August 2013

**Stormwater Detention Design: VICROADS MODELLING FOR NTH EAST CATCHMENT,
Ref: 2013_041**

Effective Area	0.75 Ha	7533.8 sq m
Time of Conc.	6 min	
Outflow (Full no head)	0.110495 cu.m/s	110.50 l/s
Outflow (Full with head)	0.110495 cu.m/s	
Return Period	5	

Tyers						
a	b	c	d	e	f	g
3.89E+00	-6.72E-01	-7.13E-02	5.30E-03	5.42E-03	2.46E-04	-2.25E-04

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	208.26	0.44	1.52	4.48	-3	28.866
4.00	190.97	0.40	1.66	4.34	-2	40.616
5.00	176.31	0.37	1.80	4.20	-1	49.673
6.00	164.20	0.34	1.93	4.07	0	56.942
7.00	154.13	0.32	2.06	3.94	1	62.911
8.00	145.61	0.30	2.18	3.82	2	67.875
9.00	138.29	0.29	2.29	3.71	3	72.023
10.00	131.92	0.28	2.40	3.60	4	75.490
11.00	126.30	0.26	2.51	3.49	5	78.372
12.00	121.30	0.25	2.61	3.39	6	80.743
13.00	116.79	0.24	2.71	3.29	7	82.663
14.00	112.72	0.24	2.81	3.19	8	84.179
15.00	108.99	0.23	2.91	3.09	9	85.329
16.00	105.58	0.22	3.00	3.00	10	86.147
17.00	102.43	0.21	3.09	2.91	11	86.660
18.00	99.51	0.21	3.18	2.82	12	86.894
19.00	96.79	0.20	3.27	2.73	13	86.868
20.00	94.25	0.20	3.36	2.64	14	86.603
21.00	91.87	0.19	3.45	2.55	15	86.114
22.00	89.64	0.19	3.53	2.47	16	85.416
23.00	87.53	0.18	3.62	2.38	17	84.522
24.00	85.54	0.18	3.70	2.30	18	83.445
25.00	83.66	0.18	3.79	2.21	19	82.195
26.00	81.87	0.17	3.87	2.13	20	80.783
27.00	80.17	0.17	3.95	2.05	21	79.217
28.00	78.55	0.16	4.03	1.97	22	77.505
					Max	86.894



**Tyers-Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE**

**North West Catchment Area
Council Modelling for a 1 : 5 Year Event**

Stormwater Detention Design: North West Catchment Area , Council Modelling for a 1 : 5 Year Event
Ref: 2012_041 **Page: 2 of 4**

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Infrastructure Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{psd}) from the site for a 1 in 5 year storm for a Time of Concentration (T_c) of 10 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{psd}) rate and the discharge from the developed site in a 1 in 5 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{psd})

$$Q_{psd} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 5 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, $I = 66.8$ mm/hr based on $T_c = 10$ mins and AR&R parameters for Tyers (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	9092	0.30	2727.6
ΣA	9092	ΣCA	2727.6

$$Q_{psd} = \frac{CAI}{3600} = \frac{2727.6 \times 66.8}{3600} = 50.61 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	9092	0.75	6819.0
ΣA	9092	ΣCA	6819.0

Stormwater Detention Design: North West Catchment Area , Council Modelling for a 1 : 5 Year Event
 Ref: 2012_041 Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	50.61
Effective Area (ΣCA)	6819.0
Time of Concentration	10 mins
Average Recurrence Interval (ARI)	5 Year
Maximum Storage Capacity Required (m^3)	40.518

It is proposed to have a minimum on-site storage of 41 m³ via on-site retardation basins to satisfy the 1 : 5 Year event for the North West catchment of the site.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the Southern Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

SACS

20th Aug 2013

Stormwater Detention Design: North West Catchment Area , Council Modelling for a 1 : 5 Year Event

Ref: 2012_041

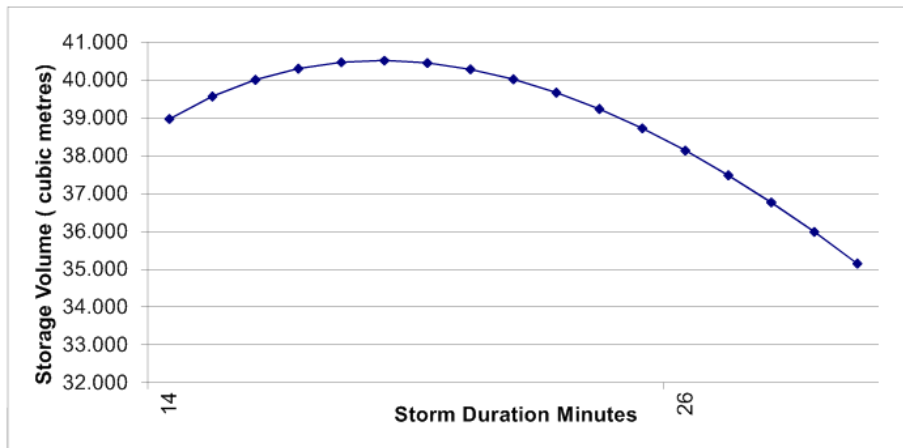
Page: 4 of 4

Effective Area	0.68 Ha	6819.0 sq m
Time of Conc.	6 min	
Outflow (Full no head)	0.050612133 cu.m/s	50.61 l/s
Outflow (Full with head)	0.050612133 cu.m/s	
Return Period	5	

SALE

a	b	c	d	e	f	g
3.24E+00	-6.32E-01	-4.63E-02	7.83E-03	2.08E-03	-1.62E-04	-6.83E-05

Time	I	Q	a	b	c	Storage
	mm/hr	cu.m/s	min	min	min	cu.m
3.00	106.24	0.20	1.51	4.49	-3	13.476
4.00	96.18	0.18	1.67	4.33	-2	18.419
5.00	88.62	0.17	1.81	4.19	-1	22.446
6.00	82.62	0.16	1.94	4.06	0	25.793
7.00	77.70	0.15	2.06	3.94	1	28.602
8.00	73.55	0.14	2.18	3.82	2	30.973
9.00	69.97	0.13	2.29	3.71	3	32.975
10.00	66.84	0.13	2.40	3.60	4	34.662
11.00	64.07	0.12	2.50	3.50	5	36.076
12.00	61.60	0.12	2.60	3.40	6	37.248
13.00	59.36	0.11	2.70	3.30	7	38.207
14.00	57.33	0.11	2.80	3.20	8	38.975
15.00	55.47	0.11	2.89	3.11	9	39.570
16.00	53.76	0.10	2.98	3.02	10	40.009
17.00	52.18	0.10	3.07	2.93	11	40.306
18.00	50.72	0.10	3.16	2.84	12	40.472
19.00	49.35	0.09	3.25	2.75	13	40.518
20.00	48.08	0.09	3.33	2.67	14	40.453
21.00	46.88	0.09	3.42	2.58	15	40.286
22.00	45.76	0.09	3.50	2.50	16	40.023
23.00	44.70	0.08	3.59	2.41	17	39.672
24.00	43.70	0.08	3.67	2.33	18	39.237
25.00	42.75	0.08	3.75	2.25	19	38.725
26.00	41.86	0.08	3.83	2.17	20	38.140
27.00	41.00	0.08	3.91	2.09	21	37.486
28.00	40.19	0.08	3.99	2.01	22	36.768
29.00	39.42	0.07	4.07	1.93	23	35.989
30.00	38.68	0.07	4.14	1.86	24	35.153
				Max		40.518



Tyers -Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE

VICROADS MODELLING FOR NTH WEST CATCHMENT
1 IN 50 YEAR EVENT

Stormwater Detention Design: VICROADS MODELLING FOR NTH WEST CATCHMENT,

Ref: 2013_041

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Latrobe City Council Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{PSD}) from the site for a 1 in 50 year storm for a Time of Concentration (T_c) of 10 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{PSD}) rate and the discharge from the developed site in a 1 in 50 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{PSD})

$$Q_{PSD} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 50 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, I₅₀ = 132 mm/hr based on T_c = 10 mins and AR&R parameters for TYERS (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	9092	0.30	2727.6
0			
ΣA	9092	ΣCA	2727.6

$$Q_{psd} = \frac{CAI}{3600} = \frac{2727.6 \times 132}{3600} = 100.01 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	9092	0.75	6819.0
0	0	0.00	0.0
0	0	0.80	0.0
ΣA	9092	ΣCA	6819.0

Stormwater Detention Design: VICROADS MODELLING FOR NTH WEST CATCHMENT,

Ref: 2013_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	100.01
Effective Area (ΣCA)	6819.0
Time of Concentration	20 mins
Average Recurrence Interval (ARI)	50 Year
Maximum Storage Capacity Required (m^3)	78.650

It is proposed to have a minimum on-site storage of 80 m3 via on-site retardation basin to satisfy VicRoads requirements for a 1 : 50 Year event.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the Nth West Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

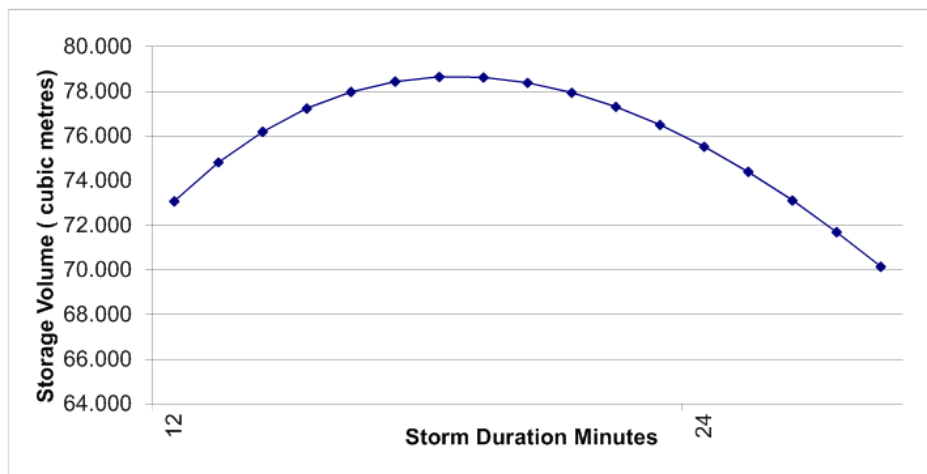
SACS**20th August 2013**

**Stormwater Detention Design: VICROADS MODELLING FOR NTH WEST CATCHMENT,
Ref: 2013_041**

Effective Area	0.68 Ha	6819.0 sq m
Time of Conc.	6 min	
Outflow (Full no head)	0.100012 cu.m/s	100.01 l/s
Outflow (Full with head)	0.100012 cu.m/s	
Return Period	5	

Tyers						
a	b	c	d	e	f	g
3.89E+00	-6.72E-01	-7.13E-02	5.30E-03	5.42E-03	2.46E-04	-2.25E-04

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	208.26	0.39	1.52	4.48	-3	26.127
4.00	190.97	0.36	1.66	4.34	-2	36.763
5.00	176.31	0.33	1.80	4.20	-1	44.960
6.00	164.20	0.31	1.93	4.07	0	51.539
7.00	154.13	0.29	2.06	3.94	1	56.943
8.00	145.61	0.28	2.18	3.82	2	61.435
9.00	138.29	0.26	2.29	3.71	3	65.190
10.00	131.92	0.25	2.40	3.60	4	68.328
11.00	126.30	0.24	2.51	3.49	5	70.936
12.00	121.30	0.23	2.61	3.39	6	73.083
13.00	116.79	0.22	2.71	3.29	7	74.821
14.00	112.72	0.21	2.81	3.19	8	76.192
15.00	108.99	0.21	2.91	3.09	9	77.233
16.00	105.58	0.20	3.00	3.00	10	77.974
17.00	102.43	0.19	3.09	2.91	11	78.438
18.00	99.51	0.19	3.18	2.82	12	78.650
19.00	96.79	0.18	3.27	2.73	13	78.627
20.00	94.25	0.18	3.36	2.64	14	78.386
21.00	91.87	0.17	3.45	2.55	15	77.944
22.00	89.64	0.17	3.53	2.47	16	77.312
23.00	87.53	0.17	3.62	2.38	17	76.503
24.00	85.54	0.16	3.70	2.30	18	75.528
25.00	83.66	0.16	3.79	2.21	19	74.397
26.00	81.87	0.16	3.87	2.13	20	73.119
27.00	80.17	0.15	3.95	2.05	21	71.701
28.00	78.55	0.15	4.03	1.97	22	70.152
					Max	78.650



**Tyers-Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE**

**South Catchment Area
Council Modelling for a 1 : 5 Year Event**

Stormwater Detention Design: South Catchment Area , Council Modelling for a 1 : 5 Year Event

Ref: 2012_041

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Infrastructure Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{psd}) from the site for a 1 in 5 year storm for a Time of Concentration (T_c) of 20 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{psd}) rate and the discharge from the developed site in a 1 in 5 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{psd})

$$Q_{psd} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 5 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, I = 48.1 mm/hr based on T_c = 20 mins and AR&R parameters for Tyers (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	54462	0.30	16338.6
ΣA	54462	ΣCA	16338.6

$$Q_{psd} = \frac{CAI}{3600} = \frac{16338.6 \times 48.1}{3600} = 218.30 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	54462	0.75	40846.5
0	0	0.00	0.0
0	0	0.80	0.0
ΣA	54462	ΣCA	40846.5

Stormwater Detention Design: South Catchment Area , Council Modelling for a 1 : 5 Year Event

Ref: 2012_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	218.30
Effective Area (ΣCA)	40846.5
Time of Concentration	20 mins
Average Recurrence Interval (ARI)	5 Year
Maximum Storage Capacity Required (m^3)	358.444

It is proposed to have a minimum on-site storage of 360 m3 via on-site retardation basins to satisfy the 1 : 5 Year event for the Southern catchment of the site.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the Southern Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

SACS**20th Aug 2013**

Stormwater Detention Design: South Catchment Area , Council Modelling for a 1 : 5 Year Event

Ref: 2012_041

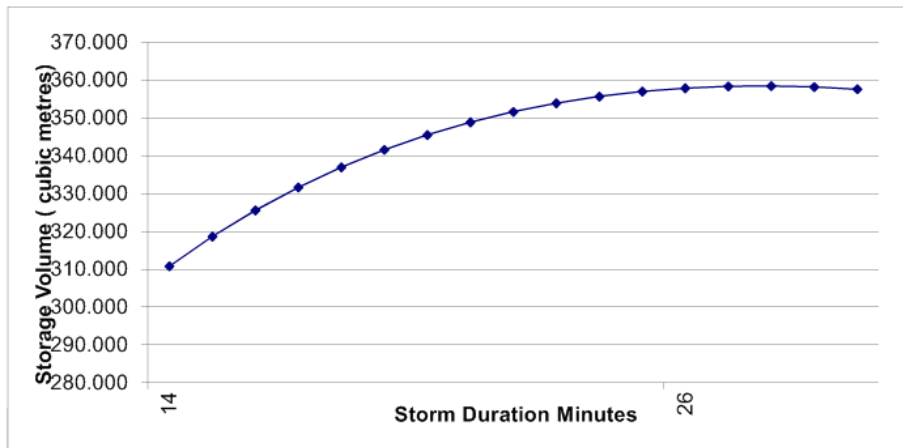
Page: 4 of 4

Effective Area	4.08 Ha	40846.5 sq m
Time of Conc.	6 min	
Outflow (Full no head)	0.21830185 cu.m/s	218.30 l/s
Outflow (Full with head)	0.21830185 cu.m/s	
Return Period	5	

SALE

a	b	c	d	e	f	g
3.24E+00	-6.32E-01	-4.63E-02	7.83E-03	2.08E-03	-1.62E-04	-6.83E-05

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	106.24	1.21	1.09	4.91	-3	113.335
4.00	96.18	1.09	1.20	4.80	-2	146.652
5.00	88.62	1.01	1.30	4.70	-1	174.624
6.00	82.62	0.94	1.40	4.60	0	198.612
7.00	77.70	0.88	1.49	4.51	1	219.457
8.00	73.55	0.83	1.57	4.43	2	237.729
9.00	69.97	0.79	1.65	4.35	3	253.839
10.00	66.84	0.76	1.73	4.27	4	268.098
11.00	64.07	0.73	1.80	4.20	5	280.748
12.00	61.60	0.70	1.87	4.13	6	291.983
13.00	59.36	0.67	1.94	4.06	7	301.961
14.00	57.33	0.65	2.01	3.99	8	310.813
15.00	55.47	0.63	2.08	3.92	9	318.651
16.00	53.76	0.61	2.15	3.85	10	325.569
17.00	52.18	0.59	2.21	3.79	11	331.647
18.00	50.72	0.58	2.28	3.72	12	336.956
19.00	49.35	0.56	2.34	3.66	13	341.559
20.00	48.08	0.55	2.40	3.60	14	345.508
21.00	46.88	0.53	2.46	3.54	15	348.853
22.00	45.76	0.52	2.52	3.48	16	351.637
23.00	44.70	0.51	2.58	3.42	17	353.896
24.00	43.70	0.50	2.64	3.36	18	355.667
25.00	42.75	0.49	2.70	3.30	19	356.981
26.00	41.86	0.47	2.76	3.24	20	357.864
27.00	41.00	0.47	2.82	3.18	21	358.344
28.00	40.19	0.46	2.87	3.13	22	358.444
29.00	39.42	0.45	2.93	3.07	23	358.184
30.00	38.68	0.44	2.98	3.02	24	357.585
				Max		358.444



**Tyers -Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE**

**VICROADS MODELLING FOR STH CATCHMENT
1 IN 50 YEAR EVENT**

**Stormwater Detention Design: VICROADS MODELLING FOR STH CATCHMENT,
Ref: 2013_041**

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Latrobe City Council Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{PSD}) from the site for a 1 in 50 year storm for a Time of Concentration (T_c) of 20 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{PSD}) rate and the discharge from the developed site in a 1 in 50 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{PSD})

$$Q_{PSD} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 50 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, I₅₀ = 94.3 mm/hr based on T_c = 20 mins and AR&R parameters for TYERS (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	54462	0.30	16338.6
ΣA	54462	ΣCA	16338.6

$$Q_{psd} = \frac{CAI}{3600} = \frac{16338.6 \times 94.3}{3600} = 427.98 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	54462	0.75	40846.5
ΣA	54462	ΣCA	40846.5

Stormwater Detention Design: VICROADS MODELLING FOR STH CATCHMENT,
Ref: 2013_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	427.98
Effective Area (ΣCA)	40846.5
Time of Concentration	20 mins
Average Recurrence Interval (ARI)	50 Year
Maximum Storage Capacity Required (m^3)	698.732

It is proposed to have a minimum on-site storage of 700 m3 via on-site retardation basin to satisfy VicRoads requirements for a 1 : 50 Year event.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

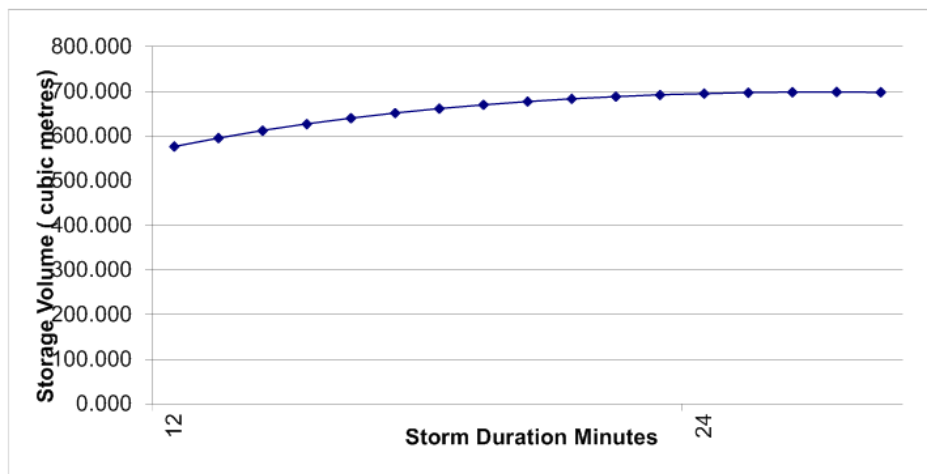
SACS
20th August 2013

**Stormwater Detention Design: VICROADS MODELLING FOR STH CATCHMENT,
Ref: 2013_041**

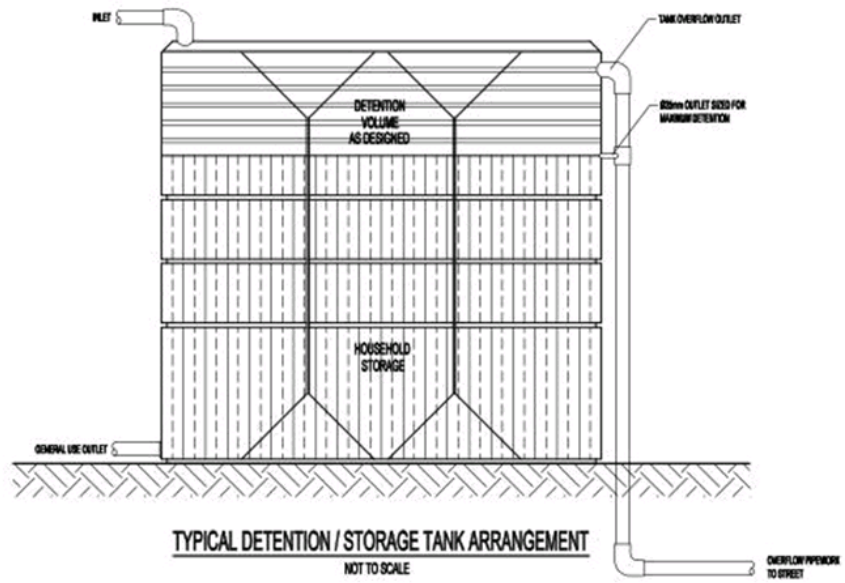
Effective Area 4.08 Ha 40846.5 sq m
 Time of Conc. 6 min
 Outflow (Full no head) 0.42798055 cu.m/s 427.98 l/s
 Outflow (Full with head) 0.42798055 cu.m/s
 Return Period 5

Tyers						
a	b	c	d	e	f	g
3.89E+00	-6.72E-01	-7.13E-02	5.30E-03	5.42E-03	2.46E-04	-2.25E-04

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	208.26	2.36	1.09	4.91	-3	222.127
4.00	190.97	2.17	1.19	4.81	-2	293.678
5.00	176.31	2.00	1.28	4.72	-1	350.618
6.00	164.20	1.86	1.38	4.62	0	397.963
7.00	154.13	1.75	1.47	4.53	1	438.376
8.00	145.61	1.65	1.55	4.45	2	473.437
9.00	138.29	1.57	1.64	4.36	3	504.170
10.00	131.92	1.50	1.72	4.28	4	531.284
11.00	126.30	1.43	1.79	4.21	5	555.294
12.00	121.30	1.38	1.87	4.13	6	576.596
13.00	116.79	1.33	1.94	4.06	7	595.500
14.00	112.72	1.28	2.01	3.99	8	612.254
15.00	108.99	1.24	2.08	3.92	9	627.067
16.00	105.58	1.20	2.14	3.86	10	640.112
17.00	102.43	1.16	2.21	3.79	11	651.538
18.00	99.51	1.13	2.27	3.73	12	661.473
19.00	96.79	1.10	2.34	3.66	13	670.029
20.00	94.25	1.07	2.40	3.60	14	677.304
21.00	91.87	1.04	2.46	3.54	15	683.387
22.00	89.64	1.02	2.52	3.48	16	688.355
23.00	87.53	0.99	2.59	3.41	17	692.280
24.00	85.54	0.97	2.65	3.35	18	695.225
25.00	83.66	0.95	2.71	3.29	19	697.247
26.00	81.87	0.93	2.76	3.24	20	698.400
27.00	80.17	0.91	2.82	3.18	21	698.732
28.00	78.55	0.89	2.88	3.12	22	698.287
					Max	698.732



Appendix F – Standard Tank Detention Arrangement



Appendix H – Bureau of Meteorology Results for Tyers



LOCATION **38.150 S 146.475 E** * NEAR.. Tyers

LIST OF COEFFICIENTS TO EQUATIONS OF THE FORM

$$ln(I) = A + B \times (ln(T)) + C \times (ln(T))^2 + D \times (ln(T))^3 + E \times (ln(T))^4 + F \times (ln(T))^5 + G \times (ln(T))^6$$

T = TIME IN HOURS AND I = INTENSITY IN MILLIMETRES PER HOUR

RETURN PERIOD	A	B	C	D	E	F	G
1	2.579398	-0.59631E+0	-0.25396E-1	0.92497E-2	-0.54310E-3	-0.41962E-3	0.40234E-4
2	2.882795	-0.60544E+0	-0.31141E-1	0.81704E-2	0.22808E-3	-0.26465E-3	-0.32946E-5
5	3.241802	-0.63184E+0	-0.46323E-1	0.78276E-2	0.20801E-2	-0.16226E-3	-0.68340E-4
10	3.436863	-0.64481E+0	-0.55666E-1	0.63565E-2	0.34162E-2	0.40999E-4	-0.13860E-3
20	3.646816	-0.65741E+0	-0.62687E-1	0.58174E-2	0.43092E-2	0.14746E-3	-0.17890E-3
50	3.893625	-0.67209E+0	-0.71325E-1	0.53024E-2	0.54163E-2	0.24593E-3	-0.22480E-3
100	4.064456	-0.68139E+0	-0.77780E-1	0.44388E-2	0.63348E-2	0.37188E-3	-0.27145E-3

RAINFALL INTENSITY IN mm/h FOR VARIOUS DURATIONS AND RETURN PERIODS

RETURN PERIOD (YEARS)

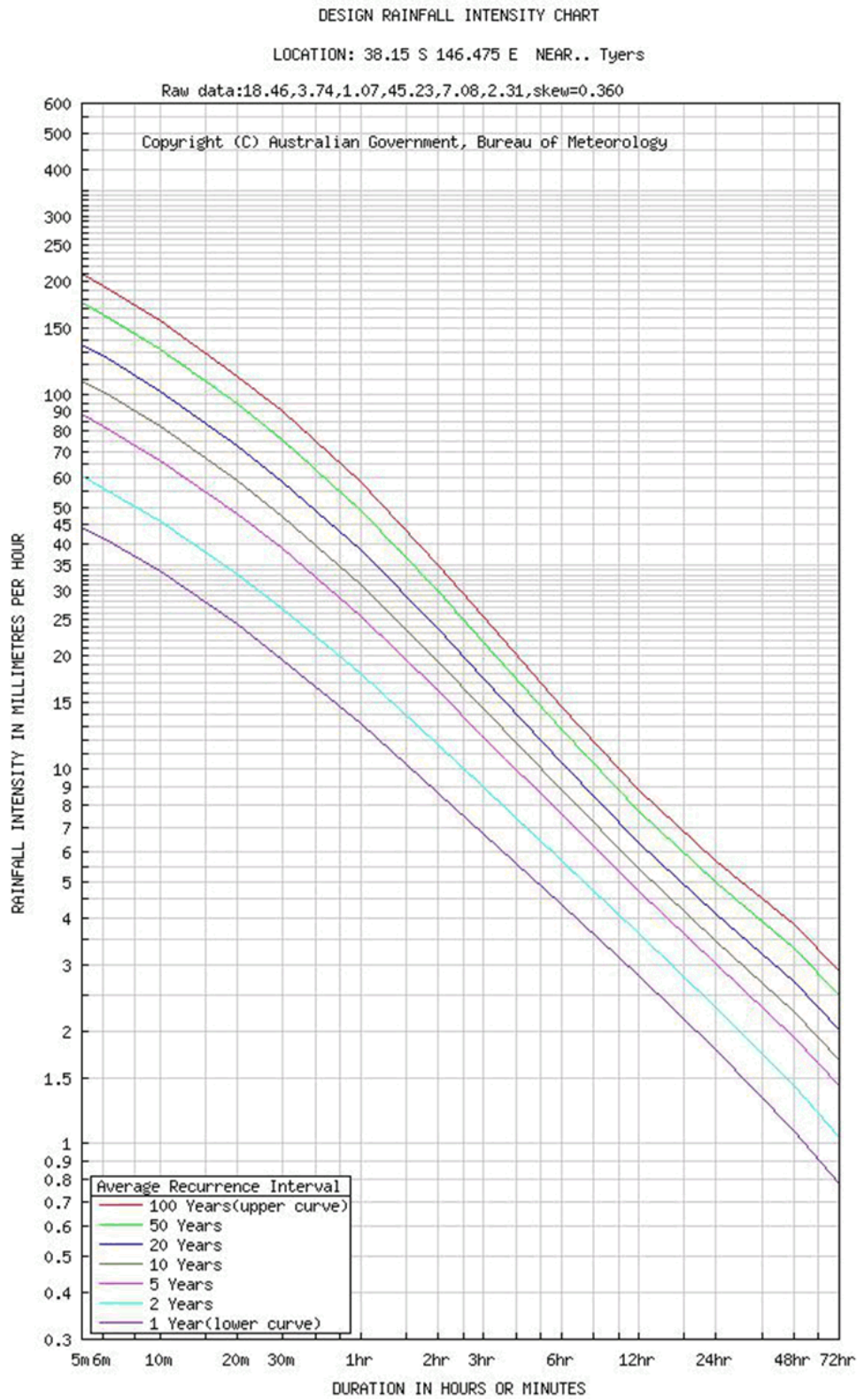
DURATION	1	2	5	10	20	50	100
5 mins	44.3	60.5	88.6	109.	136.	176.	211.
6 mins	41.4	56.5	82.6	102.	127.	164.	196.
10 mins	33.7	46.0	66.8	82.0	102.	132.	158.
20 mins	24.3	33.1	48.1	58.8	73.1	94.3	112.
30 mins	19.6	26.7	38.7	47.3	58.6	75.5	90.0
1 hour	13.2	17.9	25.6	31.1	38.4	49.1	58.2
2 hours	8.64	11.6	16.2	19.4	23.7	29.9	35.1
3 hours	6.72	8.94	12.2	14.5	17.5	21.8	25.5
6 hours	4.35	5.71	7.55	8.76	10.4	12.7	14.6
12 hours	2.81	3.65	4.73	5.42	6.37	7.70	8.78
24 hours	1.78	2.32	3.02	3.48	4.11	4.99	5.71
48 hours	1.08	1.43	1.92	2.25	2.70	3.33	3.86
72 hours	.781	1.04	1.42	1.67	2.02	2.50	2.90

(Raw data: 18.46, 3.74, 1.07, 45.23, 7.08, 2.31,skew= 0.360)

HYDROMETEOROLOGICAL ADVISORY SERVICE

(C) AUSTRALIAN GOVERNMENT, BUREAU OF METEOROLOGY

* ENSURE THE COORDINATES ARE THOSE REQUIRED SINCE DATA IS BASED ON THESE AND NOT LOCATION NAME.



Appendix I – WGCMA Correspondence on Designated Waterways



CMA Application No: WG-F-2011-0324-DE
 Your Ref No: 15533/3.1 sm:bn
 Date: 29 November 2011

Simon Merrigan
 Millar Merrigan
 PO Box 247
 Croydon, VIC 3136

Dear Simon,

Application Number (CMA Ref): WG-F-2011-0324-DE

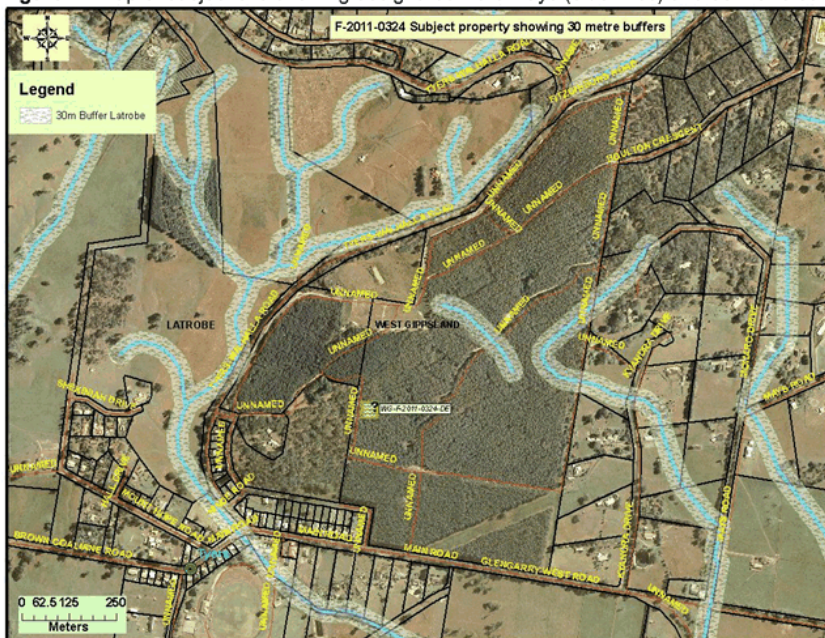
Location Street: Main & Walhalla Road, Tyers, VIC 3844

Cadastral: Lot 1, PS449977, Parish of Boola Boola
 Also Lot 1 PS424861 & Lot 2 PS603049

Regarding: Request for removal of designated waterways

Thank you for your enquiry, received at the West Gippsland Catchment Management Authority on the 7th of November 2011. The Authority understands that you are seeking to have two designated waterways removed as shown in Figure 1.

Figure 1. Map of subject site showing designated waterways (blue lines) and 30 metre buffer either side of the waterway.



The Authority notes that one of the designated waterways appears to be a mapping anomaly (e.g. a 300 metre long centrally located waterway running north-west to south-east. With this in mind, the Authority agrees that this blue line is a mapping anomaly and any future assessment will not include this waterway.

The Authority notes you have requested that a second waterway along the eastern boundary be reviewed. While you mention that there is no evidence of regular flow along this waterway, this is insufficient justification for determining a designated waterway. Of the 40,000 kilometres of designated waterways in the Authority's region, the majority of these are ephemeral waterways which flow at irregular intervals. An inspection on site and a desktop assessment has determined that the catchment upstream of this area is less than 5 hectares. The Authority is satisfied that this waterway is of low ecological and hydrological value.

With the above information in mind, combined with land survey provided by you, the Authority will not have any requirements or place any conditions on the land currently mapped as designated waterways in any future development proposals for this property.

Should you have any queries, please do not hesitate to contact myself or Geoff Taylor on 1300 094 262. To assist the CMA in handling any enquiries please quote **WG-F-2011-0324-DE** in your correspondence with us.

Yours sincerely,



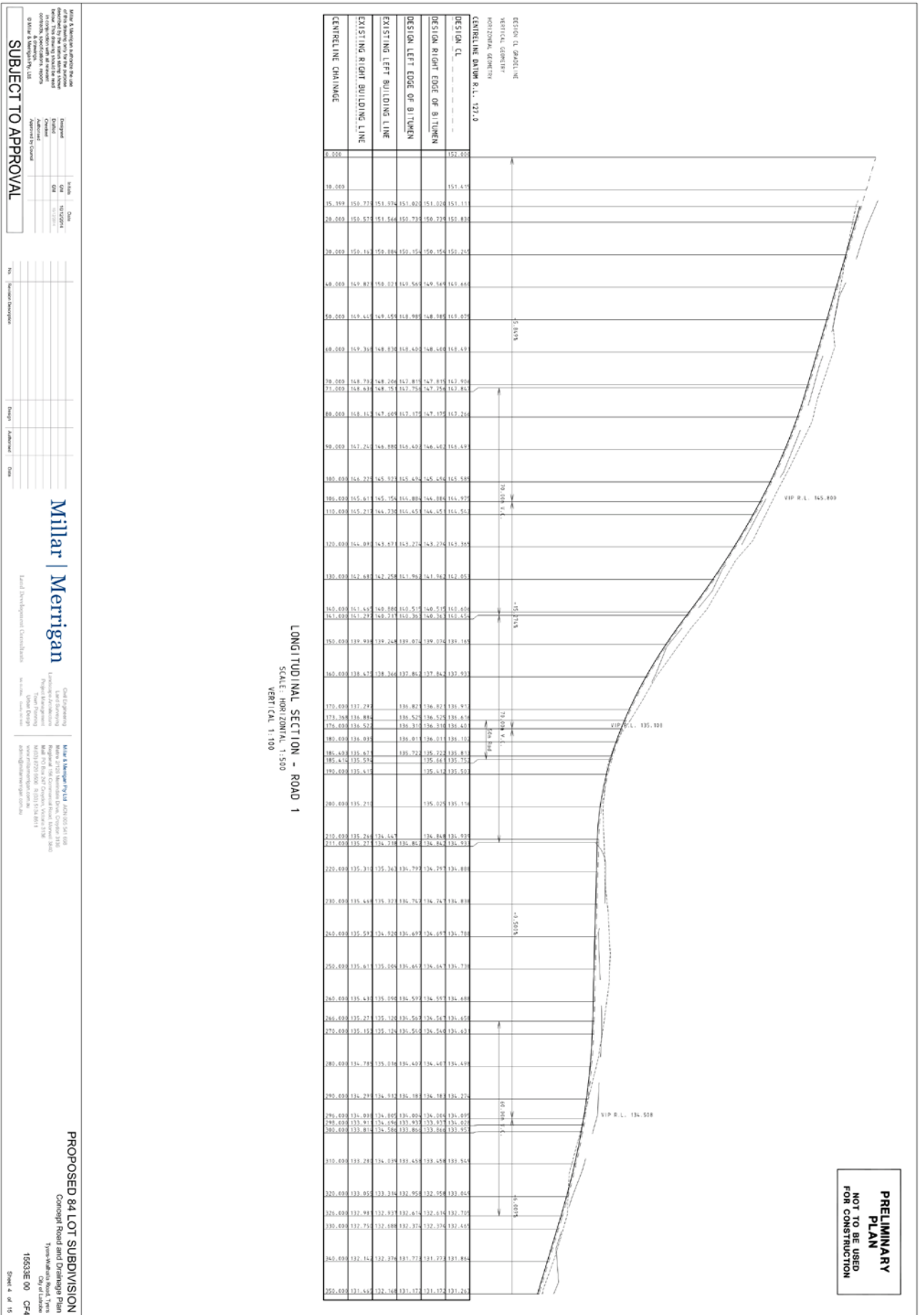
Adam Dunn
Land Planning Manager

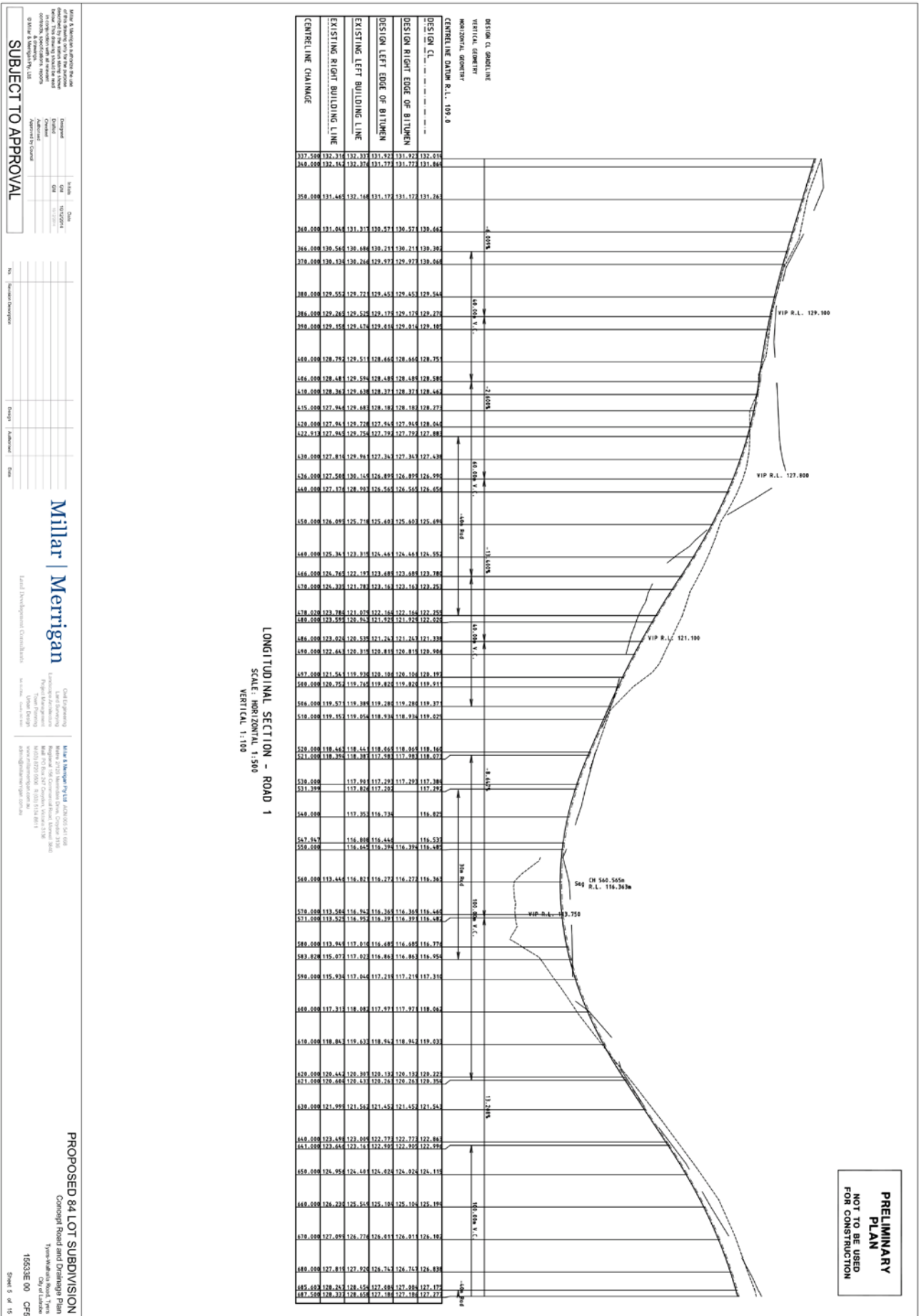
The information contained in this correspondence is subject to the disclaimers and definitions attached.



Appendix 4 – Concept Design Plans





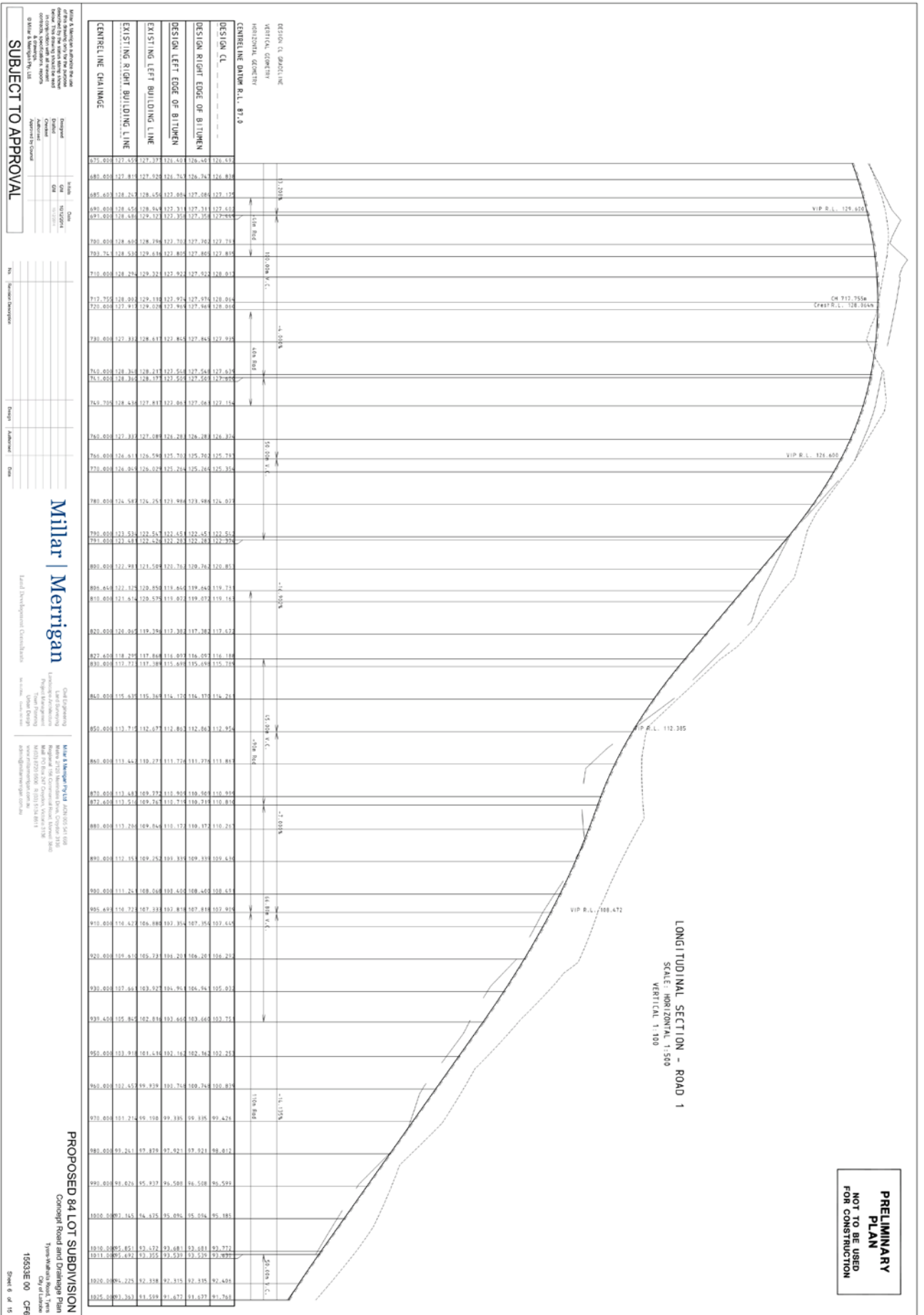


**PRELIMINARY
 PLAN
 NOT TO BE USED
 FOR CONSTRUCTION**

Millar & Merrigan Pty Ltd
 15533E 00 CFS
 SHEET 5 OF 15

Millar | Merrigan
 Land Development Consultants
 15533E 00 CFS
 SHEET 5 OF 15

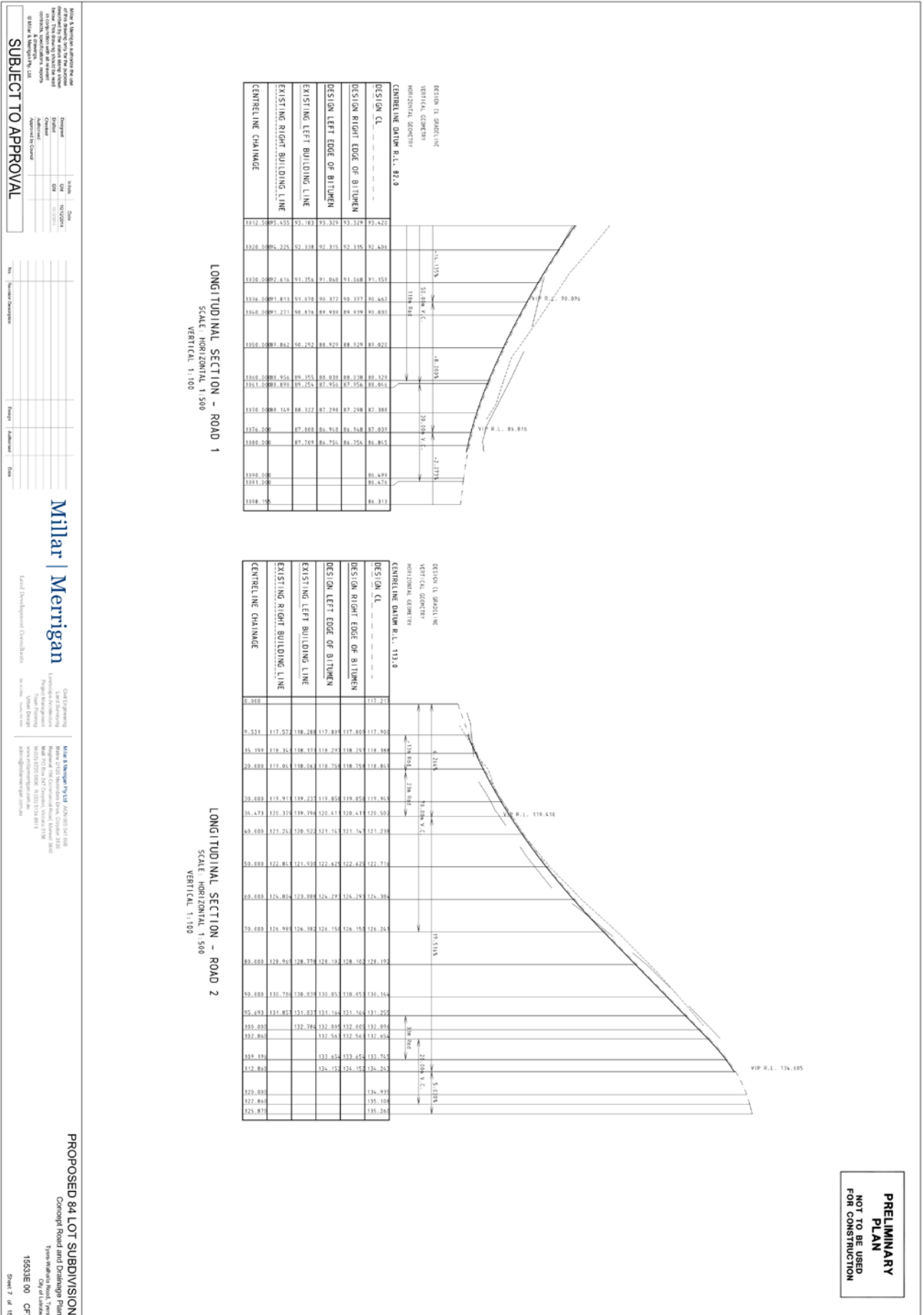
PROPOSED 84 LOT SUBDIVISION
 Concept Road and Drainage Plan
 Tyers/Merrigan Road, Tyers
 15533E 00 CFS
 SHEET 5 OF 15



Millar | Merrigan
 CONSULTING ENGINEERS
 14501 148th Avenue, Surrey, BC V4N 4C5
 TEL: 604.593.8888 FAX: 604.593.8889
 www.millar-merrigan.com

PROJECT: PROPOSED 84 LOT SUBDIVISION
 CLIENT: 145333E 00 CFR
 SHEET: 6 OF 15

**PRELIMINARY
 PLAN
 NOT TO BE USED
 FOR CONSTRUCTION**



PRELIMINARY
PLAN
NOT TO BE USED
FOR CONSTRUCTION

PROPOSED 84 LOT SUBDIVISION
Concept Road and Drainage Plan
Tyers-Merriam Road, Tyers
Vic 3862
CIP of Land
16533E 00 CF7
Sheet 7 of 16

Millar | Merrigan
Land Development Consultants
145-147 Sturt Street, Melbourne VIC 3000
Phone: (03) 9412 1000
www.millar-merrigan.com.au

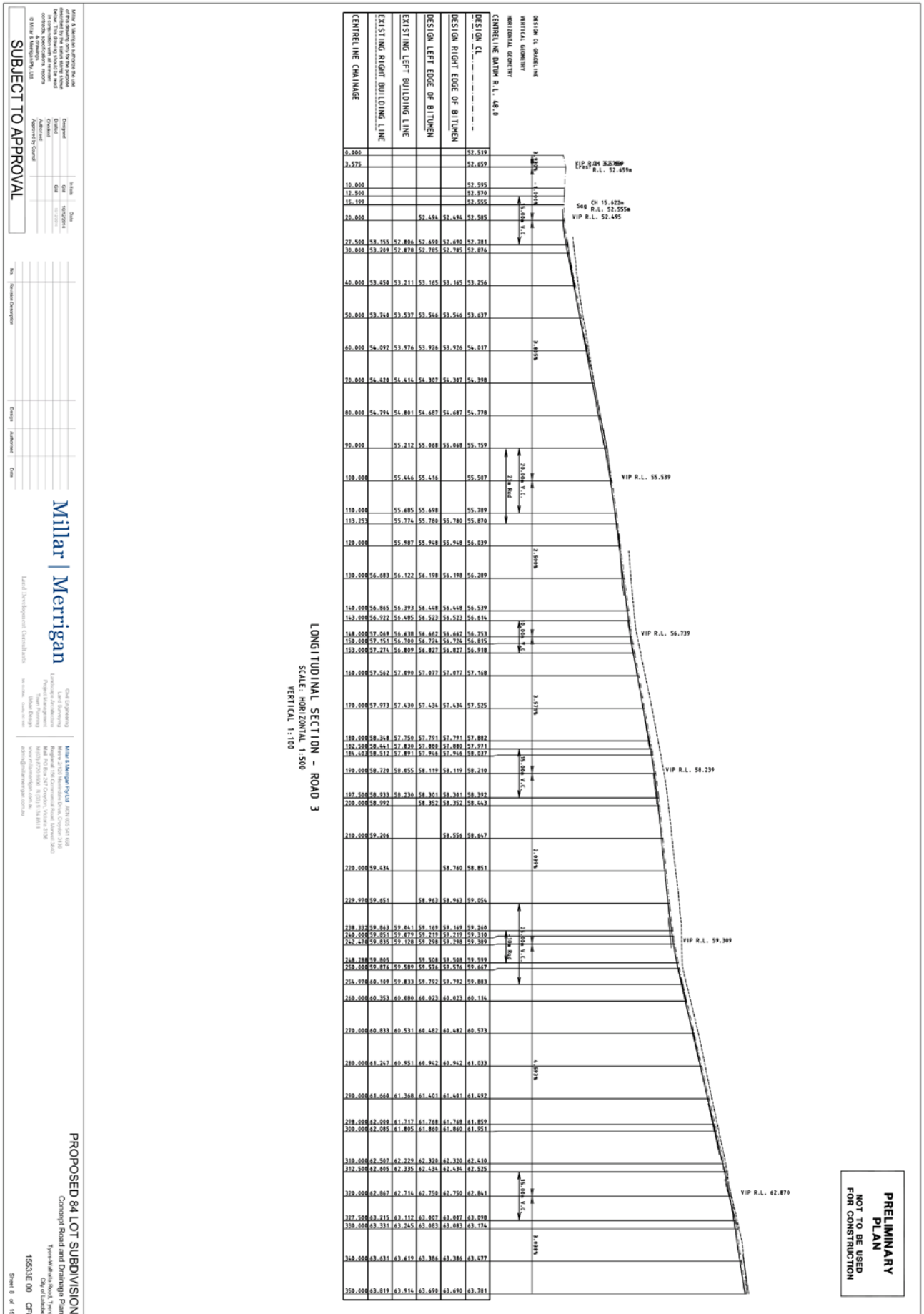
Client/Company
Land Development Consultants
145-147 Sturt Street, Melbourne VIC 3000
Phone: (03) 9412 1000
www.millar-merrigan.com.au

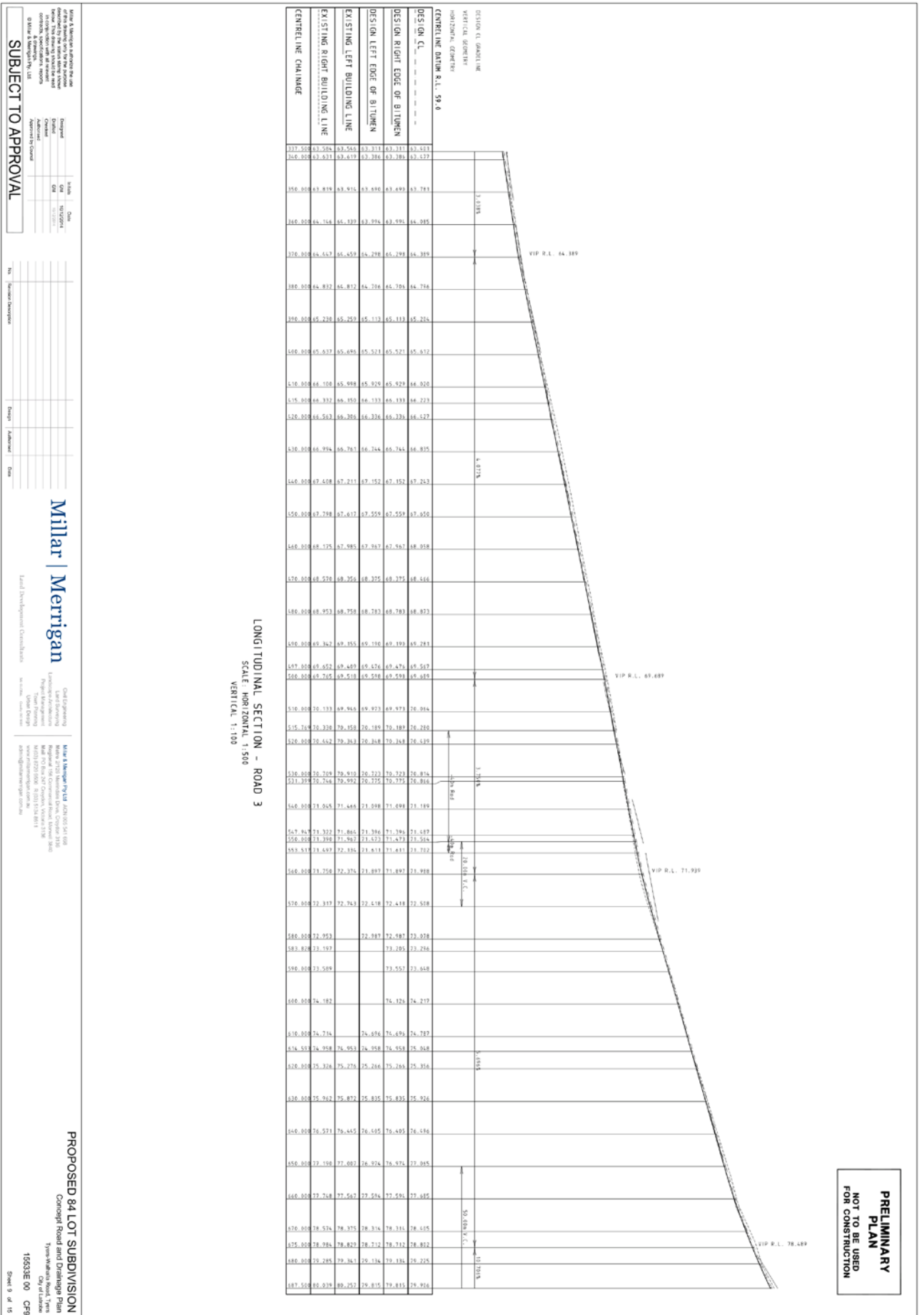
Project Description
Concept Road and Drainage Plan
Tyers-Merriam Road, Tyers
Vic 3862

Scale
Horizontal: 1:500
Vertical: 1:100

Design / Approval / Date

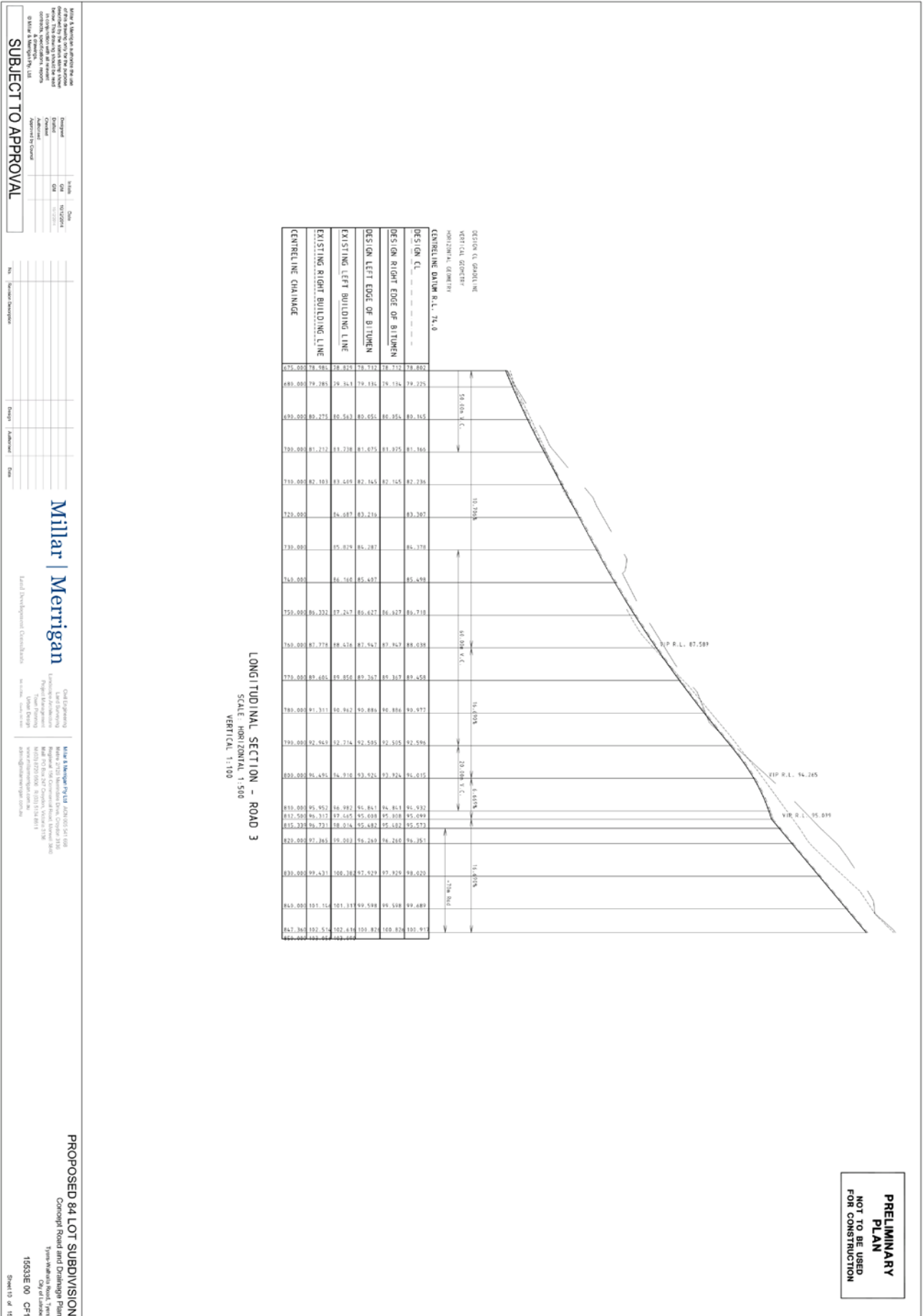
Subject to Approval



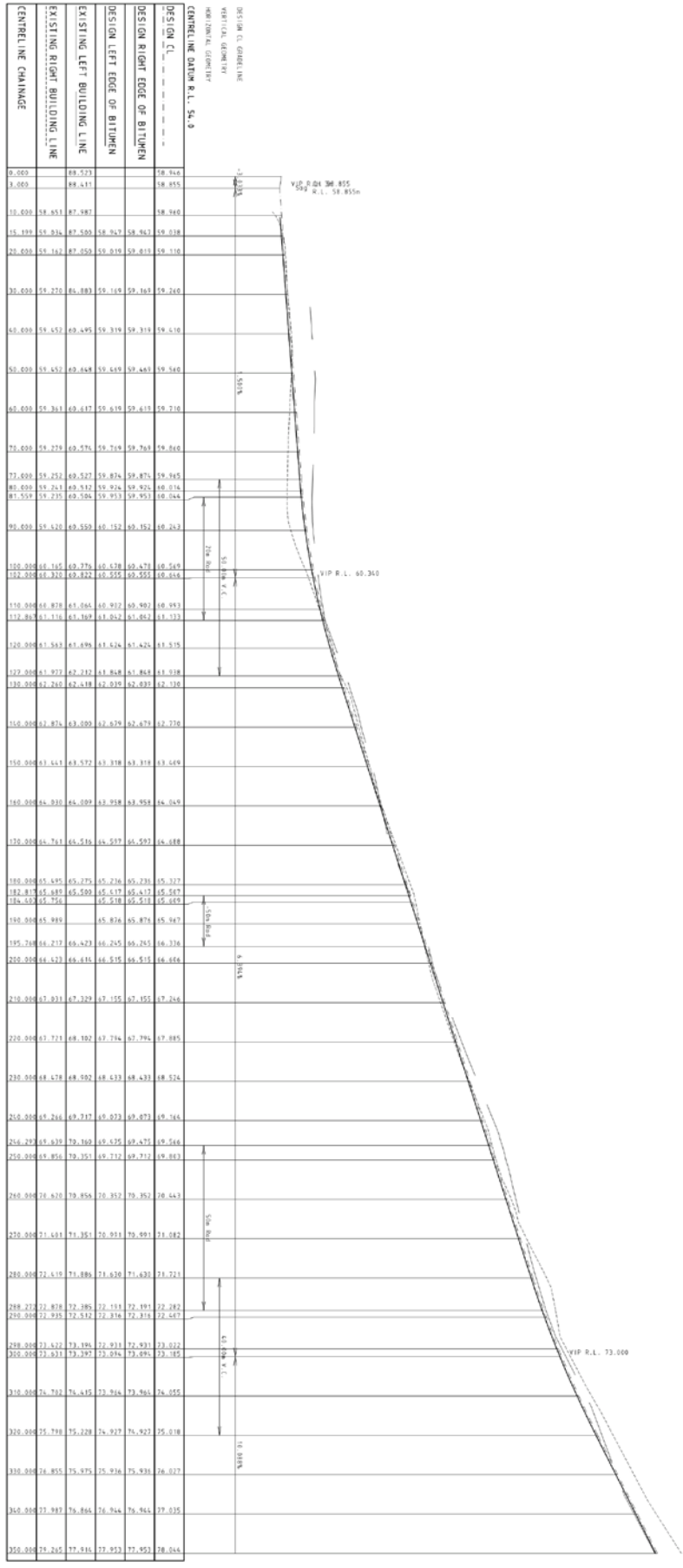


PRELIMINARY PLAN NOT TO BE USED FOR CONSTRUCTION

Millar | Merrigan
 CONSULTING ENGINEERS
 15533E 00 CRI
 SHEET 9 OF 15



PRELIMINARY PLAN NOT TO BE USED FOR CONSTRUCTION



LONGITUDINAL SECTION - ROAD 5
SCALE: HORIZONTAL 1:500
VERTICAL 1:100

Millar & Merrigan
 15533E 00 CF12
 15533E 00 CF12
 15533E 00 CF12

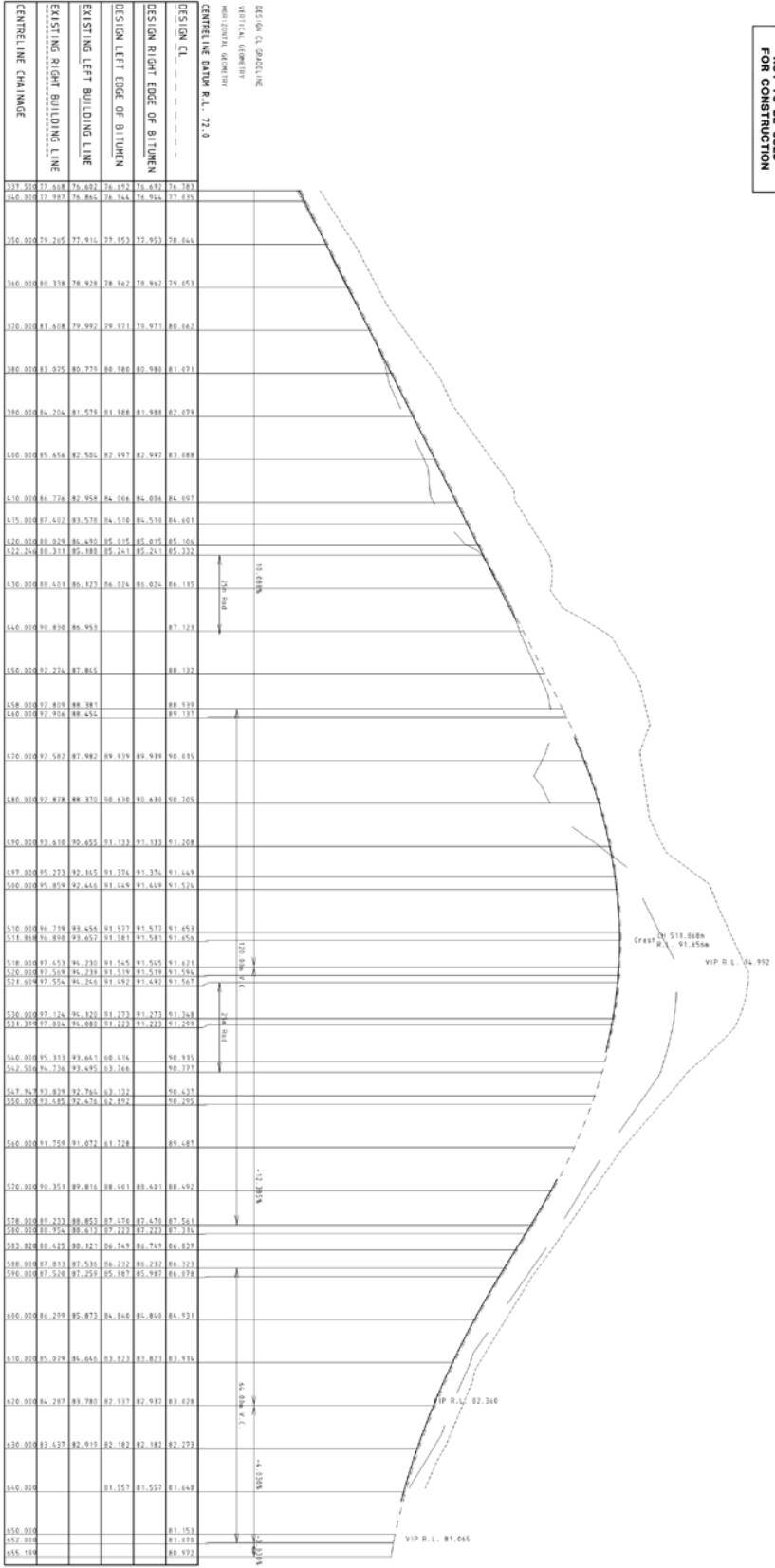
Design	Address	Date

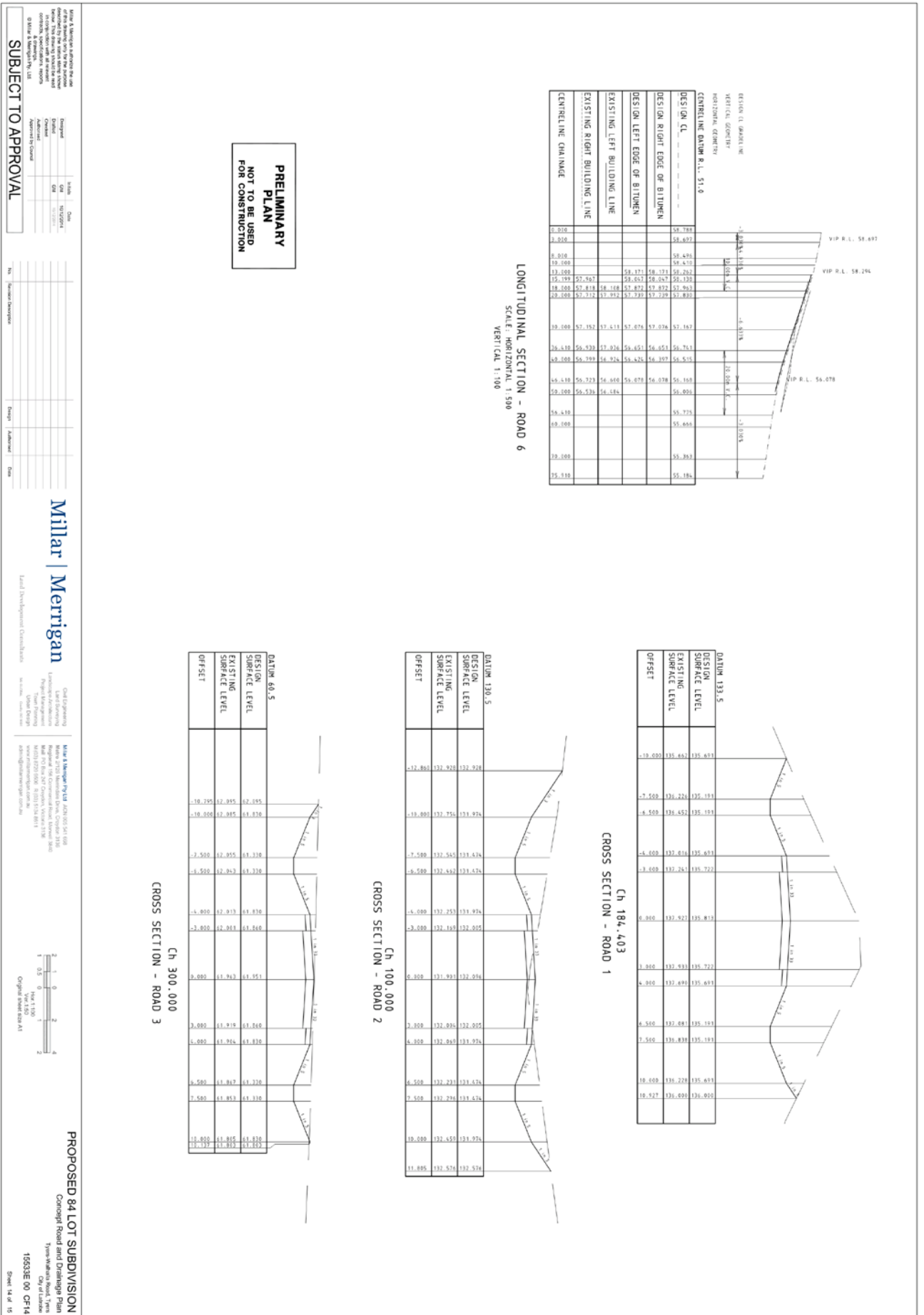
Millar | Merrigan
 Land Development Consultants
 15533E 00 CF12

15533E 00 CF12
 15533E 00 CF12
 15533E 00 CF12

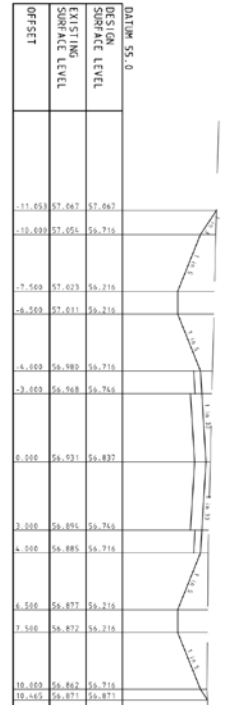
PROPOSED 84 LOT SUBDIVISION
 Concept Road and Drainage Plan
 Tyers-Merrigan Road, Tyers
 15533E 00 CF12
 Sheet 12 of 15

**PRELIMINARY
PLAN
NOT TO BE USED
FOR CONSTRUCTION**





**PRELIMINARY
PLAN
NOT TO BE USED
FOR CONSTRUCTION**



CROSS SECTION - ROAD 4
Ch 50.000



CROSS SECTION - ROAD 5
Ch 200.000



CROSS SECTION - ROAD 6
Ch 30.000

Millar & Merrigan warrant that the information contained in this document is true and correct to the best of our knowledge and belief. This does not extend to third party information, including but not limited to, title, zoning, easements, covenants, restrictions, and other matters. Millar & Merrigan Pty Ltd

Prepared	Checked	Date

SUBJECT TO APPROVAL

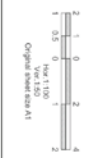
Millar | Merrigan

Land Development Consultants

15/150 North Street, Melbourne VIC 3000

Phone: (03) 9412 1000
Fax: (03) 9412 1001
Email: info@millarandmerrigan.com.au

Millar & Merrigan Pty Ltd, ABN 62 002 541 000
Registered in Victoria, Australia
VOC 101784, VOT 101784, VOT 101784
www.millarandmerrigan.com.au



PROPOSED 84 LOT SUBDIVISION
Concept Road and Drainage Plan
Tyers-Melton Road, Tyers
Vic 3638
15/150 North Street
Melbourne VIC 3000
Sheet 15 of 15

Appendix 6 – Timeline of Development Plan Progression

**Timeline of Development Plan Progressions
Prepared by NBA Group**

30 August 2007	Letter sent to land owner from Council confirming that they would welcome a subdivision application which nominates the bush block as future public open space (consistent with the structure plan).
13 May 2010	The Tyers Structure Plan was gazetted into the Scheme which showed an arbitrary boundary for the future LDRZ boundary
February 2011	<p>NBA Group were engaged by the land owner to prepare a Planning Scheme Amendment to rezone the land, after the land owner was formerly represented by SMEC Urban.</p> <p>Subsequent emails noted that the layout prepared by SMEC (dated 5 November 2007) providing for 128 lots seemed to be for what could 'fit' rather than what could 'work' for the site. It was still noted that their plan was used as a base for the subsequent NBA/MM plans.</p> <p>It was noted at the time that the topography would make 128 lots challenging.</p>
April 2011	<p>NBA Group prepared a plan which had regard to the topography and reduced the potential yield down to 82 LDRZ lots and 24 RLZ (15533 T1V1). This also provided a connection to Hinde Road.</p> <p>Council discontinued part of Hinde Road therefore preventing the connection to Hinde Road from being required as it would go nowhere.</p>
7 June 2011	<p>MM sought comments on the plan from WGCMA/SP AusNet/Vic Roads/Gippsland Water as these authorities were deemed to be the most relevant at the time (believing we were to then remove the BMO entirely).</p> <p>The plan prepared was also used to inform a preliminary LCA prepared by Robert Van der Graaff.</p>
21 December 2011	Rezoning was lodged with Latrobe City Council with an Outline Development Plan. This ODP provided a higher level layout for the area to inform the proposed zone boundary having regard to the constraints of the site. This also assisted in the preparation of expert reports so that there was something to 'work with' in terms of potential yield, traffic flows, etc.
February 2012	Council advised not to include the bush block as part of the rezoning as it was at that time caught up in a legal proceeding and Council's Senior Strategic Planner deemed it appropriate to defer any action on that block until resolution of that issue. Council also advised to lodge a Development Plan.
6 March 2012	FIR received from Council requiring a number of issues to be clarified and addressed.
April 2012	NBA requested further advice from the CFA/EPA/Australian Paper/Vic Roads

	given their involvement had either been preliminary or a desktop assessment.
27 April 2012	Meeting held between NBA Group and Council to discuss the items in FIR. Agreement was reached on how each point would be addressed. Council suggested that in order to address their point relating to Land Supply and Demand, a third party report could be prepared looking at this (hence the MacroPlan Dimasi report).
7 May 2012	CFA requested further information regarding the bushfire considerations and requested some further work be done.
14 May 2012	APM advised no objection to the rezoning as their revised buffer provides their position clearly rather than the 5 kilometre radius area.
26 June 2012	MM meeting with Council's Health Department to discuss the LCA submitted and Council raised concerns regarding the number of lots proposed within the site based on the ODP.
25 July - 8 August 2012	Various correspondence and a meeting with the CFA which results in the preparation of the Bushfire Considerations Plan and the CFA endorsement of the rezoning as well as the layout.
10 August 2012	Council advised they would be getting our LCA peer reviewed before progressing with the rezoning any further.
27 September 2012	NBA formally responded to the 6 March 2012 FIR with a suite of additional information and amended documentation.
2 October 2012	A further information request was received from Council regarding their peer review of the LCA.
15 October 2012	A further information request was received from Council regarding the response dated 27 September.
22 October 2012	Council advised they would not meet with us to discuss their letter of 2 October until such a time as the applicant provided them with the requested information, and that no further discussions would be had until such a time as the requested information was provided.
19 November 2012	Council provided marked up hard copies of the amendment documentation to be amended to address any further comments they had.
6 December 2012	NBA formally responded to request for further information dated 2 and 15 October 2012 and requested meeting with Council's Health department to discuss LCA concerns.
11 December 2012	NBA again requested meeting to discuss LCA Concerns.
1 February 2013	Further request from Council as to amendments to mapping required for Council to consider LCA.
12 February 2013	Much awaited Meeting with Council regarding their LCA concerns - Council's

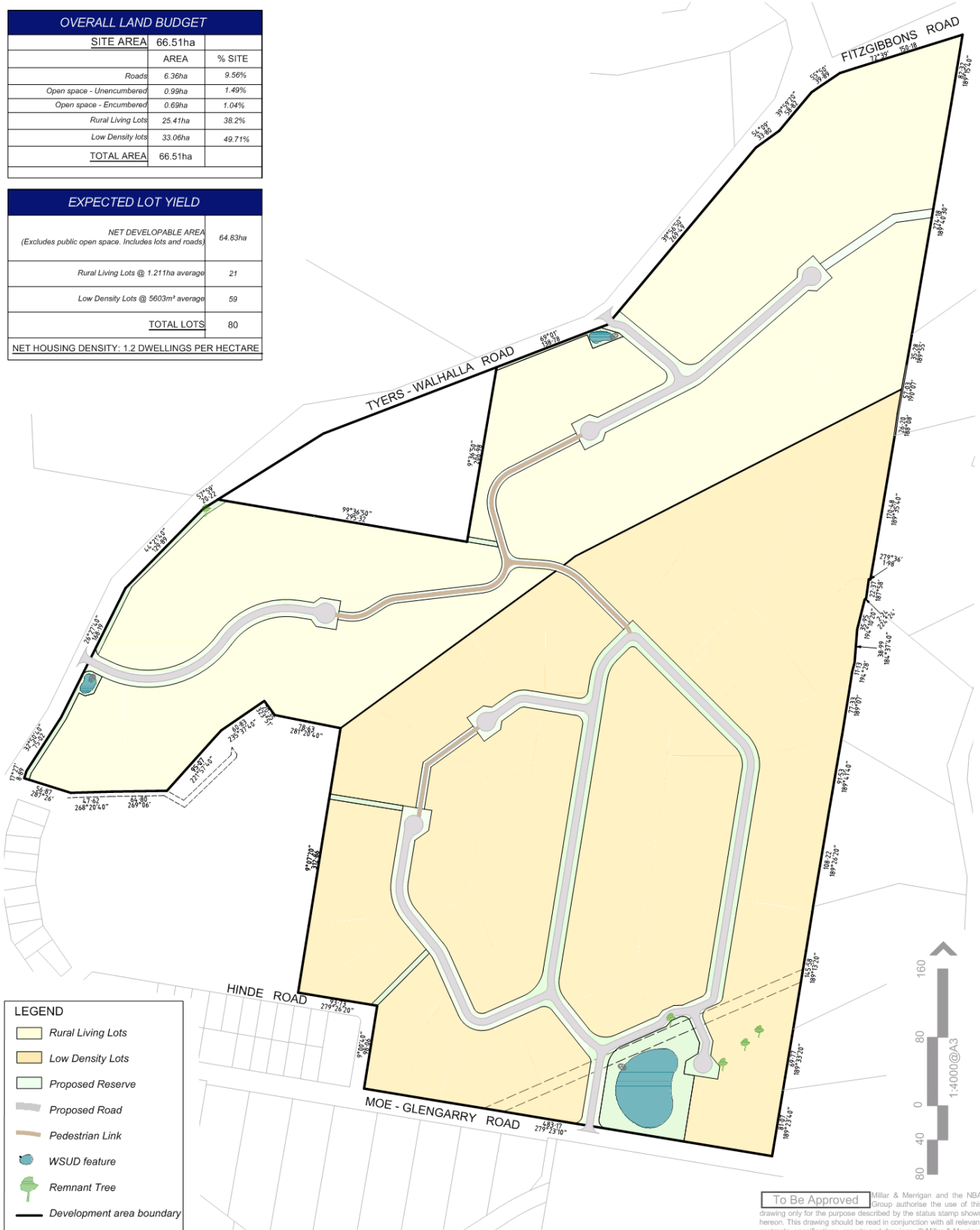
	Health Department agreed that it is possible to get 0.4ha lot sizes and that further work would be required to determine exact lot boundaries and dimensions however 0.4ha as a minimum would be accepted.
15 March 2013	Further information requested by Council's Health Department regarding the LCA.
	Other options such as low pressure systems were discussed with Council's Health Department however it was made clear that Council would not support other approaches aside from traditional septic tank systems.
8 April 2013	Council authorised the Planning Scheme amendment.
	Various amended documents were resubmitted to Council to reflect a raft of changes made at Council's request.
25 July 2013	Public consultation process commenced.
9 May 2013	VicRoads confirmed in writing no objection to the proposed rezoning and road layout.
July - August 2013	In addition, other responses were received by the public and other authorities.
27 September 2013	NBA formally responded to the submissions and included revised zoning maps. As a result of the submissions we revisited a number of matters and commissioned some further work in relation to Drainage and Land Capability. As a result, the boundary had been amended to have regard to a new subdivision layout proposed as well as the points raised within the submissions. This better reflected land contours as well.
21 February 2014	Independent Panel appointed to hear submissions at a Public Hearing in relation to Am C82. Main issues raised by submitters: <ul style="list-style-type: none"> – Strategic justification for the Amendment; – Support for the proposal on the basis that it will provide a more sustainable future for the town; – Opposition on the basis that there is no demonstrated demand for additional housing; – Concerns about stormwater drainage; – Concerns about the capability of the site to treat wastewater.
31 March 2014	Panel report published with Consolidated Recommendations: <ul style="list-style-type: none"> – Include amendments to Clause 21.06 as proposed post-exhibition by Council to use the most recently adopted version of the Clause and correct reference to the Tyers Structure Plan. – Adopt the post-exhibition versions of the Zone Map and Tyers Structure Plan as tabled by Council. – Amend the Development Plan Overlay Schedule 8 as shown in the Panel Preferred version.

30 May 2014	NBA group email to Councillors 'Getting the facts straight'.
10 June 2014	Latrobe City Council adopted the Panel recommendations and resolved to submit AMC82 to the Minister for Planning for approval.
14 August 2014	Amendment C82 gazetted.
August 2014	Detailed site survey and preparation of feature and level survey plan.
August – December 2014	Simon Anderson & Associates undertake detailed site assessments, undertake stakeholder consultation including various meetings and discussions with adjoining neighbours and Council's Environmental Health department, prepare preliminary recommendations for an amended lot layout and finalise their LCA report.
	Millar Merrigan undertake road grading and drainage concept plans and recommend some amendments to roads and lot boundaries.
December 2014	NBA Group in conjunction with Millar Merrigan refine the Draft Development Plan in response to the detailed site and engineering investigations.
	Concept plan referred to CFA who responded that the plan looks sound and CFA is supportive of proceeding with submission of the Development Plan.
January-March 2015	Development Plan circulated to various authorities for comment. Positive responses received from various authorities.
April 2015	Further information request received from Latrobe City Council. Following subsequent meetings with Council officers, the decision was made to remove reference to Lot 2 on PS603049H from the Tyers Development Plan.
May 2015	Simon Anderson & Associates consulted with Council officers and stakeholders and refined the LCA.
	NBA Group in conjunction with Millar Merrigan further refine the Tyers Development Plan and respond to Council's request for additional information.

Appendix 7 – The Acreage Development Plan

OVERALL LAND BUDGET		
SITE AREA	66.51ha	
AREA		% SITE
Roads	6.36ha	9.56%
Open space - Unencumbered	0.99ha	1.49%
Open space - Encumbered	0.69ha	1.04%
Rural Living Lots	25.41ha	38.2%
Low Density lots	33.06ha	49.71%
TOTAL AREA	66.51ha	

EXPECTED LOT YIELD	
NET DEVELOPABLE AREA <i>(Excludes public open space. Includes lots and roads)</i>	64.83ha
Rural Living Lots @ 1.211ha average	21
Low Density Lots @ 5603m ² average	59
TOTAL LOTS	80
NET HOUSING DENSITY: 1.2 DWELLINGS PER HECTARE	



To Be Approved Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty. Ltd. and the NBA Group.



DEVELOPMENT PLAN

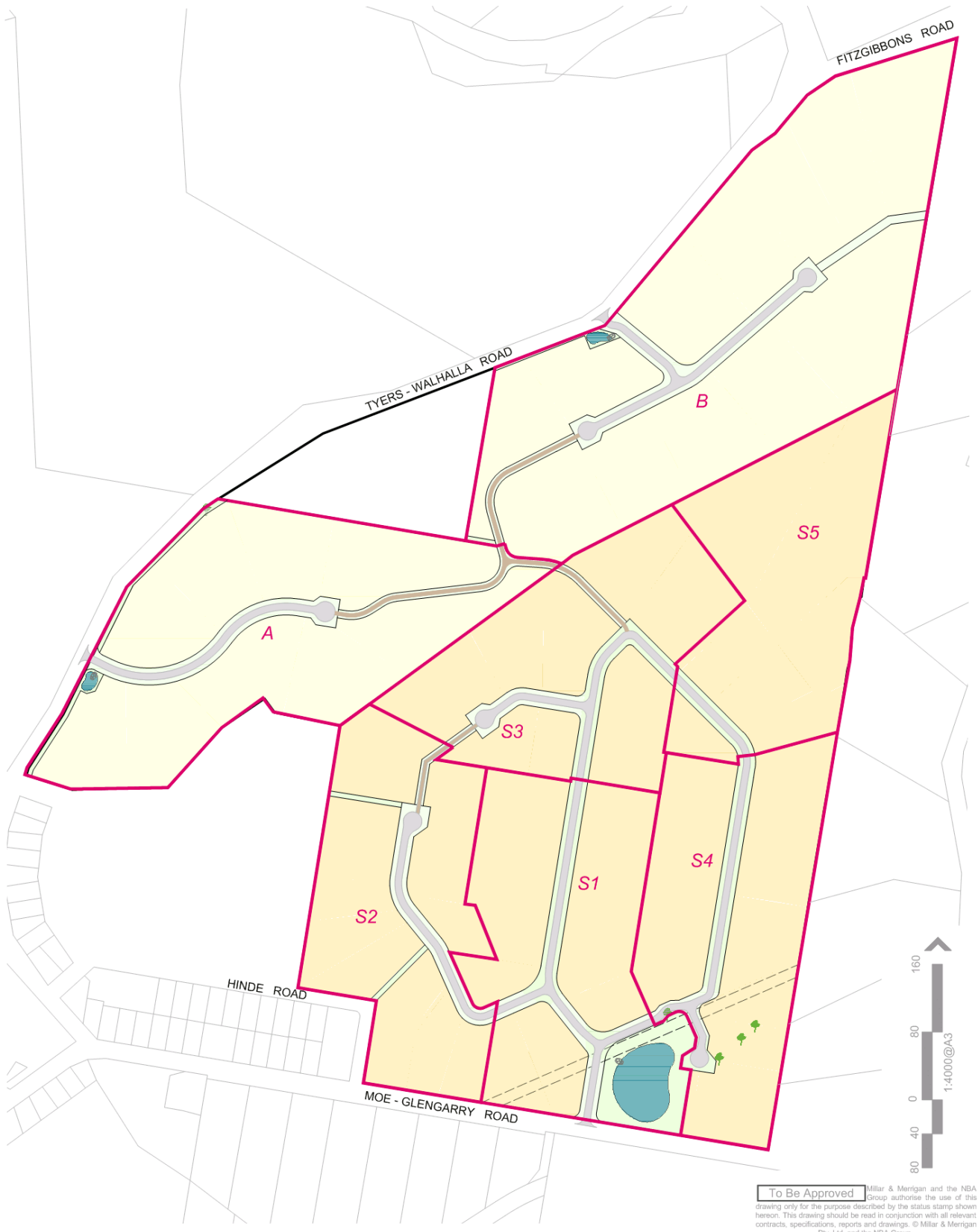
The Acreage, Tyers
Tyers - Walhalla Road, Tyers
Latrobe City Council

15533DP2 Version 5
October 2015

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500 **F** (03) 8720 9501
Ausdoc DX 13608 Croydon
 admin@millarmerrigan.com.au
 millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Metro Level 1, 1 Queens Road, Melbourne, 3004
Regional 382 Raymond Street, Sale, 3850
Mail 156 Commercial Road, Morwell 3840
M 0418 402 240 **T** (03) 5143 0340
F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au

Appendix 8 – Staging Plan



To Be Approved Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown herein. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty. Ltd. and the NBA Group.



STAGING PLAN

The Acreage, Tyers
 Tyers - Walhalla Road, Tyers
 Latrobe City Council

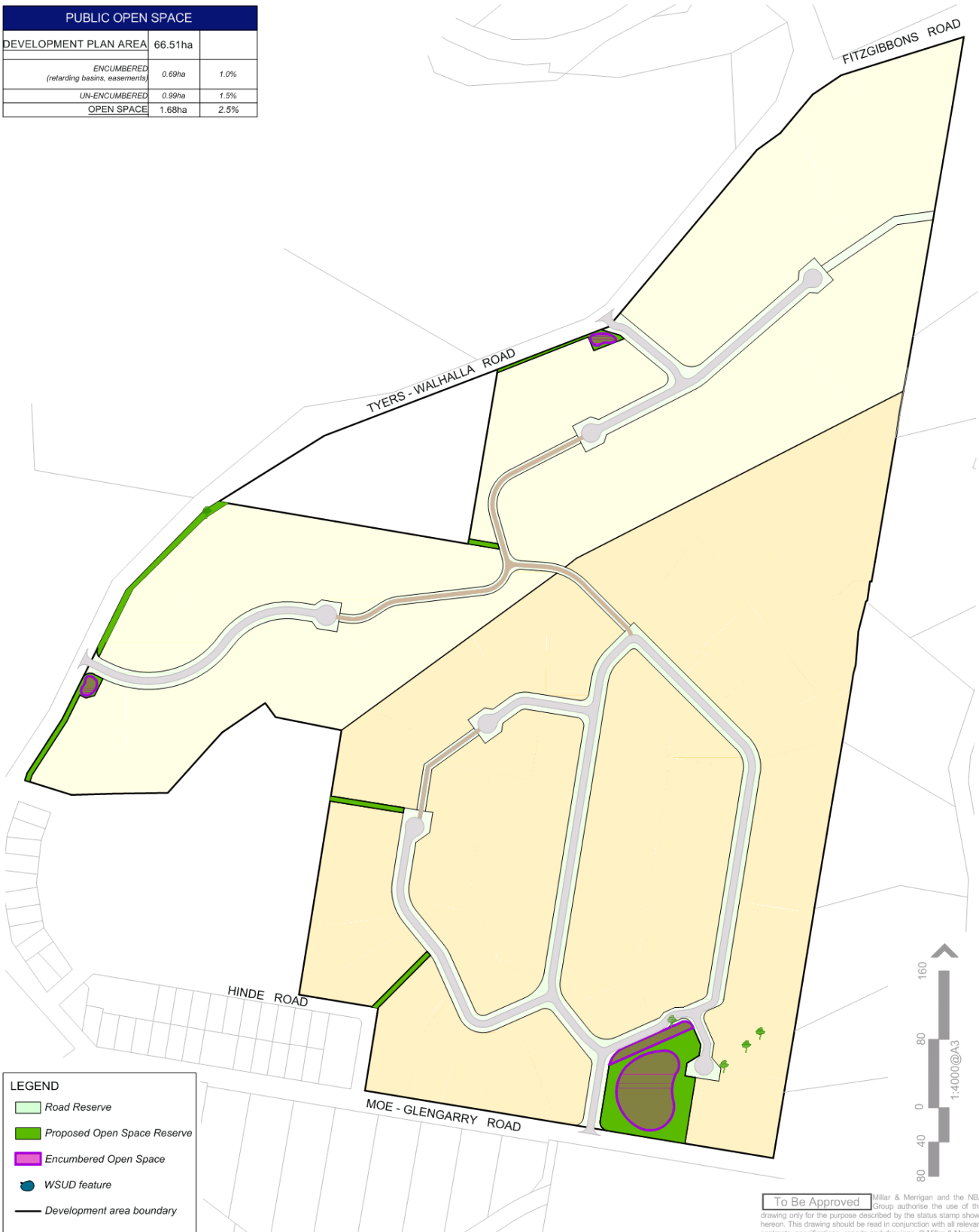
15533DP3 Version 5
 October 2015

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500 **F** (03) 8720 9501
Ausdoc DX 13608 Croydon
 admin@millarmerrigan.com.au
 millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Metro Level 1, 1 Queens Road, Melbourne, 3004
Regional 382 Raymond Street, Sale, 3850
Mail 156 Commercial Road, Morwell 3840
M 0418 402 240 **T** (03) 5143 0340
F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au

Appendix 9 – Open Space Plan

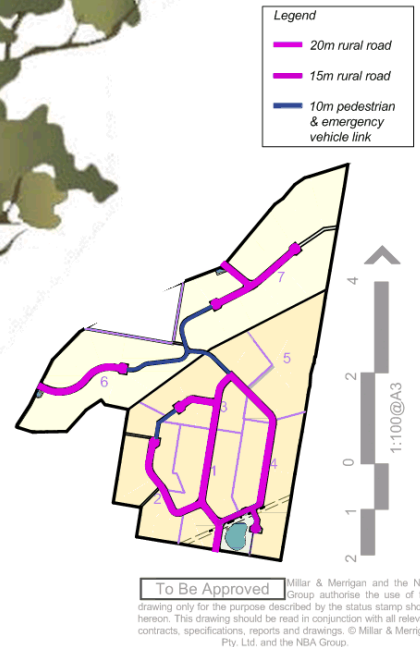
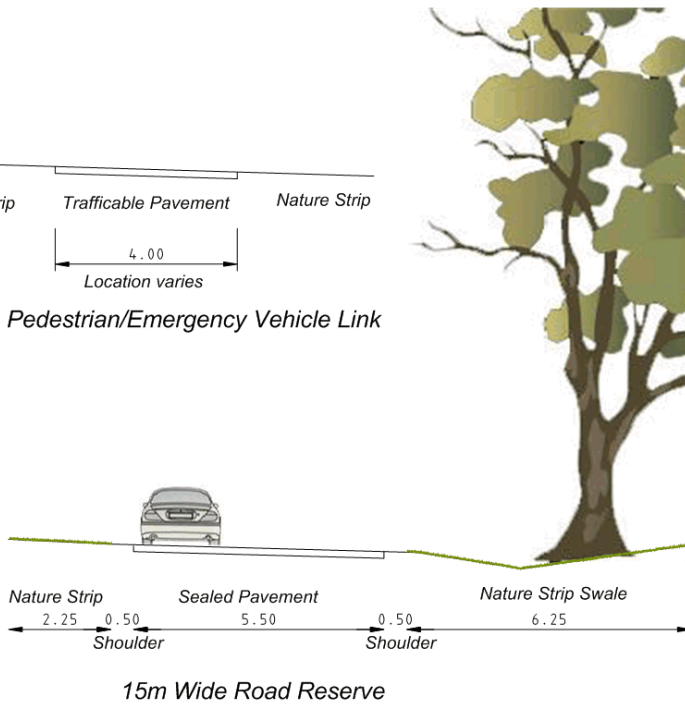
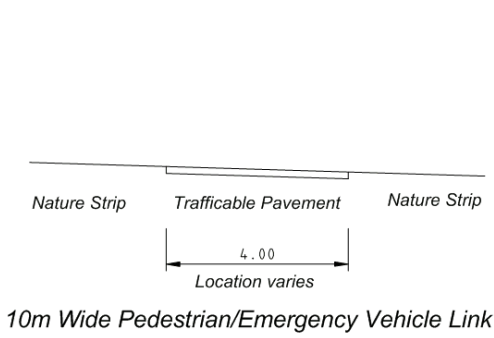
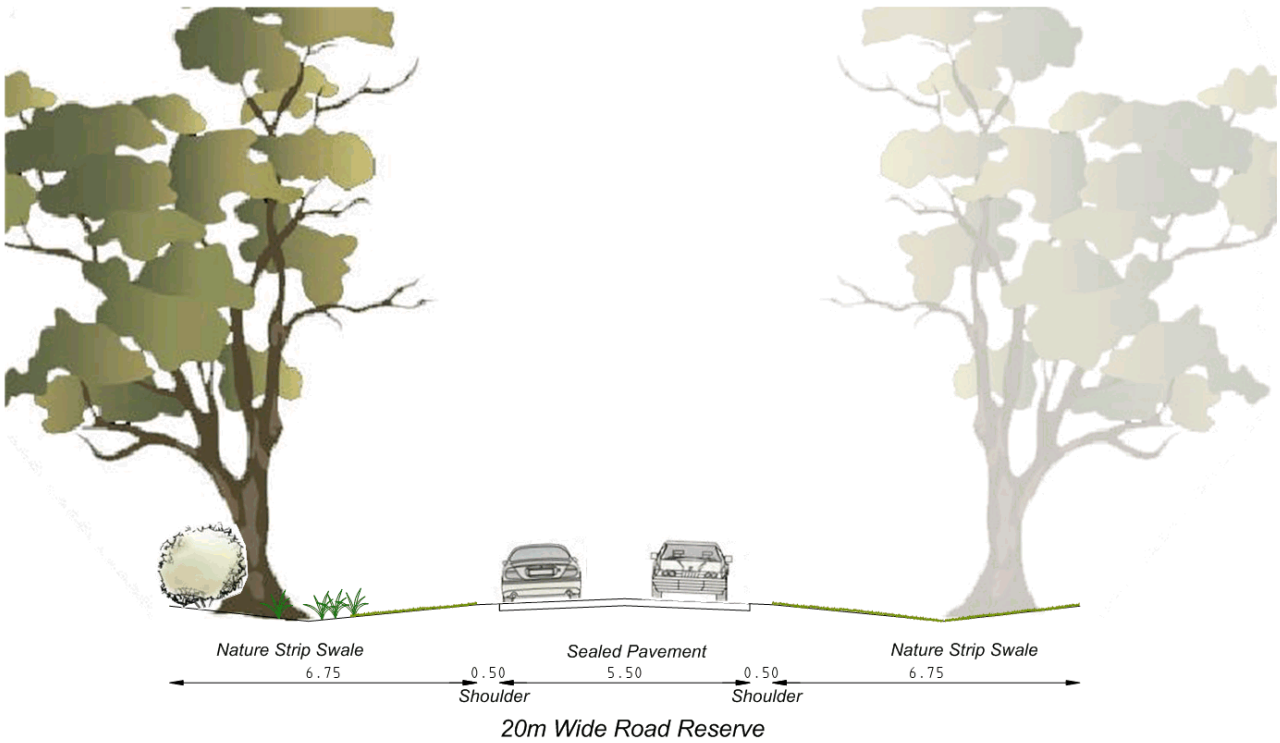
PUBLIC OPEN SPACE		
DEVELOPMENT PLAN AREA	66.51ha	
ENCUMBERED <i>(retarding basins, easements)</i>	0.69ha	1.0%
UN-ENCUMBERED	0.99ha	1.5%
OPEN SPACE	1.68ha	2.5%



To Be Approved Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty. Ltd. and the NBA Group.

	<h2 style="margin: 0;">OPEN SPACE PLAN</h2>	<p>Millar & Merrigan Pty Ltd ACN 005 541 668 Metro 2/126 Merrindale Drive, Croydon 3136 Regional 156 Commercial Road, Morwell 3840 Mail PO Box 247 Croydon, Victoria 3136 T (03) 8720 9500 F (03) 8720 9501 Ausdoc DX 13608 Croydon admin@millarmerrigan.com.au millarmerrigan.com.au</p>	<p>NBA Group Pty Ltd ABN 194 748 327 43 Metro Level 1, 1 Queens Road, Melbourne, 3004 Regional 382 Raymond Street, Sale, 3850 Mail 156 Commercial Road, Morwell 3840 M 0418 402 240 T (03) 5143 0340 F (03) 5143 1244 nick@nbagroup.com.au nbagroup.com.au</p>
	<p>The Acreage, Tyers Tyers - Walhalla Road, Tyers Latrobe City Council</p>	<p>15533DP4 Version 5 October 2015</p>	

Appendix 10 – Cross Sections



To Be Approved Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty. Ltd. and the NBA Group.

	<h2 style="margin: 0;">ROAD CROSS SECTIONS</h2> <p style="margin: 0;">The Acreage, Tyers Tyers - Walhalla Road, Tyers Latrobe City Council</p> <p style="margin: 0;">15533DP5_Version 3 August 2015</p>	<p>Millar & Merrigan Pty Ltd ACN 005 541 668 Metro 2/126 Merrindale Drive, Croydon 3136 Regional 156 Commercial Road, Morwell 3840 Mail PO Box 247 Croydon, Victoria 3136 T (03) 8720 9500 F (03) 8720 9501 Ausdoc DX 13608 Croydon admin@millarmerrigan.com.au millarmerrigan.com.au</p> <p>NBA Group Pty Ltd ABN 194 748 327 43 Metro Level 1, 1 Queens Road, Melbourne, 3004 Regional 382 Raymond Street, Sale, 3850 Mail 156 Commercial Road, Morwell 3840 M 0418 402 240 T (03) 5143 0340 F (03) 5143 1244 nick@nbagroup.com.au nbagroup.com.au</p>
--	---	--

Appendix 11 – Landscape Master Plan

Design Intent

The landscape treatment for public spaces reflects the rural character of the development and avoids continuous tracts of vegetation to minimise bushfire risk.

Trees within the road reserves in the rural living areas are clumped informally at scattered intervals to create a natural feel whilst street trees within the low density residential area are to be more formal in arrangement to create leafy streetscapes and differentiation from the rural living areas of the site.

The lineal reserves and pedestrian links are to contain meandering footpaths lined with scattered and clumped trees to create a pleasant walking environment with shade and appeal.

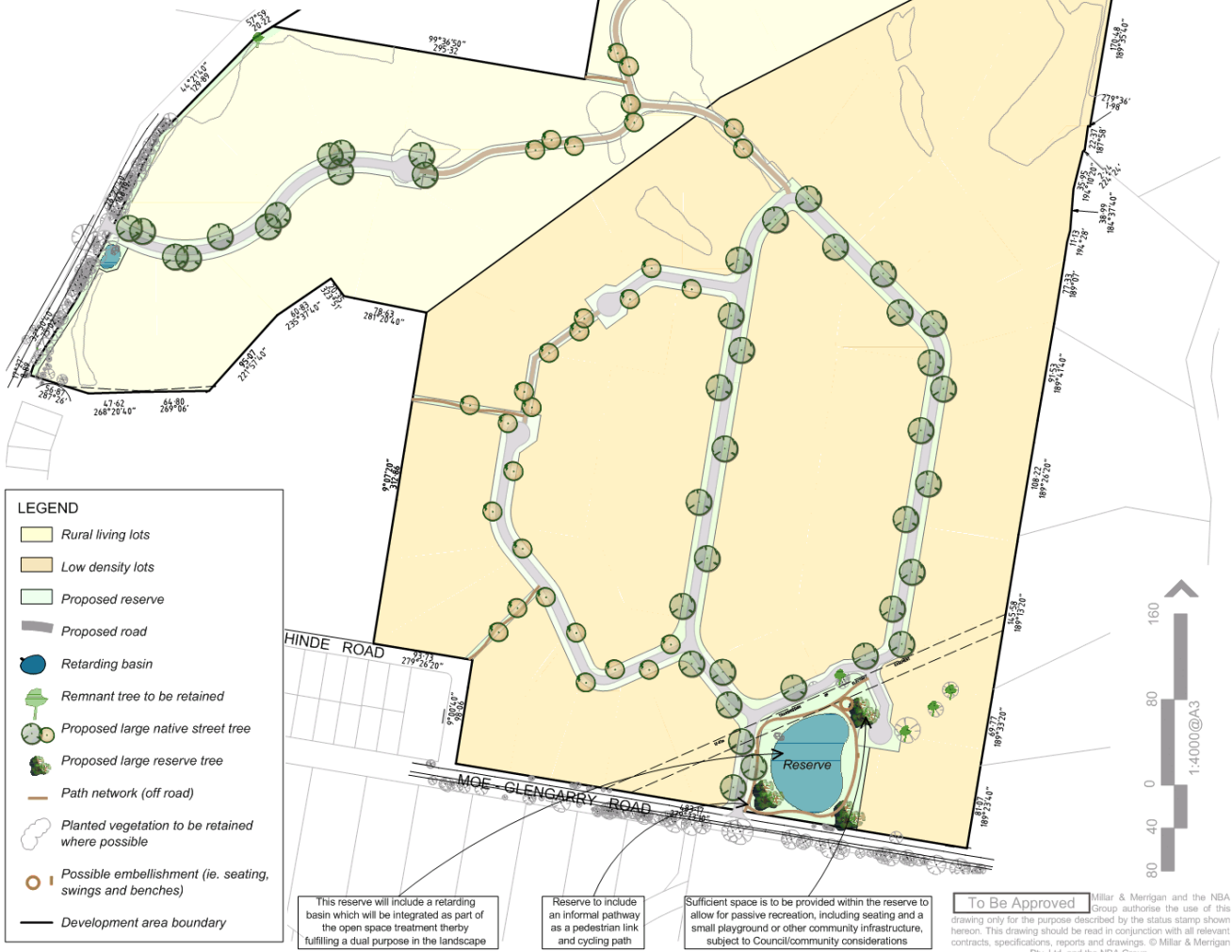
A variety of native species are to be used across the street network and lineal reserves to provide identity and differing character throughout the development.

Two small retarding basins are located within open space areas adjacent to each entrance road off Tyers-Walhalla Road to capture stormwater runoff. A larger basin is included within the reserve at the southern end of the development area. These basins will only contain water during storm events and will be enhanced with a quality landscape solution to ensure that they are aesthetically pleasing whilst ensuring ease of ongoing maintenance.

The large open space reserve offers ample opportunity for native plantings that will be visually pleasing, provide for habitat of local fauna and fulfil the required stormwater retardation and filtration process to meet best practice design principles. A meandering pathway is included to provide excellent circulation and encourage daily walking. Consideration is to be given to the provision of open space embellishments including seating and swings. Details are to be determined at subdivision stage.

Existing remnant trees are to be retained within private lots and open space reserves, and protected through implementation of tree protection zones at subdivision stage.

Planted vegetation that is situated on steep sections of the site is to be retained where appropriate to assist in maintaining the characteristics of the soil profile.



This reserve will include a retarding basin which will be integrated as part of the open space treatment thereby fulfilling a dual purpose in the landscape

Reserve to include an informal pathway as a pedestrian link and cycling path

Sufficient space is to be provided within the reserve to allow for passive recreation, including seating and a small playground or other community infrastructure, subject to Council/community considerations

LANDSCAPE MASTER PLAN

The Acreage, Tyers
Tyers - Walhalla Road, Tyers
Latrobe City Council

15533DP6 Version 5
October 2015

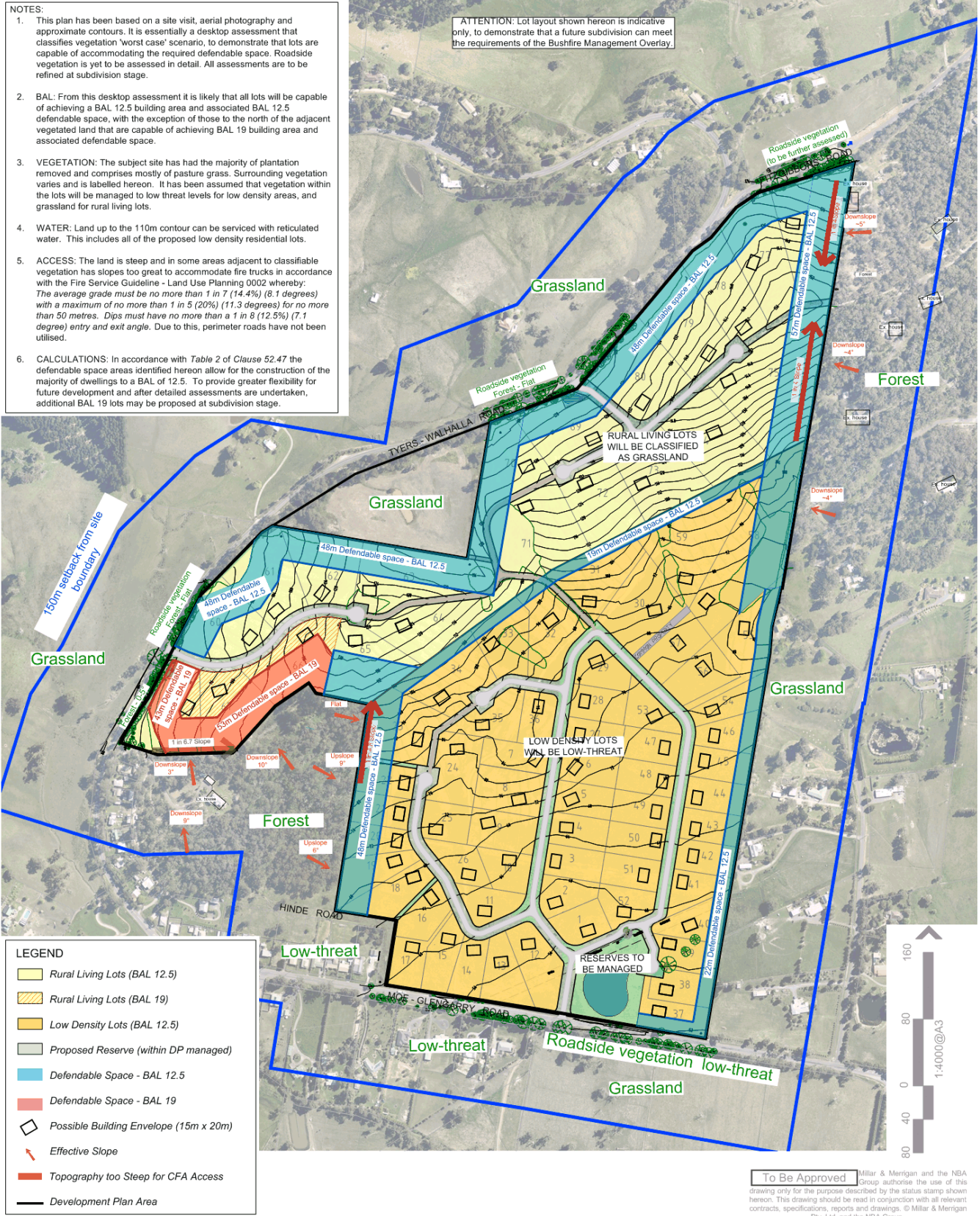
Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500 **F** (03) 8720 9501
Ausdoc DX 13608 Croydon
 admin@millarmerrigan.com.au
 millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Metro Level 1, 1 Queens Road, Melbourne, 3004
Regional 382 Raymond Street, Sale, 3850
Mail 156 Commercial Road, Morwell 3840
M 0418 402 240 **T** (03) 5143 0340
F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au

Appendix 12 – Bushfire Considerations Plan

- NOTES:**
- This plan has been based on a site visit, aerial photography and approximate contours. It is essentially a desktop assessment that classifies vegetation 'worst case' scenario, to demonstrate that lots are capable of accommodating the required defensible space. Roadside vegetation is yet to be assessed in detail. All assessments are to be refined at subdivision stage.
 - BAL: From this desktop assessment it is likely that all lots will be capable of achieving a BAL 12.5 building area and associated BAL 12.5 defensible space, with the exception of those to the north of the adjacent vegetated land that are capable of achieving BAL 19 building area and associated defensible space.
 - VEGETATION: The subject site has had the majority of plantation removed and comprises mostly of pasture grass. Surrounding vegetation varies and is labelled hereon. It has been assumed that vegetation within the lots will be managed to low threat levels for low density areas, and grassland for rural living lots.
 - WATER: Land up to the 110m contour can be serviced with reticulated water. This includes all of the proposed low density residential lots.
 - ACCESS: The land is steep and in some areas adjacent to classifiable vegetation has slopes too great to accommodate fire trucks in accordance with the Fire Service Guideline - Land Use Planning 0002 whereby: *The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 9 (12.5%) (7.1 degree) entry and exit angle.* Due to this, perimeter roads have not been utilised.
 - CALCULATIONS: In accordance with Table 2 of Clause 52.47 the defensible space areas identified hereon allow for the construction of the majority of dwellings to a BAL of 12.5. To provide greater flexibility for future development and after detailed assessments are undertaken, additional BAL 19 lots may be proposed at subdivision stage.

ATTENTION: Lot layout shown hereon is indicative only, to demonstrate that a future subdivision can meet the requirements of the Bushfire Management Overlay.



LEGEND

- Rural Living Lots (BAL 12.5)
- Rural Living Lots (BAL 19)
- Low Density Lots (BAL 12.5)
- Proposed Reserve (within DP managed)
- Defensible Space - BAL 12.5
- Defensible Space - BAL 19
- Possible Building Envelope (15m x 20m)
- Effective Slope
- Topography too Steep for CFA Access
- Development Plan Area

To Be Approved Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty Ltd. and the NBA Group.

BUSHFIRE CONSIDERATIONS PLAN

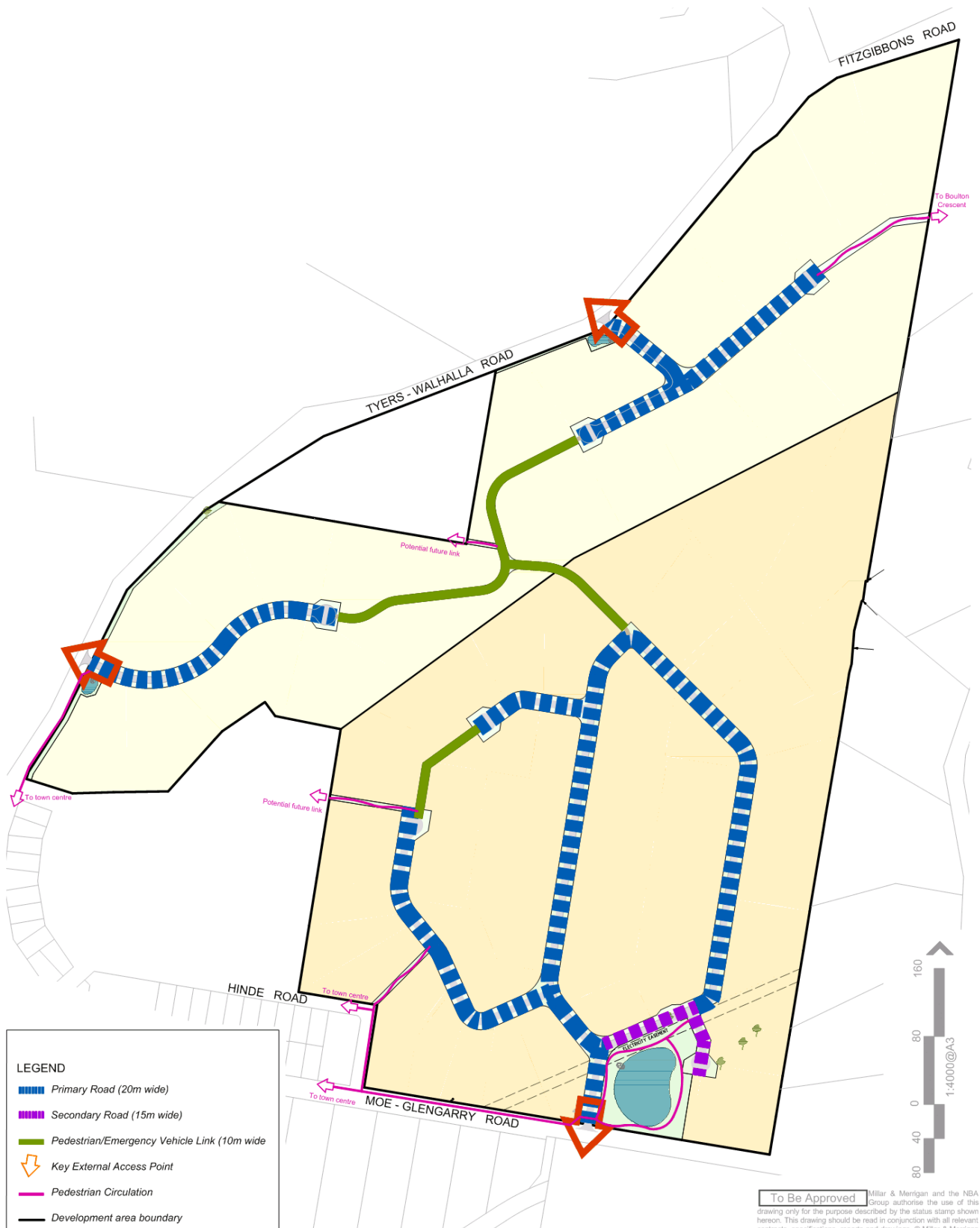
The Acreage, Tyers
Tyers - Walhalla Road, Tyers
Latrobe City Council

15533DP7 Version 5
October 2015

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500 **F** (03) 8720 9501
Ausdoc DX 13608 Croydon
 admin@millarmerrigan.com.au
 millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Metro Level 1, 1 Queens Road, Melbourne, 3004
Regional 382 Raymond Street, Sale, 3850
Mail 156 Commercial Road, Morwell 3840
M 0418 402 240 **T** (03) 5143 0340
F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au

Appendix 13 – Movement Network Plan



MOVEMENT NETWORK PLAN

The Acreage, Tyers
 Tyers - Walhalla Road, Tyers
 Latrobe City Council

15533DP8 Version 3
 October 2015

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500 **F** (03) 8720 9501
Ausdoc DX 13608 Croydon
 admin@millarmerrigan.com.au
 millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Metro Level 1, 1 Queens Road, Melbourne, 3004
Regional 382 Raymond Street, Sale, 3850
Mail 156 Commercial Road, Morwell 3840
M 0418 402 240 **T** (03) 5143 0340
F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au

Appendix 14 – Design Response Plan

RESPONSE TO SITE CONSTRAINTS

The road network utilises a series of cul-de-sacs in response to site constraints, namely the steep topography which simply prohibits through roads across much of the land. The exception is within the eastern portion of the low density residential area which is significantly flatter and accommodates a loop road for efficient circulation.

All internal roads are to conform with the Latrobe City Design Guidelines. In instances where the applicable standards cannot be met, a shared access way (ie. common property) has been provided. These instances include places where the topography is steep and, as such, appropriate grades cannot be achieved.

Limited access for vehicles to the external road network is a requirement of VicRoads and as such the pedestrian links between cul-de-sacs will double as emergency vehicle links.

In accordance with the Latrobe City Healthy Urban Design Good Practice Guideline, the proposed road and path network has been designed to ensure efficient permeability throughout the development and to external areas (refer to the Movement Network Plan).

The ADP proposes a layout with large allotments that are capable of accommodating required defensible space areas and static water supplies as well as a road network that enables appropriate access.

It is envisaged that Stage 1 will commence first and that either Stage A or B (or both) will commence prior to Stage 3, subject to market demand. These stages can be developed independently as services do not connect internally.

The layout has been designed to provide opportunities to link to adjacent land/road reserve and the overall circulation network is consistent with the Latrobe City Bicycle Plan.

The Landscape Masterplan identifies street tree planting and vegetation in open space areas, including the WSUD features. The provision of embellishments such as seating and swings is to be considered and design detail is to be prepared at subdivision stage.

The subdivision layout has been designed to retain remnant vegetation wherever practical. This includes the four scattered trees situated towards the southern boundary that are to be retained within private lots and an open space reserve. To ensure that remnant trees are adequately protected as part of any future subdivision works, it is recommended that suitable protection zones be identified at the planning permit stage.

Road reserve run off is to be directed via grass swale drains proposed along road reserves to three nominated locations. A retarding basin will be provided within the reserve at the intersection of Moe-Glengary Road and the entrance to the estate, with an additional two smaller basins contained within the reserves at intersections with internal roads and Tyers-Walhalla Road. Each installation will be sized to suit the contributing area and will be determined by detailed design at the subdivision stage.

Lot boundaries shown hereon are indicative only. They demonstrate that the required effluent disposal envelopes can be accommodated, together with building footprints that enable the requirements of the planning bushfire regulations to be achieved. These two significant constraints have been appropriately addressed within the ADP.

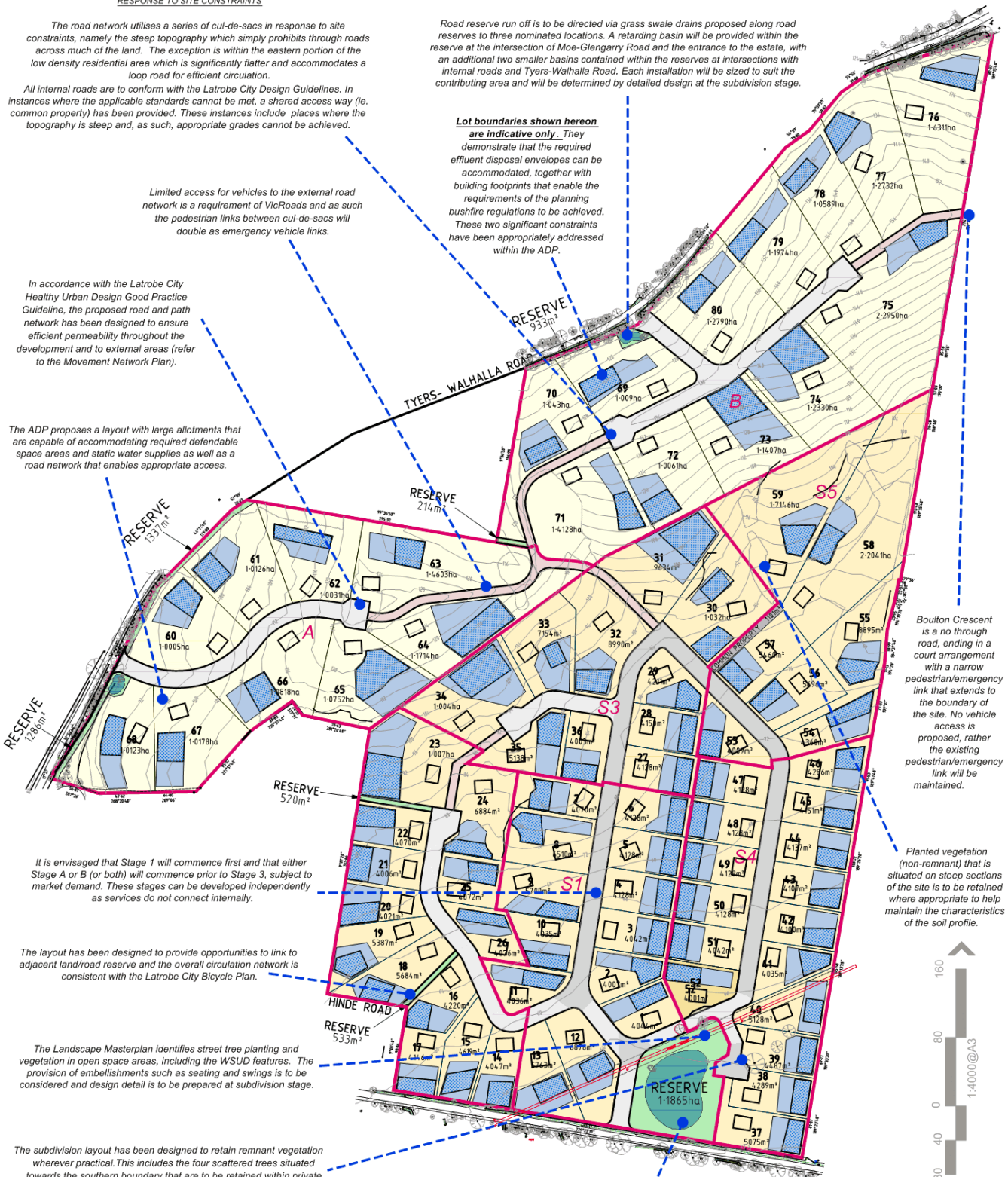
Boulton Crescent is a no through road, ending in a court arrangement with a narrow pedestrian/emergency link that extends to the boundary of the site. No vehicle access is proposed, rather the existing pedestrian/emergency link will be maintained.

Planted vegetation (non-remnant) that is situated on steep sections of the site is to be retained where appropriate to help maintain the characteristics of the soil profile.

A Preliminary Stormwater Management Strategy has been prepared for the development plan area by Millar Merrigan. The report outlines stormwater management obligations for the development to ensure best practice guidelines can be met. A detention basin and wetland will limit post development flows and treat runoff.

To Be Approved

Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty Ltd. and the NBA Group.





DESIGN RESPONSE PLAN

The Acreage, Tyers
Tyers - Walhalla Road, Tyers
Latrobe City Council

15533DP9 Version 2
October 2015

Millar & Merrigan Pty Ltd ACN 005 541 668
 Metro 2/126 Merrindale Drive, Croydon 3136
 Regional 156 Commercial Road, Morwell 3840
 Mail PO Box 247 Croydon, Victoria 3136
 T (03) 8720 9500 F (03) 8720 9501
 Ausdoc DX 13608 Croydon
 admin@millarmerrigan.com.au
 millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
 Metro Level 1, 1 Queens Road, Melbourne, 3004
 Regional 382 Raymond Street, Sale, 3850
 Mail 156 Commercial Road, Morwell 3840
 M 0418 402 240 T (03) 5143 0340
 F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au

Appendix 15 – Land Capability Assessment

LAND CAPABILITY ASSESSMENT
FOR
ON-SITE DOMESTIC WASTEWATER MANAGEMENT

PROPOSED 80 LOT SUBDIVISION
at
TYERS – WALHALLA ROAD
TYERS

By

SIMON ANDERSON

C O N S U L T A N T S

111 Main St Bairnsdale 51531500
191-193 Raymond St Sale 51446688

on

8TH AUGUST 2014

(Revision A – issued 22/4/15)

TABLE OF CONTENTS

1.0	Introduction.....	1
2.0	Purpose/Scope of Assessment.....	2
3.0	Site Key Features.....	4
4.0	Soil Assessment & Constraints.....	6
	4.1 Published Soils Information.....	6
	4.2 Soil Survey & Analysis	7
5.0	Land Capability Assessment Matrix	39
6.0	Conclusion	40
7.0	Recommendations	40
8.0	Management Program	41
	8.1 Installation Issues.....	41
	8.2 Ongoing Management & Maintenance	41
	APPENDIX A Land Capability Class Rating Table	41
	APPENDIX B Water Balance Models	42
	APPENDIX C Field Texture Analysis	45
	APPENDIX D Soil Texture Grade Table	51
	APPENDIX E Setback Distances Table	52
9.0	References	54
10.0	Site Features Plan	LC1(A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 1 of 54

LAND CAPABILITY ASSESSMENT ON-SITE DOMESTIC WASTEWATER



Tyers-Walhalla Rd, Tyers

1.0 INTRODUCTION

Simon Anderson Consultants were engaged to undertake a land capability assessment for the purpose of on-site domestic wastewater management of the Proposed Subdivision at Tyers-Walhalla Rd, Tyers. The field investigation and report have been undertaken by suitable experienced staff and completed in consultation with peer review by Whitehead & Associate (7/4/15).

The assessment was completed in accordance with the Environment Protection Authority's *Code of Practice – Onsite Wastewater Management* (EPA Publication No. 891.3, Feb 2013), guidelines for *Land Capability Assessment For On-Site Wastewater Management* (EPA Publication No. 746.1, March 2003), *On-Site Domestic Wastewater Management* (AS/NZS 1547:2012) and East Gippsland and Wellington Shires *Domestic Wastewater Management Plan*.

Information and results are presented in table form for clear data presentation and ease of identification of key points. **Detailed recommendations presented on pg 40 of report. LCA is to be read in conjunction with Site Features Plan 345281-LC1(A).**

Subject Land	Tyers-Walhalla Rd, Tyers
Client	Stephen Plunkett
Postal Address	C/- NBA Group, 93 Macalister St, Sale VIC 3850
Contact	Nick Anderson (Mob: 0418 402 240)
Map Reference	Vicroads 97 J4
Municipality	Latrobe City Council
Proposed Development	to accommodate a 5 Bedroom Residence (Potential Occupancy = No. of Bedrooms + 1) ¹
Design Flow	150 L/person/day ² (for reticulated water supply and full water reduction fixtures)
Anticipated Wastewater Load	900 L/day
Treatment System Required	Secondary treated effluent to minimum 20/30 standard (ie. AWTS ³ or sand filter)
Disposal System Required	Sub-surface irrigation - Area of 750m ² (for slopes between 0 - 10%) - Area of 1,000m ² (for slopes between 11% - 20%) - Area of 2,075m ² (for slopes between 21% - 30%)

¹ As identified in Victorian EPA Draft Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Section 3.4.1

² As identified in Victorian EPA Draft Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Table 4

³ AWTS – Aerated Wastewater Treatment System (EPA approved)
345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 2 of 54

2.0 PURPOSE/SCOPE OF ASSESSMENT

Purpose and Scope of Assessment	Broad-scale assessment for subdivisional purposes (Will require further lot-specific assessment at later date)	<input checked="" type="checkbox"/>
	Detailed investigation for lot-specific management requirements	<input type="checkbox"/>

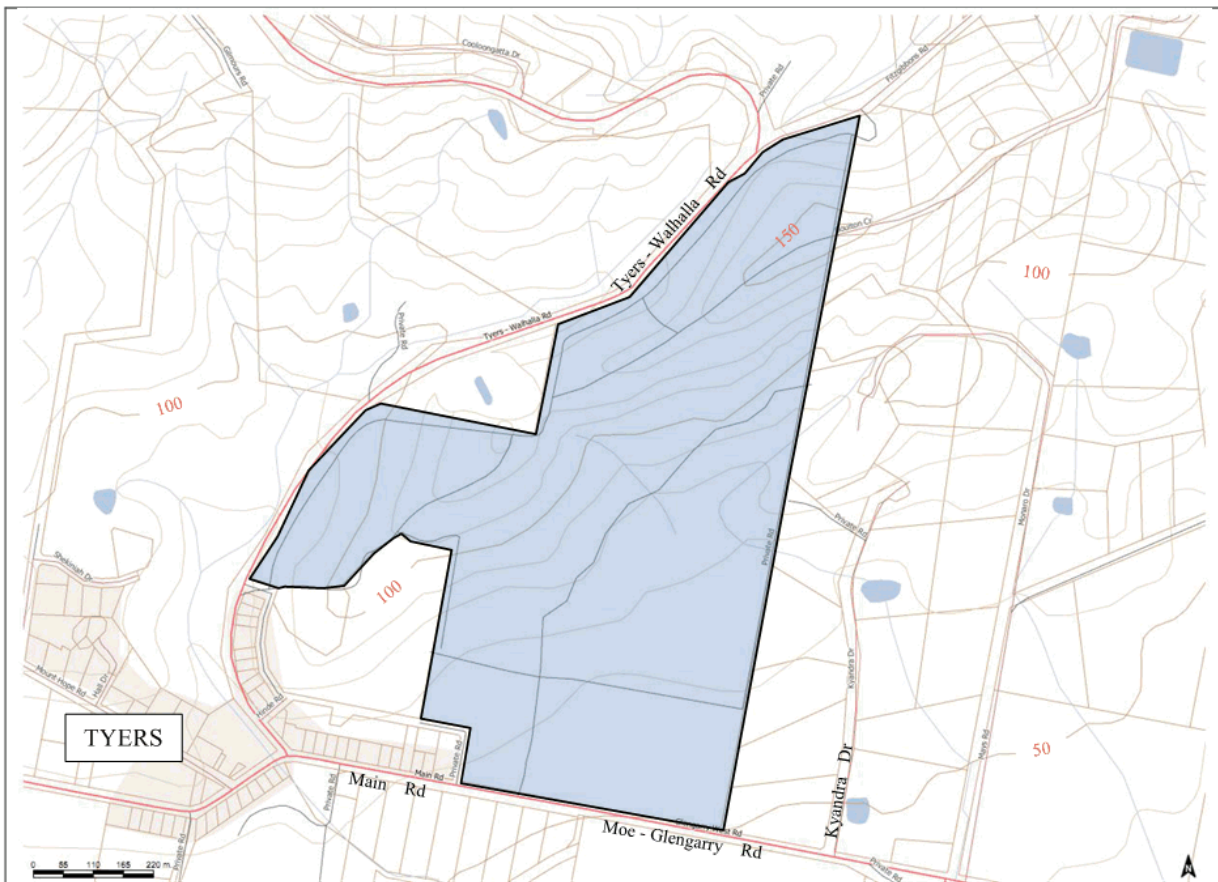


Figure 1: Locality Plan

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
Checked:	Job No.: 345281-A	Page No.: 3 of 54



Figure 2: Aerial view of subject site (approximate title boundaries shown)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 4 of 54

3.0 SITE KEY FEATURES

Criteria / Feature	Description	Implications for Wastewater Management
Allotment/s		
Title details	Lot 1 PS 424861, Council Property No: 34496 Lot 1 PS 449977, Council Property No: 34496 Lot 2 PS 603049, Council Property No: 49088	Proposed low density residential subdivision Proposed Reserve
No. of Lots Proposed	81	
Lot size (EPA recommended minimum lot size = 1.0 ha)	Varying from 0.4 ha – 1.7 ha	Many lots to be under the EPA recommended 1.0 ha. Will require well managed and designed disposal system (refer to criteria outlined in Recommendations)
Dwelling Usage	Likely to be permanent	
Adjoining Lot sizes	17.0+ ha Farming zone lots north side of Tyers-Walhalla Road. (directly north of subject site) 2.0–2.2ha Rural Living zone lots along Kyandra Road (directly east of subject site) 0.8ha Low Density Residential lots along south side of Moe-Glengarry Rd (directly opposite subject site) 850 – 890 m ² Township zoned lots along Hinde Road (directly south west of subject site)	Overall volume of wastewater being disposed to land in the Farming Zone is extremely low. Overall volume of wastewater being disposed in the Rural Living zone lots is moderate. (east of the subject site). Type of effluent disposal systems and their performance levels, for existing dwellings on Kyandra Drive is currently unknown. Overall volume of wastewater being disposed to land in Low Density Residential zone is moderate. Overall volume of wastewater being disposed to land in Township Zone is high. 78% of these sites dispose of their waste offsite. ⁴ Failure of these systems (Septic Tanks & trenches) has likely been due to inadequate treatment and inappropriate disposal methods, not suited to soils with extremely low permeability (ie. medium to heavy clays).
Current Land Use	Vacant Formerly used as a Bluegum Plantation.	Current Wastewater generation is negligible
Infrastructure		
Zoning & Overlays	Low Density Residential Zone (LDRZ) Bushfire Management Overlay (BMO)	
Nearest Reticulated Sewer	Township of Traralgon	The area of Tyers is unlikely to have reticulated sewer in the foreseeable future. "Gippsland Water does not oppose sewerage for Tyers, but that it is not currently planned to allocate funds to any project before 2018." ⁵
Reticulated Water	Available on existing allotment	Increases the risk of excessive water usage by future dwellings. Water consumption can be reduced with the following methods; <ul style="list-style-type: none"> • Full water reduction fixtures to be installed on all dwelling developments • Prohibit the installation or use spa baths
Power	Available on existing allotment	Allows ready use of wastewater treatment plants and pressurised sub-surface irrigation.

⁴ Ref: Municipal District Wastewater Management Plan – Latrobe City (Dec 2006)

⁵ Ref: Amendment C82 to the Latrobe Planning Scheme/Panel Report/31 March 2014 345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 5 of 54

3.0 SITE KEY FEATURES cont'd

Criteria / Feature	Description	Implications for Wastewater Management
Land Features		
Geology	Refer 4.1 Published Soils Information (pg 6)	
Elevation	55m – 155m AHD, refer figure 1: Locality Plan (pg 2)	
Landscape Elements	<p>The northern two thirds of the site is situated on an undulating to rolling low hill system.</p> <p>The southern third of the subject site is located on a prior stream plains landform higher in elevation than the present flood plains. The site has a yellow duplex sedimentary landscape.</p> <p>Shallow Seasonal groundwater (perched water seepage) was evident throughout the subject site. Perched water seepage was encountered in a number of test pits & bores on the lower to midslopes of the property.</p>	<p>The risk can be addressed with the design of 'raised' systems to achieve a minimum vertical separation of 600mm between the effluent application and the minimum depth of seasonal groundwater.⁶</p>
Fill	<p>Natural soil profiles were observed throughout the site. (Minor fill observed at Test Pit TP20 only)</p> <p>Previous removal of Bluegum plantation has resulted in significant disturbance to the sites topsoils.</p>	<p>Back filling of some small ponds will be required at the south end of the subject site. (refer site features plan for locations).</p> <p>The majority of the site will require re-levelling at development stage of proposed subdivision.</p>
Aspect	<p>Area of investigation slopes both North/West and South/East of the existing ridge line.</p> <p>Remainder of the subject site (approximately one third) is low lying and relatively flat (fronting Moe-Glengarry Road.)</p>	<p>North facing slopes increase sun exposure and improved efficiency of effluent disposal fields.</p> <p>South/East facing slopes slightly reduce sun exposure and therefor slightly reduce efficiency of effluent disposal fields. Conservative Crop Factors to be used (i.e. from table 7, EPA Publication 168, 3 April 1991)</p>
River/Stream Catchment	<p>A number of Ephemeral Watercourses are situated on the site (refer site features plan)</p> <p>A number of active groundwater bores are situated throughout the site (refer site features plan)</p>	<p>Necessary setbacks are easily achieved.</p> <p>Necessary setbacks are easily achieved.</p>
Dams/Surface Water	Several small agricultural dams/ponds over subject site and adjoining allotments.	<p>Necessary setbacks are easily achieved from dams in adjoining allotments.</p> <p>Dams/ponds on subject site to be filled.</p>
Rock Outcrop	Rock outcropping evident along northern ridge.	Reduces efficiency of effluent disposal fields.
Erosion	No evidence of sheet or rill erosion.	The erosion hazard can be reduced with low density residential development of the site. Incorporating best practice WSUD to treat/retain/discharge stormwater flows from the site.
Vegetation	The land is currently vacant paddocks (previously cleared Bluegum Plantation) with some remnant pockets of vegetation in various locations within the site (refer aerial photo page 3).	<p>Some vegetation clearing may be required for establishment of dwellings on Lots 15 & 16.</p> <p>No vegetation clearing required for establishment of effluent disposal fields.</p>
Climate	Temperate.	Reduces variation in efficiency of effluent field.
Solar Exposure	Moderate. Some shading may occur from dwelling developments and south face allotments.	Slightly reduces efficiency of effluent disposal fields.
Recommended Buffer Distances	All buffer distances recommended in Table 5 of EPA Publication 891.3, (Feb 2013) are achievable.	Siting of Effluent Management Areas and LAA's refer site plan 345281-LC1 (issue A).
Available Land Application Area (LAA)	Considering all site constraints and the buffers mentioned above, the site has adequate land that is suitable and available for land application of treated effluent throughout all of the proposed allotments.	By using a system that provides a minimum secondary treatment with disinfection and pressurized sub-surface irrigation, there will be adequate protection for surface and groundwater of all 81 Lots.

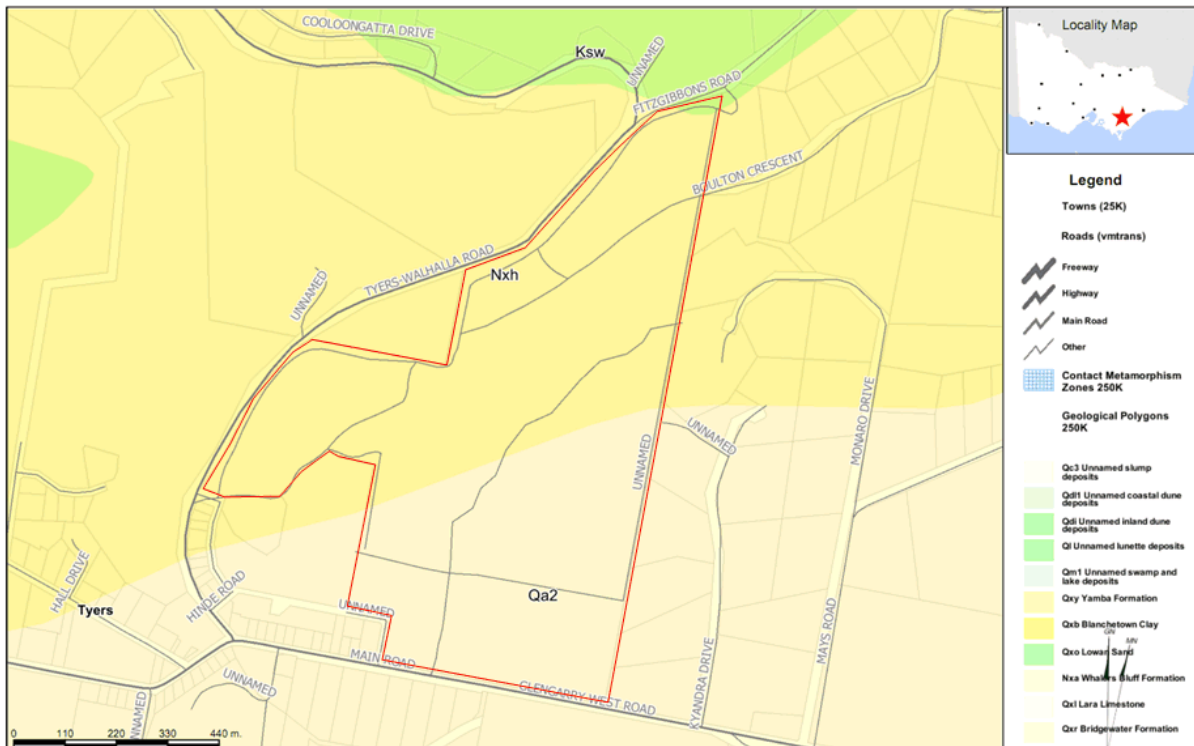
⁶ "Irrigation systems need at least 0.6m of unsaturated soil below base for final polishing." - refer Table K2 AS/NZS 1547:2012 On-site domestic wastewater management 345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 6 of 54

4.0 SOIL ASSESSMENT & CONSTRAINTS

The sites soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

4.1 Published Soils Information



Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind

REF: VANDENBERG, A.H.M., 1997. BAIRNSDALE SJ 55-7 Edition 2, 1:250 000 Geological Map (Series 1:250,000 geological maps. Geological Survey of Victoria.)

Geological Unit	Geological Description	Mapping Unit
Nxb (<i>Tph</i>)	Tertiary Non-Marine (Alluvial) deposits consisting of Fluvial: sand, silt, gravel, ferruginous sand.	Boolarra (Bl)
Qa2 (<i>Qpa</i>)	Quaternary Non-Marine (Alluvial) deposits consisting of Fluvial: gravel, sand, silt.	Yinnar (Yn)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 7 of 54

4.1 Published Soils Information (cont'd)

Soils of the north end of the site have been mapped and described in Department of Environment and Primary Industries “Soils and Landforms of West Gippsland – Moe 1:100 000 map sheet” and are described as belonging to the Boolarra (B1) map unit. This unit occurs on Undulating low hills to rolling hills and is comprised of Tertiary sediments including Haunted Hills gravels.

Most of the soils of this mapping unit have a grey to dark grey loam to sandy loam surface soil overlying a bleached light brownish grey to pale greyish brown similarly textured subsurface at about 10 to 20cm. By about 40cm the soil becomes variably mottled with yellow and brown colours and the texture may increase to sandy clay loam. Mottled grey, yellow and brown light or medium clays occur between 40 and 80cm. There is a sharp texture change from a sandy loam or sandy clay loam to medium clay at about 50 to 70cm. These soils would generally be classified as Kurosol.

Soils of the south end of the site have also been mapped and described in Department of Environment and Primary Industries “Soils and Landforms of West Gippsland – Moe 1:100 000 map sheet” and are described as belonging to the Yinnar (Yn) map unit. This unit occurs on a stagnant alluvial plain landform and is comprised of Late Pleistocene alluvial sediments (most likely outwash from nearby hills).

The soils may be classified into two broad groups: firstly the soils on the slightly higher ground and broad plains (ref: subject site), and secondly, the soils in the slightly depressed parts of the plain and depressions. The soils of the first group are the major component of the Yinnar map unit. They have a depth to subsoil clay which is generally quite deep, typically 40 cm to 60 cm. The surface soils are generally fine sandy loams to silty clay loams which are dark greyish brown or dark brownish grey, often with a sporadically bleached sub-surface. There is a clear abrupt change to the mottled light to medium clay subsoil with brown and brownish yellow colours dominating. Pale coloured medium to heavy clays continue to at least 1m depth. These soils are generally classified as Brown and Grey Chromosols using the Australian Soil Classification.

4.2 Soil Survey and Analysis

An extensive Soil survey was carried out at the site to determine suitability for application of treated effluent. Subsoil investigations were conducted at forty-six (46) locations throughout the subject site, as shown on the Site Features Plan, using a combination of hand augered bores (B31-B46) and mechanically dug test pits (TP1-TP30). This was sufficient to adequately characterise the soils, and determine any variation throughout the area of interest.

Samples of all discrete soil layers of 50% of the test sites were collected for subsequent laboratory analysis of pH⁷, electrical conductivity⁸ and Emerson Aggregate Class⁹. The soil profiles of the remaining test sites are detailed below (pages 6-10).

Depth (m)	Description	Horizon			
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1			
0.1					
0.2	SILT: Lt Grey/Brown, Saturated Soils perched water seepage evident	A2			
0.3					
0.4					
0.5					
0.6	CLAY: Yellow/Brown, Moist, Stiff	B1			
0.7					
0.8					
1.0+					

Soil Profile


Test Pit TP2

⁷ The pH of 1:5 soil/water suspensions was measured using a Merck pH strip


⁸ EC (dS m⁻¹) was calculated by measuring the electrical conductivity of 1:5 soil water suspension.

⁹ Appendix C shows photographic results of Emerson Aggregate Test (Slaking/Dispersion) 345281 LCA (issue A)


SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 8 of 54

Depth (m)	Description	Horizon		
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1		
0.1				
0.2	SILT: Lt Grey/Brown, Moist, Dense	A2		A1
0.3				
0.4				
0.5	CLAY: Yellow/Brown, Moist, Stiff	B1		A2
0.6				
0.7				
0.8				
1.0+			B1	

Soil Profile
Test Pit TP4


Depth (m)	Description	Horizon		
0.0	TOPSOIL: Dk Grey/Brown, Wet, Loamy	A1		
0.1				
0.2	SILT: Lt Grey/Brown, Saturated Soils perched water seepage evident	A2		A1
0.3				
0.4				
0.5	CLAY: Yellow/Brown, Moist, Stiff red mottling present	B1		A2
0.6				
0.7				
0.8				
1.0+			B1	

Soil Profile
Test Pit TP5


Depth (m)	Description	Horizon		
0.0	TOPSOIL: Dk Grey/Brown, Wet, Loamy	A1		
0.1				
0.2	SILT: Lt Grey/Brown, Saturated Soils perched water seepage evident	A2		A1
0.3				
0.4				
0.5	CLAY: Yellow/Brown, Moist, Stiff red mottling present	B1		A2
0.6				
0.7				
0.8				
1.0+			B1	

Soil Profile
Test Pit TP7


SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 9 of 54

Depth (m)	Description	Horizon		
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1		
0.1				
0.2	SILT: Lt Grey/Brown, Saturated Soils perched water seepage evident	A2		A1
0.3				
0.4				
0.5				
0.6	CLAY: Yellow/Brown, Moist, Stiff red mottling present	B1		A2
0.7				
0.8				
1.0+				

Soil Profile Test Pit TP8

Depth (m)	Description	Horizon		
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1		
0.1				
0.2	SILT: Lt Grey/Brown, Wet	A2		A1
0.3				
0.4				
0.5	CLAY: Yellow/Brown, Moist, Stiff red mottling present	B1		A2
0.6				
0.7				
0.8				
1.0+				

Soil Profile Test Pit TP9

Depth (m)	Description	Horizon		
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1		
0.1				
0.2	SILT: Lt Grey/Brown, Moist	A2		A1
0.3				
0.4				
0.5	CLAY: Yellow/Brown, Moist, Stiff	B1		A2
0.6				
0.7				
0.8				
1.0+				

Soil Profile Test Pit TP10

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 10 of 54

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1	Test Pit TP11
0.1	SILT: Lt Grey/Brown, Moist, Dense	A2	
0.2			
0.3			
0.4	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.5			
0.6			
0.7			
0.8			
1.0+			

Soil Profile

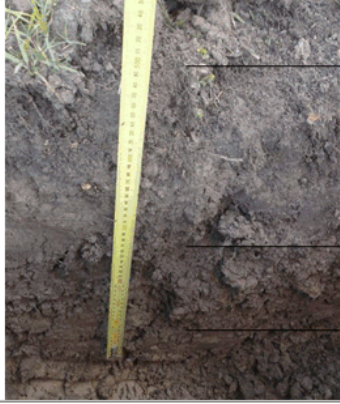
Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1	Test Pit TP12
0.1	SILT: Lt Grey/Brown, Wet, Dense	A2	
0.2			
0.3			
0.4	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.5			
0.6			
0.7			
0.8			
1.0+			

Soil Profile

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1	Test Pit TP13
0.1	SILT: Lt Grey/Brown, Saturated Soil, Soft Perched water seepage evident	A2	
0.2			
0.3			
0.4	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.5			
0.6			
0.7			
0.8			
1.0+			


Soil Profile

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 11 of 54

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dk Grey/Brown, Moist, Loamy	A1	
0.1	SILT: Lt Grey/Brown, Saturated Soil, Soft	A2	
0.2	Perched water seepage evident		
0.3			
0.4	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.5			
0.6			
0.7			
0.8			
1.0+			


Soil Profile

Test Pit TP14

Depth (m)	Description	Horizon	
0.0	SILT: Lt Grey/Brown, Saturated Soil	A2	
0.1	perched water seepage evident		
0.2			
0.3	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.4			
0.5			
0.6			
0.7			
0.8			
1.0+			

Soil Profile

Test Pit TP15

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Brown, Moist, Loamy	A1	
0.1	SILT: Lt Grey/Brown, Saturated Soil	A2	
0.2			
0.3			
0.4	perched water seepage evident		
0.5			
0.6	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.7	red mottling present		
0.8			
1.0+			

Soil Profile

Test Pit TP18


SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 12 of 54

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist Silty, Loam	FILL	
0.1			
0.2	CLAY: Pale Grey, Moist, Very Stiff red mottling present	B1	
0.3			
0.4			
0.5			
0.6			
0.7			
0.8			
1.0+			
Soil Profile			Test Pit TP20


Depth (m)	Description	Horizon	
0.0	TOPSOIL: Greyish Brown, Moist, Silty	A1	
0.1			
0.2	SILT: Lt Grey/Brown, Moist	A2	
0.3			
0.4			
0.5			
0.5	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.6			
0.7			
0.8			
1.0+			
perched water seepage evident at depth			
Soil Profile			Test Pit TP25

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dark Grey, Moist, Silty	A1	
0.1			
0.2	SILT: Lt Grey/Brown, Saturated Soil	A2	
0.3			
0.4			
0.5	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.6			
0.7			
0.8			
1.0+			
red mottling present			
Soil Profile			Test Pit TP26


SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 13 of 54

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dk Grey/Brown, Moist, Silty	A1	
0.1	SILT: Lt Grey/Brown, Moist	A2	
0.2			
0.3			
0.4			
0.5	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.6			
0.7			
0.8			
1.0+			

Soil Profile
Test Pit TP27


Depth (m)	Description	Horizon	
0.0	TOPSOIL: Grey, Moist, Silty, Gravely	A1	
0.1	SILT: Lt Grey/Brown, Wet	A2	
0.2			
0.3			
0.4			
0.5			
0.6	CLAY: Yellow/Brown, Moist, Stiff	B1	
0.7			
0.8	red mottling present		
1.0+			

Soil Profile
Test Pit TP28


Depth (m)	Description	Horizon	
0.0	TOPSOIL: Grey/Brown, Moist, Sandy, Loamy	A1	
0.1			
0.2	SILT: Lt Grey/Brown, Wet, Fine Sandy	A2	
0.3			
0.4	Saturated at depth, perched water seepage evident		
0.5	CLAY: Yellow/Grey, Moist, Stiff	B1	
0.6			
0.7			
0.8			
1.0+			

Soil Bore Profile
BORE 35


SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 14 of 54

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Grey/Brown, Moist, Sandy, Loamy	A1	 <p style="color: yellow; font-weight: bold; font-size: 1.2em;">BORE 37</p>
0.1			
0.2	SILT: Grey/Brown, Moist, Dense Sandy	A2	
0.3			
0.4			
0.5			
0.6	CLAY: Yellow/Brown, Moist, Stiff with grey sand	B1	
0.7			
0.8			
1.0+			

Soil Bore Profile

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Grey/Brown, Moist, Sandy, Loamy	A1	 <p style="color: yellow; font-weight: bold; font-size: 1.2em;">BORE 38</p>
0.1			
0.2	SILT: Lt Grey/Brown, Wet, Fine Sandy	A2	
0.3			
0.4			
0.5	unworkable saturated soils at depth perched water seepage evident		
0.6	CLAY: Yellow/Brown, Moist, Stiff with grey sand	B1	
0.7			
0.8			
1.0+			

Soil Bore Profile

Depth (m)	Description	Horizon	
0.0	SILT: Lt Grey/Brown, Dry, Very Dense	A2	 <p style="color: yellow; font-weight: bold; font-size: 1.2em;">BORE 42</p>
0.1			
0.2			
0.3			
0.4	CLAY: Yellow/Brown, Friable, Very Stiff, Silty	B1	
0.5			
0.6			
0.7			
0.8			
1.0+			

Soil Bore Profile

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 15 of 54

Soil Features: TEST PIT TP1			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 500	500 +
Boundary Type	NA	Clear	Gradual
Field Texture Grade ¹⁰	ZCL	ZCL	MC
Structure	High	Unclear	Massive
pH	6.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.01	0.04
Dominant Colour	Dark Brown 7.5YR 3/2	Light Brown 7.5YR 6/4	Brown 7.5YR 5/4
Mottles	-	-	Orange Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category¹¹ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ¹² (DIR mm/day)	3.5	3.5	2
Design Loading Rate ¹³ (DLR mm/day)	10	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1			
0.2	SILT: Saturated Soils	A2	
0.3			
0.4	perched water seepage evident		
0.5	CLAY: Moist, Stiff, Medium Clay	B1	
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

¹⁰ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

¹¹ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

¹² For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹³ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 16 of 54

Soil Features: TEST PIT TP3			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 400	400 +
Boundary Type	NA	Gradual	Clear
Field Texture Grade ¹⁴	ZCL	SiC	MC
Structure	High	Unclear	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.01	0.06
Dominant Colour	Very Dark Grey 7.5YR 3/1	Brown 7.5YR 5/3	Light Brown 7.5YR 6/3
Mottles	-	-	Orange Blotches
Dispersion	8	8	1
Coarse Fragments (% Volume)	-	< 10	< 10
Soil Category¹⁵ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ¹⁶ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ¹⁷ (DLR mm/day)	10	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1	SILT: Saturated Soils	A2	
0.2			
0.3	perched water seepage evident		
0.4	CLAY: Moist, Stiff, Medium Clay	B1	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

¹⁴ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

¹⁵ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

¹⁶ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹⁷ For trenches and beds


345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 17 of 54

Soil Features: TEST PIT TP6			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 500	500 +
Boundary Type	NA	Gradual	Clear
Field Texture Grade ¹⁸	ZCL	ZCL	MC
Structure	High	Unclear	Massive
pH	5.5	5.5	5.0
EC (dS m ⁻¹)	0.01	0.01	0.04
Dominant Colour	Dark Brown 7.5YR 3/2	Brown 7.5YR 5/3	Strong Brown 7.5YR 4/6
Mottles	-	-	Red Blotches
Dispersion	8	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category¹⁹ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ²⁰ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ²¹ (DLR mm/day)	10	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1			
0.2	SILT: Saturated Soils	A2	
0.3			
0.4	perched water seepage evident		
0.5	CLAY: Moist, Stiff, Medium Clay	B1	
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

¹⁸ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

¹⁹ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

²⁰ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

²¹ For trenches and beds


345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 18 of 54

Soil Features: TEST PIT TP16			
Soil Horizon	A1	A2	B1
Depth (mm)	0 – 100	100 - 400	400 +
Boundary Type	NA	Gradual	Clear
Field Texture Grade ²²	ZCL	ZCL	MC
Structure	Moderate	Weak	Massive
pH	6.0	6.0	5.0
EC (dS m ⁻¹)	0.01	0.01	0.01
Dominant Colour	Brown 7.5YR 4/2	Light Brown 7.5YR 6/4	Strong Brown 7.5YR 5/6
Mottles	-	-	Orange Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category²³ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ²⁴ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ²⁵ (DLR mm/day)	10	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1	SILT: Moist, Clayey	A2	
0.2			
0.3			
0.4	CLAY: Moist, Stiff, Medium Clay	B1	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

²² Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

²³ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

²⁴ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)


²⁵ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 19 of 54

Soil Features: TEST PIT TP17			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 400	400 +
Boundary Type	NA	Gradual	Gradual
Field Texture Grade ²⁶	ZCL	ZCL	MC
Structure	Moderate	Weak	Massive
pH	5.5	5.5	5.0
EC (dS m ⁻¹)	0.00	0.00	0.01
Dominant Colour	Dark Brown 7.5YR 3/2	Light Brown 7.5YR 6/4	Yellowish Brown 10YR 5/4
Mottles	-	-	Red Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	10%
Soil Category²⁷ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ²⁸ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ²⁹ (DLR mm/day)	10	10	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1	SILT: Moist, Clayey	A2	
0.2			
0.3	Perched water seepage evident		
0.4	CLAY: Moist, Stiff, Medium Clay	B1	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

²⁶ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

²⁷ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

²⁸ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)


²⁹ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 20 of 54

Soil Features: TEST PIT TP19			
Soil Horizon	A1	B1	B2
Depth (mm)	0 - 200	200 - 400	400 +
Boundary Type	NA	Sharp (Wavy)	Sharp (Irregular)
Field Texture Grade ³⁰	ZCL	MC	MC
Structure	Moderate	Weak	Massive
pH	5.5	5.0	5.0
EC (dS m ⁻¹)	0.02	0.08	0.46
Dominant Colour	Brown 7.5YR 4/2	Pale Brown 10YR 6/3	Light Gray 10YR 7/1
Mottles	-	Yellow & Grey Blotches	Orange Blotches
Dispersion	8	5	8
Coarse Fragments (% Volume)	-	20%	20%
Soil Category ³¹ (AS/NZ1547:2012)	4a	6c	6c
Design Irrigation Rate ³² (DIR mm/day)	3.5	2	2
Design Loading Rate ³³ (DLR mm/day)	10	NR	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1			
0.2	CLAY: Moist, Stiff, Medium Clay	B1	
0.3			
0.4	CLAY: Moist, Stiff, Medium Clay	B2	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

³⁰ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

³¹ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

³² For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)


³³ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 21 of 54

Soil Features: TEST PIT TP21			
Soil Horizon	A2	B1	B2
Depth (mm)	0 - 100	100 - 800	800 +
Boundary Type	NA	Diffuse	Gradual (Irregular)
Field Texture Grade ³⁴	SiC	LC	SC
Structure	Weak	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.03	0.23
Dominant Colour	Brown 7.5YR 4/3	Brown 7.5YR 4/4	Very Pale Brown 10YR 7/4
Mottles	-	-	-
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category³⁵ (AS/NZ1547:2012)	4b	5c	5c
Design Irrigation Rate ³⁶ (DIR mm/day)	3.5	3	3
Design Loading Rate ³⁷ (DLR mm/day)	6	NR	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	SILT: Dry, Dense, Clayey	A2	 <p>NOTE: A1 (topsoil) layer absent</p>
0.1	CLAY: Dry, Silty, Light Clay	B1	
0.2			
0.3			
0.4			
0.5			
0.6			
0.7			
0.8	CLAY: Dry, Stiff, Silty	B2	
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

³⁴ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

³⁵ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

³⁶ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

³⁷ For trenches and beds


345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 22 of 54

Soil Features: TEST PIT TP22			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 50	50 - 250	250 +
Boundary Type	NA	Clear	Clear
Field Texture Grade ³⁸	SiC	LC	MC
Structure	Moderate	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.00	0.00	0.04
Dominant Colour	Dark Grayish Brown 10YR 4/2	Light Brown 7.5YR 6/4	Yellowish Brown 10YR 5/6
Mottles	-	-	Red Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	< 10%
Soil Category³⁹ (AS/NZ1547:2012)	4a	5c	6c
Design Irrigation Rate ⁴⁰ (DIR mm/day)	3.5	3	2
Design Loading Rate ⁴¹ (DLR mm/day)	10	NR	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Silty	A1	
0.05	SILT: Moist, Dense, Clayey	A2	
0.15			
0.25	CLAY: Moist, Stiff, Medium Clay	B1	
0.3			
0.4			
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.5+			

Soil Bore Log Profile

³⁸ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

³⁹ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁴⁰ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)


⁴¹ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 23 of 54

Soil Features: TEST PIT TP23			
Soil Horizon	A1	A2	B1
Depth (mm)	-	0 - 100	100 +
Boundary Type	-	NA	Gradual
Field Texture Grade ⁴²	-	ZL	HC
Structure	-	Weak	Massive
pH	-	5.0	5.0
EC (dS m ⁻¹)	-	0.06	0.06
Dominant Colour	-	Brown 10YR 4/3	Dark Yellowish Brown 10YR 4/6
Mottles	-	-	Red Blotches
Dispersion	-	8	5
Coarse Fragments (% Volume)	-	< 10%	< 10%
Soil Category⁴³ (AS/NZ1547:2012)	-	3b	6c
Design Irrigation Rate ⁴⁴ (DIR mm/day)	-	4	2
Design Loading Rate ⁴⁵ (DLR mm/day)	-	10	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	SILT: Dry, Dense	A2	 <p>NOTE: A1 (topsoil) layer absent</p>
0.1	CLAY: Dry, Stiff, Medium Clay	B1	
0.2			
0.3			
0.4			
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			A2
1.1			
1.5+			B1

Soil Bore Log Profile

⁴² Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁴³ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁴⁴ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁴⁵ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 24 of 54

Soil Features: TEST PIT TP24			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 400	400 +
Boundary Type	NA	Clear (Wavy)	Gradual
Field Texture Grade ⁴⁶	ZCL	SiC	MC
Structure	Moderate	Moderate	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.00	0.00	0.02
Dominant Colour	Dark Grayish Brown 10YR 4/2	Light Brown 7.5YR 6/4	Yellowish Brown 10YR 5/8
Mottles	-	-	Red Streaks
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	10%	-
Soil Category⁴⁷ (AS/NZ1547:2012)	4a	4a	6c
Design Irrigation Rate ⁴⁸ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ⁴⁹ (DLR mm/day)	10	10	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Silty	A1	
0.1	SILT: Moist, Clayey	A2	
0.2			
0.3			
0.4	CLAY: Moist, Stiff, Medium Clay	B1	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁴⁶ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁴⁷ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁴⁸ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁴⁹ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 25 of 54

Soil Features: TEST PIT TP29			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 400	400 +
Boundary Type	NA	Gradual	Clear
Field Texture Grade ⁵⁰	SCL	LC	MC
Structure	Moderate	Weak	Massive
pH	5.5	5.5	5.5
EC (dS m ⁻¹)	0.01	0.01	0.02
Dominant Colour	Very Dark Gray 10YR 3/1	Light Yellowish Brown 10YR 6/4	Yellowish Brown 10YR 5/8
Mottles	-	-	Red Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	30%	-
Soil Category⁵¹ (AS/NZ1547:2012)	4a	5c	6c
Design Irrigation Rate ⁵² (DIR mm/day)	3.5	3	2
Design Loading Rate ⁵³ (DLR mm/day)	10	NR	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Sandy Loam	A1	
0.1	SILT: Wet, Clayey	A2	
0.2			
0.3	Perched water seepage evident		
0.4	CLAY: Moist, Stiff, Medium Clay	B1	
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁵⁰ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁵¹ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁵² For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁵³ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 26 of 54

Soil Features: TEST PIT TP30			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 500	500 +
Boundary Type	NA	Clear (Irregular)	Clear (Wavy)
Field Texture Grade ⁵⁴	SL	FSCL	HC
Structure	Moderate	Weak	Massive
pH	6.0	5.5	5.0
EC (dS m ⁻¹)	0.01	0.00	0.03
Dominant Colour	Very Dark Gray 10YR 3/1	Light Brownish Gray 10YR 6/2	Lt Yellowish Brown 10YR 6/4
Mottles	-	-	Red & Grey Blotches
Dispersion	5	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁵⁵ (AS/NZ1547:2012)	3a	4b	6c
Design Irrigation Rate ⁵⁶ (DIR mm/day)	4	3.5	2
Design Loading Rate ⁵⁷ (DLR mm/day)	15	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Silty	A1	
0.1			
0.2	SILT: Moist, Sandy, Clayey	A2	
0.3			
0.4			
0.5	CLAY: Moist, Very Stiff, Heavy Clay	B1	
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁵⁴ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁵⁵ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁵⁶ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁵⁷ For trenches and beds


345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 27 of 54

Soil Features: TEST BORE B31			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 50	50 - 300	300 +
Field Texture Grade ⁵⁸	FSL	SCL	HC
Structure	Moderate	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.07	0.15
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Dark Grayish Brown 10YR 4/2	Very Pale Brown 10YR 7/4	Yellowish Brown 10YR 5/8
Mottles	-	-	Grey Mottled
Dispersion	8	5	5
Coarse Fragments (% Volume)	-	-	-
Soil Category⁵⁹ (AS/NZ1547:2012)	3a	4b	6c
Design Irrigation Rate ⁶⁰ (DIR mm/day)	4	3.5	2
Design Loading Rate ⁶¹ (DLR mm/day)	15	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Dry, Loamy	A1	
0.05	SILT: Dry, Dense, Fine Sandy	A2	
0.1			
0.2			
0.3	CLAY: Friable, Very Stiff, Heavy Clay	B1	
0.4			
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.5+			

Soil Bore Log Profile

⁵⁸ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁵⁹ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁶⁰ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁶¹ For trenches and beds


345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 28 of 54

Soil Features: TEST BORE B32			
Soil Horizon	A1	A2	A3
Depth (mm)	0 - 100	100 - 600	600 +
Field Texture Grade ⁶²	FSL	SCL	CS
Structure	Moderate	Weak	Weak
pH	6.0	5.0	5.0
EC (dS m ⁻¹)	0.02	0.14	0.07
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Very Dark Grayish Brown 10YR 4/2	Yellow 10YR 7/8	Very Pale Brown 10YR 8/4
Mottles	-	-	-
Dispersion	2	8	5
Coarse Fragments (% Volume)	-	-	-
Soil Category⁶³ (AS/NZ1547:2012)	3a	4b	2a
Design Irrigation Rate ⁶⁴ (DIR mm/day)	4	3.5	5
Design Loading Rate ⁶⁵ (DLR mm/day)	15	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon
0.0	TOPSOIL: Moist, Sandy Loam	A1
0.1	SILT: Dry, Dense, Sandy	A2
0.2		
0.3		
0.4		
0.5		
0.6	SAND: Dry, Very Dense, Cemented	A3
0.7		
0.8		
0.9		
1.0		
1.1		
1.5+		



Soil Bore Log Profile

⁶² Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁶³ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁶⁴ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁶⁵ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 29 of 54

Soil Features: TEST BORE B33			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 300	300 +
Field Texture Grade ⁶⁶	FSL	FSL	FSCL
Structure	Moderate	Unclear	Weak
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.05	0.00	0.00
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Very Dark Grayish Brown 10YR 3/2	Very Pale Brown 10YR 8/2	Brownish Yellow 10YR 6/8
Mottles	-	-	Grey Mottling
Dispersion	5	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ⁶⁷ (AS/NZ1547:2012)	3a	3b	4b
Design Irrigation Rate ⁶⁸ (DIR mm/day)	4	4	3.5
Design Loading Rate ⁶⁹ (DLR mm/day)	15	10	6

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Wet, Sandy Loam	A1	<p style="text-align: right; color: yellow; font-weight: bold;">BORE 33</p>
0.1	SILT: Saturated Sandy Soils	A2	
0.2	perched water seepage evident		
0.3	CLAY: Dry, Stiff, Fine Sandy	B1	
0.4			
0.5			
0.6			
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁶⁶ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁶⁷ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁶⁸ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁶⁹ For trenches and beds


345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 30 of 54

Soil Features: TEST BORE B34			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 700	700 +
Field Texture Grade ⁷⁰	SL	FSL	MC
Structure	Weak	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.00	0.03
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Dark Grayish Brown 10YR 4/2	Very Pale Brown 10YR 8/3	Yellowish Brown 10YR 5/6
Mottles	-	-	Grey Mottling
Dispersion	5	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁷¹ (AS/NZ1547:2012)	2a	3b	6c
Design Irrigation Rate ⁷² (DIR mm/day)	5	4	2
Design Loading Rate ⁷³ (DLR mm/day)	NR	10	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Silty Loam	A1	
0.1			
0.2	SILT: Moist, Dense, Fine Sandy	A2	
0.3			
0.4			
0.5	saturated soils at depth		
0.6	perched water seepage evident		
0.7	CLAY: Moist, Stiff, Medium Clay	B1	
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁷⁰ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁷¹ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁷² For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁷³ For trenches and beds


345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 31 of 54

Soil Features: TEST BORE B36			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 600	600 +
Field Texture Grade ⁷⁴	SCL	CL	HC
Structure	Moderate	Weak	Massive
pH	6.0	5.0	5.0
EC (dS m ⁻¹)	0.00	0.00	0.01
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Dark Grayish Brown 10YR 4/2	Pale Brown 10YR 6/3	Yellowish Brown 10YR 5/8
Mottles	-	Yellow mottling	-
Dispersion	2	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁷⁵ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ⁷⁶ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ⁷⁷ (DLR mm/day)	10	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Sandy, Loam	A1	
0.1			
0.2	SILT: Wet, Med Dense, Clayey	A2	
0.3			
0.4			
0.5			
0.6	CLAY: Moist, Stiff, Heavy	B1	
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁷⁴ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁷⁵ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁷⁶ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁷⁷ For trenches and beds


345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 32 of 54

Soil Features: TEST BORE B39			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 300	300 - 600	600 +
Field Texture Grade ⁷⁸	FSCL	SCL	MC
Structure	Moderate	Unclear	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.00	0.06
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Grayish Brown 10YR 5/2	Very Pale Brown 10YR 7/4	Brownish Yellow 10YR 6/6
Mottles	-	-	Red Blotches
Dispersion	5	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁷⁹ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ⁸⁰ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ⁸¹ (DLR mm/day)	10	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1			
0.2			
0.3	SILT: Wet, Dense, Sandy, Clayey	A2	
0.4	saturated soils at depth		
0.5	perched water seepage evident		
0.6	CLAY: Dry, Stiff, Silty	B1	
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁷⁸ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁷⁹ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁸⁰ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁸¹ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 33 of 54

Soil Features: TEST BORE B40			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 800	800 +
Field Texture Grade ⁸²	FSCL	FSCL	MC
Structure	Moderate	Unclear	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.00	0.04
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Grayish Brown 10YR 5/2	Brown 10YR 5/3	Brownish Yellow 10YR 6/6
Mottles	-	-	Red & Grey mottling
Dispersion	5	5	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁸³ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ⁸⁴ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ⁸⁵ (DLR mm/day)	10	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Sandy Loam	A1	
0.1			
0.2	SILT: Wet, Med Dense, Sandy, Clayey	A2	
0.3			
0.4	saturated soils at depth		
0.5	perched water seepage evident		
0.6			
0.7			
0.8	CLAY: Dry, Stiff, Silty	B1	
0.9	grey sand veins throughout		
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁸² Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁸³ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁸⁴ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁸⁵ For trenches and beds


345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 34 of 54

Soil Features: TEST BORE B41			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 50	50 - 300	300 +
Field Texture Grade ⁸⁶	FSL	FSL	MC
Structure	Moderate	Unclear	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.01	0.02	0.05
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Grayish Brown 10YR 5/2	Pale Brown 10YR 6/3	Light Yellowish Brown 10YR 6/4
Mottles	-	-	Grey mottling
Dispersion	5	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ⁸⁷ (AS/NZ1547:2012)	4a	4b	6c
Design Irrigation Rate ⁸⁸ (DIR mm/day)	3.5	3.5	2
Design Loading Rate ⁸⁹ (DLR mm/day)	10	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon
0.0	TOPSOIL: Moist, Sandy Loam	A1
0.05	SILT: Moist, Dense, Sandy	A2
0.1		
0.2		
0.3	CLAY: Moist, Stiff, Medium Clay	B1
0.4		
0.5		
0.6		
0.7		
0.8		
0.9		
1.0		
1.2+		



Soil Bore Log Profile

⁸⁶ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁸⁷ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁸⁸ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁸⁹ For trenches and beds


345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 35 of 54

Soil Features: TEST BORE B43			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 400	400 +
Field Texture Grade ⁹⁰	SL	SCL	MC
Structure	Weak	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.00	0.01	0.03
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Dark Grayish Brown 10YR 4/2	Pale Brown 10YR 6/3	Brownish Yellow 10YR 6/6
Mottles	-	-	Grey mottling
Dispersion	5	2	1
Coarse Fragments (% Volume)	-	-	-
Soil Category ⁹¹ (AS/NZ1547:2012)	2a	4b	6c
Design Irrigation Rate ⁹² (DIR mm/day)	5	3.5	2
Design Loading Rate ⁹³ (DLR mm/day)	NR	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon
0.0	TOPSOIL: Moist, Sandy Loam	A1
0.1	SILT: Moist, Dense, Sandy, Clayey	A2
0.2		
0.3		
0.4	CLAY: Dry, Stiff, Medium Clay	B1
0.5		
0.6		
0.7		
0.8		
0.9		
1.0		
1.1		
1.5+		



Soil Bore Log Profile

⁹⁰ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁹¹ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁹² For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁹³ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 36 of 54

Soil Features: TEST BORE B44			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 600	600 +
Field Texture Grade ⁹⁴	ZL	SiC	MC
Structure	Moderate	Unclear	Massive
pH	6.0	6.0	5.0
EC (dS m ⁻¹)	0.01	0.01	0.05
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Dark Grayish Brown 10YR 4/2	Brown 10YR 4/3	Brownish Yellow 10YR 6/8
Mottles	-	-	Red Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁹⁵ (AS/NZ1547:2012)	3a	4b	6c
Design Irrigation Rate ⁹⁶ (DIR mm/day)	4	3.5	2
Design Loading Rate ⁹⁷ (DLR mm/day)	15	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Silty Loam	A1	
0.1			
0.2	SILT: Wet, Dense, Clayey	A2	
0.3			
0.4			
0.5			
0.6	CLAY: Moist, Stiff, Medium Clay	B1	
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

⁹⁴ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁹⁵ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

⁹⁶ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁹⁷ For trenches and beds

345281 LCA (issue A)


SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 37 of 54

Soil Features: TEST BORE B45			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 100	100 - 600	600 +
Field Texture Grade ⁹⁸	ZL	ZCL	MC
Structure	Moderate	Moderate	Massive
pH	6.0	6.0	6.0
EC (dS m ⁻¹)	0.05	0.09	0.12
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Dark Grayish Brown 10YR 4/2	Brown 10YR 5/3	Yellowish Brown 10YR 5/6
Mottles	-	-	Grey mottling
Dispersion	5	5	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁹⁹ (AS/NZ1547:2012)	3a	4a	6c
Design Irrigation Rate ¹⁰⁰ (DIR mm/day)	4	3.5	2
Design Loading Rate ¹⁰¹ (DLR mm/day)	15	10	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon
0.0	TOPSOIL: Moist, Silty Loam	A1
0.1	SILT: Dry, Dense, Clayey	A2
0.2		
0.3		
0.4		
0.5		
0.6	CLAY: Moist, Stiff, Medium Clay	B1
0.7		
0.8		
0.9		
1.0		
1.1		
1.5+		



Soil Bore Log Profile

⁹⁸ Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁹⁹ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

¹⁰⁰ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹⁰¹ For trenches and beds


345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 38 of 54

Soil Features: TEST BORE B46			
Soil Horizon	A1	A2	B1
Depth (mm)	0 - 200	200 - 600	600 +
Field Texture Grade ¹⁰²	L	FSCL	MC
Structure	Moderate	Weak	Massive
pH	5.0	5.0	5.0
EC (dS m ⁻¹)	0.02	0.00	0.03
Salinity Hazard	Non Saline	Non Saline	Non Saline
Dominant Colour	Dark Grayish Brown 10YR 4/2	Brown 10YR 5/3	Light Yellowish Brown 10YR 6/4
Mottles	-	-	Red Blotches
Dispersion	8	1	1
Coarse Fragments (% Volume)	-	-	-
Soil Category¹⁰³ (AS/NZ1547:2012)	3a	4b	6c
Design Irrigation Rate ¹⁰⁴ (DIR mm/day)	4	3.5	2
Design Loading Rate ¹⁰⁵ (DLR mm/day)	15	6	NR

NA: Not Applicable

NR: Not Recommended

Depth (m)	Description	Horizon	
0.0	TOPSOIL: Moist, Loamy	A1	
0.1			
0.2			
0.3	SILT: Moist, Dense, Sandy, Clayey	A2	
0.4			
0.5	saturated soils at depth, perched WT		
0.6	CLAY: Moist, Stiff, Medium Clay	B1	
0.7			
0.8			
0.9			
1.0			
1.1			
1.5+			

Soil Bore Log Profile

¹⁰² Refer Appendix D for description details (all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

¹⁰³ As identified in Victorian EPA Code of Practice – Onsite Wastewater Management (publication 891.3, Feb 2013) Appendix A, Table 9

¹⁰⁴ For drip irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹⁰⁵ For trenches and beds

345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 39 of 54

5.0 LAND CAPABILITY ASSESSMENT MATRIX

Land features	Land capability class rating				
	Very good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
General characteristics					
Site drainage	No visible signs of dampness	Moist soil, but no water in pit		Visible signs of dampness	Water ponding on surface
Runoff	None	Low	Moderate	High - diversionary structures req'd	Very High - diversion not practical
Flood/inundation potential (yearly return exceedence)	Never		< 1 in 100	< 1 in 30	> 1 in 20
Proximity to watercourses	> 60m				< 60m
Slope (%)	0 - 2	2 - 8	8 - 12	12 - 20	> 20
Landslip	None Evident		Low potential for failure	High potential for failure	Present or past failure
Seasonal water table depth (m) (incl. perched water tables)	>5	5 - 2.5	2.5 - 2.0	2.0 - 1.5	< 1.5
Rock Outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10-20%	20-50%	>50%
Vegetation Type	Turf or pasture				Dense forest with little understorey
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000
Pan Evaporation (mm/yr)	> 1500	1250 - 1500	1000 - 1250	-	< 1000
Fill	No Fill		Fill present		
Soil profile characteristics*					
Structure	High	Moderate	Weak	Massive	Single Grained
Profile depth (of limiting Horizon B1)	> 2.0m	1.5m - 2.0m	1.5m - 1.0m	1.0m - 0.5m	< 0.5m
Soil permeability category ¹⁰⁶	2 and 3	4		5	1 and 6
Presence of mottling	None				Extensive
Coarse Fragments (% volume)	<10	10-20	20-40		>40
pH	6 - 8		4.5 - 6		<4.5, >8
Emerson Aggregate Test (dispersion/slaking)	4, 6, 8	5	7	2, 3	1
Salinity (dS/m) (Electrical Conductivity)	<0.3	0.3 - 0.8	0.8 - 2	2 - 4	>4
Overall Site Rating¹⁰⁷				Poor	4

* relevant to the sites most restrictive soil layer(s)

¹⁰⁶ Refer Table 5.1 (Determination of Soil Category) of AS/NZS 1547:2012

¹⁰⁷ A description of each Land Capability Class Rating is provided in Appendix A. 345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 40 of 54

6.0 CONCLUSION

This LCA has been prepared to accompany a development application to Latrobe City Council for a Proposed Subdivision and associated necessary wastewater management system. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability.

The site has a number of limitations that result in the development being unsuitable for Primary treatment only (i.e. traditional septic tank and subsoil absorption trenches):

- Limiting Horizon B1 (Medium to Heavy Clays) have a very low permeability rate and are located at shallow depths (200-500mm)
- Massively structured, highly dispersive (Category 6c) clay soils not suitable for disposal via absorption trenches.
- Steep Slopes to much of the site (ranging from 10% to 30% grades)
- Effluent at risk of transmission via seasonal perched water table

The following section provides an overview of a suitable system, with sizing and design considerations. **Detailed design for the system is beyond the scope of this study, but should be undertaken at the time of building application and submitted to Council.**

7.0 RECOMMENDATIONS

It is recommended based on this LCA, that if the development of a Proposed Subdivision on Tyers-Walhalla Rd, at the location indicated on the Site Features Plan 345281 - LC1:

- Install a system that provides a minimum secondary treatment with disinfection to meet EPA requirements for irrigation¹⁰⁸. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS irrigated to an application area to achieve a minimum 600mm separation from seasonal groundwater. Several suitable options are available, including aerated wastewater treatment systems (AWTS) and single pass sand filters. Either of these options is capable of achieving the desired level of performance and final selection is the responsibility of the property owner, who will forward details to Council for approval.
- Careful selection of imported fill (if required) for the irrigation area must be carried out in accordance with *ASNZ1547 2012 "On site Domestic Wastewater management"*
- On-site disposal of domestic wastewater should occur within the proposed Effluent Management Areas (refer Site Features Plan 345281-LC1(A)). The client is allowed flexibility in selecting the final location and configuration of the irrigation system, provided it remains within this envelope and in accordance with the relevant codes/standards.
- Calculation of Irrigation Area based on AS/NZ 1547 equation $A=Q/DIR$, for a 5 bedroom dwelling

Slope %	0 – 10%	11-20%	21-30%	> 30%
Q (L/day)	900	900	900	900
DIR (mm/day)	2	1.6	1	NR
Irrigation Area (m ²)	450	562	900	-
LAA recommended¹⁰⁹ (m²)	750	1000	2075	-
EMA recommended (m²)	1500	2000	4150	-
Min Lot Size Req'd	4000m²	4000m²	1.0 ha	-
Water Balance max WWSD ¹¹⁰ (mm)	19	34	39	-

- To determine if the irrigation area (LAA) recommended above is adequate, a water balance¹¹¹ modelling has been undertaken to achieve a maximum wet weather storage depth of less than 50mm. Refer Appendix B for full details and calculations.
- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal fields (LAA's), as per *EPA Code of Practice – Onsite Wastewater Management, publication 891.3, (Feb 2013)*.¹¹²
- Council should condition the provision of a detailed hydraulic design for each proposed sub-surface LAA system during the Building Approval process. The owner shall consult a suitably qualified professional experienced with wastewater irrigation, to design and install the irrigation system. The irrigation plan must ensure good, even application of effluent.
- Council is recommended to request a detailed soil management plan be submitted with any Building Application for construction of the proposed LAA's on each lot. Detail should also be provided regarding ongoing management of the dispersion/sodicity risk over the expected life of the LAA.

¹⁰⁸ Refer full list of certified systems on EPA Victoria website - <http://www.epa.vic.gov.au/your-environment/water/onsite-wastewater>

¹⁰⁹ Sizing of LAA adopted from recommendations in Peer review 1420_002 by Whitehead & Associates (7 April 2015)

¹¹⁰ WWSD – Wet Weather Storage Depth

¹¹¹ Water Balance undertaken in accordance with EPA Publication 168 (1991), *Guidelines for Wastewater Irrigation*.

¹¹² Refer Appendix E
345281 LCA (issue A)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 41 of 54

8.0 MANAGEMENT PROGRAM

8.1 Installation Issues

To ensure the satisfactory installation and operation of the AWTS and sub-surface irrigation, the following measures are to be implemented:

- Construction of a shallow table or cut-off drain along the high sides of the effluent disposal area, extending to below the effluent disposal field;
- Overflow from any water storage tanks to be directed into a table drain, or equivalent, to discharge below the effluent disposal field in a manner to avoid scouring or washing away downstream of the discharge point;
- Stormwater flows from the roof must be discharged at a point well clear of the effluent disposal field and runoff from paved surfaces and driveways must be directed away from the disposal site.
- Installation of the sub-surface irrigation system to be undertaken when the soils are dry or moist, not when the ground is saturated;
- Sub-surface irrigation system to be designed to minimise root intrusion from trees;
- Sub-surface irrigation system to utilise pressure dosing to ensure effluent is applied uniformly throughout the effluent disposal area.

8.2 Ongoing Management & Maintenance Issues

To ensure the satisfactory ongoing performance of the proposed AWTS and sub-surface irrigation, the owners/occupiers will need to ensure that:

- No buildings or impermeable surfaces are constructed on or over the effluent disposal areas;
- Heavy equipment is kept away from effluent disposal areas whilst the soil is saturated;
- The primary effluent disposal field is maintained as a grassed area, or planted out with shrubs that tolerate wet conditions, have high evapo-transpiration capacity and can tolerate phosphorus levels typically found in treated effluent;
- Reserve effluent disposal fields are to be left free of buildings and impervious surfaces to ensure a reserve effluent disposal field remains available, should it be required in the future;
- Trees and/or thick shrubs **are not** to be planted out along the northern or western edges of the effluent disposal areas to prevent exposure to both wind and sun.

The installer of the AWTS and sub-surface irrigation is to ensure that the owners/occupants are aware of and fully understand their responsibilities in relation to operating the treatment system, maintenance requirements and what should be done in the event of any problems. The satisfactory ongoing performance and longevity of the AWTS and sub-surface irrigation can be enhanced by:

- Ensuring that maintenance requirements are undertaken regularly in accordance with the systems' requirements and that both they and future owners/occupiers are aware of the systems capabilities, limitations and ongoing requirements;
- Using biodegradable soaps, low phosphorous detergents and detergents that have low salt, sodium and chlorine levels;
- Limiting the use of germicides (such as strong detergents, disinfectants, toilet cleaners, whiteners and bleaches);
- Not flushing disposable nappies, sanitary napkins or other hygiene products into the systems;
- Not flushing chemicals, paint or similar substances into the systems.

NOTE: This report and associated plan(s) does not constitute a Septic Tank Permit. Such a permit should be obtained separately from the Environmental Health Department of Latrobe City Council after development approval is obtained and prior to plumbing works commencing.

APPENDIX A

Capability Class	Degree of Limitation	General Description
Rating 1	None to Very Slight	The proposed subdivision is suitable for on-site disposal of septic tank discharge. The limitations or environmental hazard from long-term use are considered very slight. Standard performance measures for design, installation and management should prove satisfactory.
Rating 2	Slight	The site has been identified as generally suitable for on-site effluent disposal but there is a slight associated environmental hazard expected. One or more land limitations are present, which may not be compatible with 'straight forward' conventional on-site disposal. The wastewater management program will require careful planning, adherence to specifications and adequate supervision.
Rating 3	Moderate	The site has only a fair capability for on-site effluent disposal with a moderate associated environmental risk always present. Very careful site selection, preparation and specialized design will be required to address the identified land constraints. A management program should be delivered to the responsible authority with the development application and prior to earthworks commencing. It is recommended that, in order to achieve BPEM, wastewater-processing systems which can attain a higher level of treatment with basic monitoring should be considered as an alternative to standard conventional trench disposal.
Rating 4	High	Areas have a poor capability rating with a high associated environmental risk. Considerable difficulties are expected during siting and installation of the wastewater treatment system and during routine operation. A very high Engineering input and close supervision would be needed to minimize the environmental impact. Alternative wastewater processing systems capable of consistently producing a high quality secondary effluent (such as aerated wastewater treatment plants) together with a close monitoring program should be seriously investigated and adopted.
Rating 5	Severe	Areas have a very poor capability and there is severe associated environmental risk. The areas are not generally considered suitable for disposal of septic tank effluent by trench systems. The high levels of Engineering input and management needed at all stages are unlikely to adequately address the identified land constraints and achieve a sustainable outcome. Reticulated sewerage is usually the only acceptable option.

<p>SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065</p>	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 42 of 54

APPENDIX B

Morwell (Latrobe Valley Airport) 085280 Evap.data East Sale 085072

Mean average Pan evaporation
Source: AS1547-1994 - Table G1 (Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1	2	3	4	5	6	7	8	9		
Month	Days per month	daily pan Eo (B.Met)	Pan Eo	Et +Cf*Eo	Rainfall P	Retained Re=(1-r)P	LTAR*N	Disposal rate/month (Et-Re)+ LTAR*N	Effluent applied per month	Size of area (8)/(7)
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.5	201.5	141	46.8	35.0	62	168.1	27900	166
Feb	28	5.8	162.4	114	45.8	34.4	56	135.3	25200	186
Mar	31	4.4	136.4	95	48.7	36.5	62	121.0	27900	231
Apr	30	2.8	84.0	38	58.8	44.1	60	53.7	27000	503
May	31	1.7	52.7	24	53.2	39.9	62	45.8	27900	609
Jun	30	1.4	42.0	19	64.7	48.5	60	30.4	27000	889
Jul	31	1.5	46.5	21	63.6	47.7	62	35.2	27900	792
Aug	31	2.2	68.2	31	63.3	47.5	62	45.2	27900	617
Sep	30	3.1	93.0	42	76.1	57.1	60	44.8	27000	603
Oct	31	4.0	124.0	87	72.8	54.5	62	94.4	27900	296
Nov	30	5.1	153.0	107	75.2	56.4	60	110.7	27000	244
Dec	31	6.0	186.0	130	67.3	50.5	62	141.7	27900	197
Totals			1349.7	848	735.9	551.9				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial area (m2)	application rate (8)/(2) (mm)	Disposal rate (above) (mm)	(3)-(4) (mm)	Increase depth of stored effluent (5)/porosity (mm)	Starting depth of effluent for month	increase depth of effluent +(6)	computed depth of effluent (X) (mm)	reset if Et deficit <0 (mm)	equivalent storage 10 x area (L)
Dec								0.0	0	0
Jan	750	37	168	-131	-327	0	-327	-327	0	0
Feb		34	135	-102	-254	0	-254	-254	0	0
Mar		37	121	-84	-209	0	-209	-209	0	0
Apr		36	54	-18	-44	0	-44	-44	0	0
May		37	46	-9	-22	0	-22	-22	0	0
Jun		36	30	6	14	0	14	14	14	3164
Jul		37	35	2	5	14	5	19	19	4275
Aug		37	45	-8	-20	19	-20	-1	0	0
Sep		36	45	-9	-22	0	-22	-22	0	0
Oct		37	94	-57	-143	0	-143	-143	0	0
Nov		36	111	-75	-187	0	-187	-187	0	0
Dec		37	142	-105	-261	0	-261	-261	0	0
Jan		37	168	-131	-327	0	-327	-327	0	0
Feb		34	135	-102	-254	0	-254	-254	0	0
Mar		37	121	-84	-209	0	-209	-209	0	0
Apr		36	54	-18	-44	0	-44	-44	0	0
May		37	46	-9	-22	0	-22	-22	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area = 40%

Variables Table

Runoff Coeff = **0.25** percentage runoff
 Summer Crop Factor = **0.7** crop transpiration rate Oct-Mar
 Winter Crop Factor = **0.45** crop transpiration rate -Apr-Sep

Change as required LTAR = **2** L/m2/day
 FLOWS = **900** L/day

Estimated area of effluent drainfield = 750 square metres
Maximum depth of stored effluent = 19 mm depth

Water Balance Model for a 5 bedroom dwelling
(for slopes < 10%, ie. DIR 2 mm/day)
(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 43 of 54

APPENDIX B cont'd

Morwell (Latrobe Valley Airport) 085280 Evap.data **East Sale 085072**
 Mean average Pan evaporation
 Source: AS1547-1994 - Table G1 (Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1	2	3	4	5	6	7	8	9		
Month	Days per month	daily pan Eo (B.Met)	Pan Eo	Et +Cf*Eo	Reinfall P	Retained Rainfall Re=(1-r)P	LTAR*N	Disposal rate/month	Effluent applied per month	Size of area (8)/(7)
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.5	201.5	141	46.8	35.0	49.6	155.7	27900	179
Feb	28	5.8	162.4	114	45.8	34.4	44.8	124.1	25200	203
Mar	31	4.4	136.4	95	48.7	36.5	49.6	108.6	27900	257
Apr	30	2.8	84.0	38	58.8	44.1	48	41.7	27000	647
May	31	1.7	52.7	24	53.2	39.9	49.6	33.4	27900	835
Jun	30	1.4	42.0	19	64.7	48.5	48	18.4	27000	1469
Jul	31	1.5	46.5	21	63.8	47.7	49.6	22.8	27900	1222
Aug	31	2.1	65.1	29	63.3	47.5	49.6	31.4	27900	888
Sep	30	3.1	93.0	42	76.1	57.1	48	32.8	27000	824
Oct	31	4.0	124.0	87	72.6	54.5	49.6	82.0	27900	340
Nov	30	5.1	153.0	107	75.2	56.4	48	98.7	27000	274
Dec	31	6.0	186.0	130	67.3	50.5	49.6	129.3	27900	216
Totals			1346.6	847	735.9	551.9				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial area (m2)	application rate (8)/(2) (mm)	Disposal rate (above) (mm)	(3)-(4) (mm)	Increase depth of stored effluent (5)porosity (mm)	Starting depth of effluent for month	increase depth of effluent +(6)	computed depth of effluent (X) (mm)	reset if Et deficit <0 (mm)	equivalent storage 10 x area (L)
Dec								0.0	0	0
Jan	1000	28	156	-128	-320	0	-320	-320	0	0
Feb		25	124	-99	-247	0	-247	-247	0	0
Mar		28	109	-81	-202	0	-202	-202	0	0
Apr		27	42	-15	-37	0	-37	-37	0	0
May		28	33	-6	-14	0	-14	-14	0	0
Jun		27	18	9	22	0	22	22	22	6469
Jul		28	23	5	13	22	13	34	34	10275
Aug		28	31	-4	-9	34	-9	25	25	7635
Sep		27	33	-6	-14	25	-14	11	11	3304
Oct		28	82	-54	-135	11	-135	-124	0	0
Nov		27	99	-72	-179	0	-179	-179	0	0
Dec		28	129	-101	-254	0	-254	-254	0	0
Jan		28	156	-128	-320	0	-320	-320	0	0
Feb		25	124	-99	-247	0	-247	-247	0	0
Mar		28	109	-81	-202	0	-202	-202	0	0
Apr		27	42	-15	-37	0	-37	-37	0	0
May		28	33	-6	-14	0	-14	-14	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Variables Table
 Porosity in disposal area = **40%**
 Runoff Coeff = **0.25** percentage runoff
 Summer Crop Factor = **0.7** crop transpiration rate Oct-Mar
 Winter Crop Factor = **0.45** crop transpiration rate -Apr-Sep
 Change as required LTAR = **1.6** L/m2/day
 FLOWS= **900** L/day
 Estimated area of effluent drainfield = **1000** square metres
 Maximum depth of stored effluent = **34** mm depth

Water Balance Model for a 5 bedroom dwelling
 (for slopes between 11% - 20%, ie. 20% reduction required to DIR)
 (prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 44 of 54

APPENDIX B cont'd

Morwell (Latrobe Valley Airport) 085280 Evap.data **East Sale 085072**
 Mean average Pan evaporation
 Source: AS1547-1994 - Table G1 (Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1	2	3	4	5	6	7	8	9		
Month	Days per month	daily pan (B.Met)	Pan Eo	Et + Cf*Eo	Rainfall P	Retained Rainfall Re=(1-r)P	LTAR*N	Disposal rate/month (Et-Re)+ LTAR*N	Effluent applied per month	Size of area (8)/(7)
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.5	201.5	141	46.6	32.6	31	139.4	27900	200
Feb	28	5.8	162.4	114	45.8	32.1	28	109.6	25200	230
Mar	31	4.4	136.4	95	46.7	34.1	31	92.4	27900	302
Apr	30	2.8	84.0	38	58.6	41.2	30	26.6	27000	1014
May	31	1.7	52.7	24	53.2	37.2	31	17.5	27900	1597
Jun	30	1.4	42.0	19	64.7	45.3	30	3.6	27000	7479
Jul	31	1.5	46.5	21	63.6	44.5	31	7.4	27900	3768
Aug	31	2.1	65.1	29	63.3	44.3	31	16.0	27900	1745
Sep	30	3.1	93.0	42	76.1	53.3	30	18.6	27000	1453
Oct	31	4.0	124.0	87	72.6	50.8	31	67.0	27900	417
Nov	30	5.1	153.0	107	75.2	52.6	30	84.5	27000	320
Dec	31	6.0	186.0	130	67.3	47.1	31	114.1	27900	245
Totals			1346.6	847	735.9	515.1				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial area (m2)	application rate (8)/(2) (mm)	Disposal rate per month (above) (mm)	(3)-(4) (mm)	Increase depth of stored effluent (5)/porosity (mm)	Starting effluent for month	increase effluent +(6)	computed effluent (mm)	reset if Et deficit <0 (mm)	equivalent storage 10 x area (L)
Dec								0.0	0	
Jan	2075	13	139	-126	-315	0	-315	-315	0	0
Feb		12	110	-97	-244	0	-244	-244	0	0
Mar		13	92	-79	-197	0	-197	-197	0	0
Apr		13	27	-14	-34	0	-34	-34	0	0
May		13	17	-4	-10	0	-10	-10	0	0
Jun		13	4	9	24	0	24	24	24	14632
Jul		13	7	6	15	24	15	39	39	24033
Aug		13	16	-3	-6	39	-6	32	32	20081
Sep		13	19	-6	-14	32	-14	18	18	11416
Oct		13	67	-54	-134	18	-134	-115	0	0
Nov		13	84	-71	-179	0	-179	-179	0	0
Dec		13	114	-101	-252	0	-252	-252	0	0
Jan		13	139	-126	-315	0	-315	-315	0	0
Feb		12	110	-97	-244	0	-244	-244	0	0
Mar		13	92	-79	-197	0	-197	-197	0	0
Apr		13	27	-14	-34	0	-34	-34	0	0
May		13	17	-4	-10	0	-10	-10	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area = 40%

Variables Table

- Runoff Coeff = 0.3 percentage runoff
- Summer Crop Factor = 0.7 crop transpiration rate Oct-Mar
- Winter Crop Factor = 0.45 crop transpiration rate -Apr-Sep

Change as required

- LTAR = 1 L/m2/day
- FLows = 900 L/day

Estimated area of effluent drainfield = 2075 square metres
Maximum depth of stored effluent = 39 mm depth

Water Balance Model for a 5 bedroom dwelling
 (for slopes between 21% - 30%, ie. 50% reduction required to DIR)
 (prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 45 of 54

APPENDIX C

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP1
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Very	30	ZCL	
A2	None	Slight	Very	Moderate	40	ZCL	
B1	None	Extremely	Very	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP3
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Slight	40-50	ZCL	
A2	None	Slight	Very	Slight	50	SiC	
B1	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP6
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Very	Very	Very	40	ZCL	
A2	None	Slight	Very	Slight	40	ZCL	
B1	None	Extremely	Extremely	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP16
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Moderate	40	ZCL	
A2	None	Moderate	Very	Very	50	ZCL	
B1	None	Extremely	Extremely	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 46 of 54

APPENDIX C cont'd

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP17
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Very	40	ZCL	
A2	None	Slight	Very	Moderate	40	ZCL	
B1	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP19
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Very	40	ZCL	
B1	None	Very	Extremely	Very	75+	MC	
B2	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP21
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A2	None	Slight	Very	Very	70	SiC	
B1	None	Very	Very	Moderate	60	LC	
B2	Slight	Extremely	Very	Extremely	60	SC	

Emerson's Aggregate Testing & pH Testing


RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP22
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Very	Very	50	SiC	
A2	None	Very	Very	Very	50-75	LC	
B1	None	Extremely	Very	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

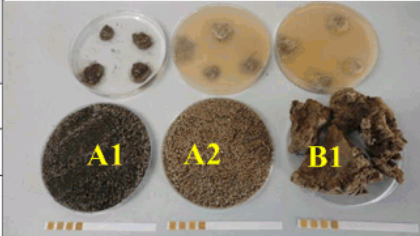
NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 47 of 54

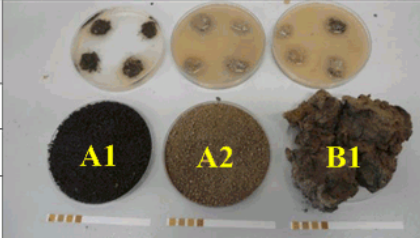
APPENDIX C cont'd

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP23
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	-	-	-	-	-	-	
A2	None	Slight	Very	Moderate	25	ZL	
B1	None	Extremely	Extremely	Extremely	75+	HC	

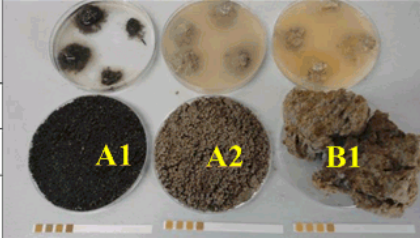
Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP24
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Slight	Moderate	Moderate	40	ZCL	
A2	None	Moderate	Very	Moderate	60	SiC	
B1	None	Extremely	Extremely	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP29
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Slight	Moderate	Moderate	Moderate	30-40	SCL	
A2	Slight	Very	Very	Moderate	75	LC	
B1	None	Extremely	Extremely	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST PIT TP30
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Very	Slight	None	Moderate	15	SL	
A2	Moderate	Slight	Very	Moderate	40	FSCL	
B1	None	Extremely	Extremely	Extremely	75+	HC	

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 48 of 54

APPENDIX C cont'd

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B31
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Slight	Slight	None	Moderate	25	FSL	
A2	Slight	Moderate	Moderate	Moderate	30	SCL	
B1	None	Extremely	Extremely	Extremely	75+	HC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B32
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Moderate	None	None	Extremely	15	FSL	
A2	Very	Slight	Slight	Very	25	SCL	
B1	Very	None	None	Slight	15	CS	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B33
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Moderate	Slight	None	Moderate	20	FSL	
A2	Moderate	Slight	None	Moderate	20	FSL	
B1	Slight	Slight	Slight	Very	40	FSCL	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B34
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Moderate	Slight	Slight	Very	20	SL	
A2	Slight	Moderate	Slight	Slight	20	FSL	
B1	None	Extremely	Very	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A Page No.: 49 of 54

APPENDIX C cont'd

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B36
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Very	Moderate	Very	30	SCL	
A2	None	Moderate	Very	Moderate	40	CL	
B1	None	Extremely	Extremely	Extremely	75+	HC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B39
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Slight	Moderate	Moderate	Extremely	40	FSCL	
A2	Slight	Moderate	Moderate	Very	30	SCL	
B1	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B40
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Slight	Moderate	Very	Very	50	FSCL	
A2	Slight	Extremely	Moderate	Very	50	FSCL	
B1	None	Extremely	Extremely	Moderate	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B41
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Slight	Moderate	Slight	Very	25	FSL	
A2	Slight	Moderate	Slight	Very	5	FSL	
B1	None	Extremely	Very	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 50 of 54

APPENDIX C cont'd

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B43
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	Moderate	Slight	Moderate	Very	20	SL	
A2	Moderate	Moderate	Very	Very	35	SCL	
B1	None	Extremely	Very	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B44
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Moderate	Extremely	30	ZL	
A2	None	Extremely	Very	Very	75	SiC	
B1	None	Extremely	Very	Very	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B45
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Very	Moderate	Very	25	ZL	
A2	None	Very	Very	Very	40	ZCL	
B1	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

RECORD OF FIELD TEXTURE DETERMINATION							TEST BORE B46
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade	
A1	None	Moderate	Moderate	Very	25	L	
A2	Slight	Very	Very	Very	40	FSCL	
B1	None	Extremely	Extremely	Extremely	75+	MC	

Emerson's Aggregate Testing & pH Testing

NONE SLIGHT MODERATE VERY EXTREMELY

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 51 of 54

APPENDIX D

Soil Category	Field Texture Grade	Behaviour of moist blobs	Ribbon length (mm)	Approx clay content %
1	S Sand	coherence nil to very slight, cannot be moulded; sand grains of medium size; single sand grains stick to fingers	nil	< 5%
2	LS Loamy sand	slight coherence; sand grains of medium size; can be sheared between thumb and forefinger to give minimal ribbon of about 5mm	about 5	about 5%
	CS Clayey sand	bolus coherent and rather spongy; sand grains of medium size; sticky when wet; many sand grains stick to fingers; discolours fingers with clay stain	5 - 15	5% to 10%
	SL Sandy loam	bolus coherent but very sandy to touch; will form ribbon; dominant sand grains of medium size and readily visible	15 - 25	10% to 20%
3	FSL Fine sandy loam	as for sandy loams, except that individual sand grains are not visible, although they can be heard and felt	15 - 25	10% to 20%
	L Loam	bolus coherent and rather spongy; smooth feel when manipulated but with no obvious sandiness or "silkeness"; may be somewhat greasy to touch if much organic material present	25	about 25%
	ZL Silty loam	coherent bolus, very smooth to silky when manipulated, will form a very thin ribbon and dries out rapidly	25	10% to 25%
4	SCL Sandy clay loam	strongly coherent bolus, sandy to touch; medium size sand grains visible in finer matrix	25 - 40	20% to 30%
	FSCL Fine sandy clay loam	as for sandy clay loam, except that individual sand grains are not visible although they can be heard and felt.	40 - 50	20% to 30%
	CL Clay loam	coherent plastic bolus, smooth to manipulate	40 - 50	30% to 35%
	ZCL Silty clay loam	as for clay loams but not spongy; very smooth and silky; dries out rapidly	40 - 50	30% to 35%
	SC Sandy clay	plastic bolus; fine to medium sand can be seen, felt or heard in clayey matrix	50 - 75	35% to 40%
5	SiC Silty clay	plastic bolus; smooth and silky to manipulate; long but very fragmentary ribbon; dries out rapidly	50 - 75	30% to 40%
	LC Light clay	plastic bolus; smooth to touch; slight resistance to shearing between thumb and forefinger	50 - 75	35% to 40%
	LMC Light medium clay	plastic bolus; smooth to touch; slight to moderate resistance to ribboning shear	75	40% to 45%
6	MC Medium clay	smooth plastic bolus; handles like plasticine and can be moulded into rods without fracture; has moderate resistance to ribboning shear	> 75	45% to 55%
	HC Heavy clay	smooth plastic bolus; handles like stiff plasticine; can be moulded into rods without fracture; has firm resistance to ribboning shear	> 75	50% +

Soil Texture Grade Table (International System, soil sieved < 2mm) & Table E1 (Assessment of Soil Textures) pg 106 of AS/NZS 1547:2012

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 52 of 54

APPENDIX E

Landscape feature or structure	Setback distances (m)		
	Primary treated effluent	Secondary sewage and greywater effluent	Advanced secondary greywater effluent ³
Building			
Wastewater field up-slope of building ⁷	6	3	3
Wastewater field down-slope of building	3	1.5	1.5
Wastewater up-slope of cutting/escarpment ¹²	15	15	15
Allotment boundary			
Wastewater field up-slope of adjacent lot	6	3	1
Wastewater field down-slope of adjacent lot	3	1.5	0.5
Services			
Water supply pipe	3	1.5	1.5
Wastewater up-slope of potable supply channel	300	150	150
Wastewater field down-slope of potable supply channel	20	10	10
Gas supply pipe	3	1.5	1.5
In-ground water tank ¹⁴	15	4	3
Stormwater drain	6	3	2
Recreational areas			
Children's grassed playground ¹⁵	6	3 ¹⁶	2 ¹⁶
In-ground swimming pool	6	3 ¹⁵	2 ¹⁵
Surface waters (up-slope of)			
Dam, lake or reservoir (potable water supply) ^{8,13}	300	150 ⁴	150
Waterways (potable water supply) ^{9,13}	100	100 ^{4,17}	50
Waterways, wetlands (continuous or ephemeral, non-potable); estuaries, ocean beach at high-tide mark; dams, lakes or reservoirs (stock and domestic, non-potable) ^{8,9}	60	30	30
Groundwater bores			
Category 1 and 2a soils	NA ¹¹	50 ⁵	20
Category 2b to 6 soils	20	20	20
Watertable			
Vertical depth from base of trench to the highest seasonal water table ¹⁸	1.5	1.5	1.5
Vertical depth from irrigation pipes to the highest seasonal water table ¹⁸	NA	1.5	1.5

1. Distances must be measured horizontally from the external wall of the treatment system and the boundary of the disposal/irrigation area, except for the 'Watertable' category which is measured vertically through the soil profile. For surface waters, the measuring point shall be from the 'bank-full level'.

2. Primary water-based sewerage systems must only be installed in unsewered areas; secondary sewerage systems must only be installed and managed in sewerage areas by Water Corporations; secondary greywater systems can be installed in sewerage and unsewered areas (see [Section 3.12.3](#)).

3. Advanced secondary treated greywater of 10/10/10 standard.

4. The setback distances are conditional on the following requirements (otherwise the setback distances for primary effluent apply):

- effluent is secondary treated to 20/30 standard as a minimum
- effluent is applied to land via pressure-compensating sub-surface irrigation installed along the contour and
- a maintenance and service contract, with a service technician accredited by the manufacturer, is in place to ensure the system is regularly serviced in accordance with the relevant CA and Council Septic Tank Permit conditions.

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 53 of 54

APPENDIX E cont'd

5. The setback distance to a groundwater bore in Category 1 and 2a soils can be reduced to 20 m where treated and disinfected greywater or sewage (20/30/10 or better standard) is applied via pressure-compensating sub-surface irrigation and the property owner has a service contract.
6. Effluent typically contains high levels of nutrients that may have a negative impact on native vegetation and promote the growth of weeds. When determining setbacks, Council should consider not only the potential impact of nutrients from the proposed onsite wastewater management system, but the cumulative impact of the existing onsite wastewater management systems in the area.
7. Establishing an effluent disposal/irrigation area upslope of a building may have implications for the structural integrity of the building. This issue is beyond the scope of this Code and should be examined by a building professional on a site-by-site basis.
8. Does not apply to dams, lakes and reservoirs located above ground-level which cannot receive run-off.
9. Means a waterway as defined in the *Water Act 1989*.
10. The setback distances for flat land are equivalent to 'down-slope' setback distances.
11. See [Table 9](#) for other land application options for Category 1 and 2a soils.
12. A cutting or escarpment from which water is likely to emanate.
13. Applies to land, adjacent to a dam, lake, reservoir or waterway that provides water for a public potable water supply, which is:
 - a. subject to a Planning Scheme Environmental Significant Overlay (ESO) that designates maintenance of water quality as the environmental objective to be achieved (contact the relevant Water Authority to determine whether the ESO is in a potable water supply catchment) and
 - b. within a Special Water Supply Area listed in Schedule 5 of the *Catchment and Land Protection Act 1994*.
14. It is recommended that any primary or secondary treatment system and its associated land application system are installed downslope of an in-ground water tank.
15. Means a school, council, community or other children's grassed playground managed by an organisation which may contain play equipment.
16. Sub-surface irrigation only.
17. Where an intermittent stream on a topographic or orthographic map is found through ground-truthing to be a drainage line (drainage depression) with no defined banks and the bed is not incised, the setback distance is 40 m (SCA 2010). The topography of the drainage line must be visually inspected and photographed during the LCA site inspection and reported upon in writing and photographs in the LCA report.
18. The highest seasonal watertable occurs when the watertable has risen up through the soil profile and is closest to the ground surface. This usually occurs in the wettest months of the year.
19. See [Section 3.9](#) for more details on setback distances

SIMON ANDERSON CONSULTANTS Structural, Civil & Project Engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Subdivision Tyers-Walhalla Rd Tyers	Date: 8 Aug 2014
	Client: Stephen Plunkett	Designed: SJA
	Checked:	Job No.: 345281-A
		Page No.: 54 of 54

9.0 REFERENCES

Environment Protection Authority (Feb 2013). Publication No. 891.3, *Code of Practice – Onsite Wastewater Management*.

Environment Protection Authority (Mar 2013). Publication No. 746.1, *Land Capability Assessment For On-Site Wastewater Management*.

Environment Protection Authority (1991). Publication 168, *Guidelines for Wastewater Irrigation*.

McDonald, R.C., Isbell, R.F., Spreight, J.G., Walker, J and Hopkins, M.S. (1990). *Australian Soil and Land Survey: Field Handbook. Second Addition*. Inkata Press, Melbourne.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-Site Domestic Wastewater Management*.

Latrobe City (Dec 2006). *Municipal Domestic Wastewater Management Plan*

Munsell Soil Colour Charts (2009 Year Revised/2012 Production)

Whitehead & Associates Environmental Consultants (7 April 2015), *Peer Review 1420_002*

LOT No.	LOT SIZE (m ²)	LAA available (m ²)	Irrigation Area Req'd (m ²)
1	5075	1500	750
2	4289	1500	750
3	4487	1500	750
4	5128	1500	750
5	4035	1500	750
6	4100	1500	750
7	4107	1500	750
8	4137	1500	750
9	4151	1500	750
10	4286	1500	750
11	4360	2000	1000
12	8895	2000	1000
13	5696	1500	750
14	5460	1500	750
15	22041	2000	1000
16	17146	2000	1000
17	10329	2000	1000
18	5415	1400	700
19	9634	4150	2075
20	4988	970	475
21	8990	2000	1000
22	4011	950	475
23	7154	2000	1000
24	4018	980	475
25	10040	4150	2075
26	10074	4150	2075
27	4070	2000	1000
28	4006	2000	1000
29	4021	2000	1000
30	5387	1500	750
31	5684	1550	750
32	4405	1500	750
33	4022	1500	750
34	4558	1500	750
35	4047	1500	750
36	5763	2100	750
37	6425	2000	750
38	5138	2000	1000
39	4003	1500	750
40	4070	1500	750
41	6510	2000	1000
42	4070	2000	1000
43	5700	1500	750
44	4035	1500	750
45	4036	1500	750
46	4076	1500	750
47	4072	1500	750
48	6884	1500	750
49	4044	1500	750

LOT No.	LOT SIZE (m ²)	LAA available (m ²)	Irrigation Area Req'd (m ²)
50	4007	1500	750
51	4042	1500	750
52	4128	1500	750
53	4128	1500	750
54	4128	1500	750
55	4128	1500	750
56	4150	1500	750
57	4211	1500	750
58	4009	1500	750
59	4128	1500	750
60	4128	1500	750
61	4128	1500	750
62	4128	1500	750
63	4042	1500	750
64	4087	1500	750
65	10005	2000	1000
66	10126	2000	1000
67	10031	2000	1000
68	14603	2000	1000
69	11714	4150	2075
70	10752	4150	2075
71	11327	2000	1000
72	10122	2000	1000
73	10097	2000	1000
74	11248	2000	1000
75	10007	2000	1000
76	12790	2000	1000
77	11974	2000	1000
78	10589	2000	1000
79	12732	2000	1000
80	16311	2000	1000
81	22950	2130	1000
82	12330	4150	2075
83	11407	4150	2075
84	10061	2000	1000
85	14128	2120	1000

Appendix 16 – Preliminary Stormwater Management Strategy

Millar | Merrigan



THE ACREAGE, TYERS

Preliminary Stormwater Management Strategy

Municipality: Latrobe City Council

Prepared by: Millar Merrigan for
NBA Group

Reference: 15533
Date: 28 August 2015

Millar | Merrigan

Millar & Merrigan Pty Ltd

trading as

Millar Merrigan

ACN 005 541 668

2/126 Merrindale Drive,

PO Box 247

Croydon Victoria 3136

Telephone 03 8720 9500

Facsimile 03 8720 9501

email@millarmerrigan.com.auwww.millarmerrigan.com.au**Document Status**

Version	Date	Description	Prepared By	Approved By
1	28/08/2015	Final	Chris Constantine	Simon Merrigan

Millar | Merrigan

Contents

1	Introduction	1
2	Reduction and Mitigation of Runoff.....	2
2.1	Detention Requirements – Lot Scale	2
2.2	Detention Requirements – Road Reserves.....	3
2.3	Proposed Detention Basins	3
3	Water Quality	3
3.1	Designated Waterways.....	4
3.2	Overland Flow Paths	4
3.3	Water Quality	5
4	Proposed Treatment Train.....	6
4.1	Swales	6
4.2	Sedimentation Ponds	6
4.3	Wetland.....	6
4.4	Detention Basin.....	7
5	Conclusion & Recommendations.....	8
	Appendix A – Proposed Subdivision Layout.....	9
	Appendix B – Proposed Catchment Areas	10
	Appendix C – Design Response Plan	11
	Appendix D – Lot Detention Modelling	12
	Appendix E – Road Reserve Detention Modelling.....	13
	Appendix F – WGCMA Correspondence.....	14

Millar | Merrigan

1 Introduction

Millar Merrigan have been engaged to provide a preliminary stormwater management plan for the proposed subdivision of the land bounded by Tyers-Walhalla Rd and Moe – Glengarry Road, Tyers.

The development plan overlay (DP08) for the subject site sets out requirements for land use and subdivision with regard to stormwater drainage and includes:

- An integrated stormwater management plan that incorporates water sensitive urban design techniques for the protection of natural systems
- Reduction and mitigation of run-off and peak flows including consideration of downstream impacts.
- Integration of stormwater treatment into the landscape
- Improved water quality

This plan will outline the proposed approach to meet the stormwater management obligations for the site. The plan will also identify sub-catchment solutions that will meet the development plan overlay requirements while reducing Councils ongoing maintenance and renewal burden.

The existing stormwater infrastructure in the area mainly consists of open swale drains, overland flows and existing table drains in and around the general vicinity.

The land is currently vacant paddocks with some remnant stands of vegetation both in the road reserve adjacent to the site and in localised stands adjacent and within the site. The land has a ridge running generally in an East to West direction across the centre of the site with portions of the site falling to the North and the majority of the site falling to the South. Please refer to Appendix A for the proposed plan of subdivision and contour plan of the site.

The detention evaluation approach has been determined on the basis of each Lot having a 500 square metre development area, and the additional run-off generated from the installation of impervious surfaces within the road reserves. Given there is no development proposal at this time, assumptions have been made on a likely development, it is presented that this area will be large given the relatively large lot sizes.

The plan also determines the detention requirements to meet VicRoads criteria for on-site detention capacity for a 1 in 50 year storm event for each of the sub-catchments.

This strategy has given due consideration to the Land Capability Assessment prepared by Simon Anderson and Associates. This report replaces the August 2013 Drainage Strategy by Simon Anderson and Associates in so doing this report has considered the findings and recommendations of the earlier report, the findings of the independent Panel appointed to hear submissions regarding the rezoning and feedback from Latrobe City Council Engineers.

Millar | Merrigan

2 Reduction and Mitigation of Runoff

The Latrobe City Council's Design Guideline for Subdivision Developments has been utilised as the basis for calculating the pre-development and post development flows from the development site including storm frequency, coefficient of run-off and associated design elements.

The detention requirements for the development have been modelled on the basis of the obligation of each Lot utilising a development area of 500 square metres and the requirement for each sub-catchment of the subdivision as a whole, based on the increased run-off as a result of development within the road reserves.

2.1 Detention Requirements – Lot Scale

The proposed detention requirement for each lot has been modelled for the low density and rural living zones and the results are contained within Appendix D:

- Storm Event of 1 in 5 Years
- Development Area of 500 Sq.m per Lot
- Latrobe City Council co-efficients of run-off

2.1.1 Modelling Results

Low Density Zone Lots: The modelling has determined that a minimum detention of 704 litres is required per Lot for a 1 in 5 year event.

Rural Living Zone Lots: The modelling has determined that a minimum detention of 282 litres is required per Lot for a 1 in 5 year event.

2.1.2 Proposed Detention Installation Per Lot

Low Density Zone Lots: It is proposed that an appropriately sized tank be installed with a minimum detention in the top of the tank of 1000 litres.

Rural Living Zone Lots: It is proposed that an appropriately sized tank be installed with a minimum detention in the top of the tank of 1000 litres.

2.1.3 Stormwater re-use

In complying with current energy ratings for housing developments stormwater reuse is encouraged for laundry, toilet and irrigation functions. This minimises the reliance on potable water for these activities and allows additional capacity within household tanks for the detention of storm events. Excess rainwater from the stormwater tanks will be directed to a lot specific property inlet or house drain. It is noted that stormwater tanks will have substantially more detention capacity than the minimum requirements when water is drawn on for domestic use.

Millar | Merrigan

2.2 Detention Requirements – Road Reserves

The detention requirements for the road reserves within the development have been modelled on the basis of the road reserve being developed from open grass lands to an impervious surface including road pavement and seal.

The road reserves consist of three distinct catchments with two of the reserves draining to the Tyers-Walhalla Rd and the major catchment draining South to the Moe-Glengarry Rd, Please refer to Appendix B for a plan of the road reserve catchments.

The proposed detention for each catchment of the subdivision has been modelled and the results are contained within Annexure E:

- Storm Event of 1 in 5 Years – Council Requirement
- Storm Event of 1 in 50 Years – VicRoads Requirement
- Co-efficient of run-off for a road reserve of 0.75
- The modelling has determined that the following minimum detention volumes are required for each sub-catchment of the subdivision as a result of the increased discharge from the development.

Catchment	Council – 1 in 5 Year Event	VicRoads – 1 in 50 Year Event
South	360	700
North East	45	87
North West	41	80

2.3 Proposed Detention Basins

It is proposed to install three detention systems for the subdivision to receive the road reserve and general site discharge, one at the entrance to the site in the reserve shown at the intersection of Moe-Glengarry Road and the entrance to the subdivision, and the remaining two at the intersections of the internal roads and the Tyers-Walhalla Rd intersections. Please refer Appendix C for locations. Each installation will be sized to suit the contributing area as determined by the detailed design.

All three installations are proposed to be detention basins with the necessary capacity and with a low flow pipe to limit discharge from each catchment to the pre-development flows. All road reserve and site discharge from each catchment will be designed to reach these three points via grassed swale drains.

It is proposed that the installations on Tyers-Walhalla Rd will be contained within the road reserve. The installation on Moe-Glengarry Rd will be positioned in the reserve at the entry to the site and will be landscaped as part of the reserve development.

3 Water Quality

The Best Practice Environmental Management Guidelines for Urban Stormwater (BPEMG) ensures that the goals and purpose of water quality measures are aimed

Millar | Merrigan

to improve the environment for flora, fauna and the people that exist within it. The objectives outlined in are proposed to be met using varying WSUD elements throughout the site. Detailed design of water quality measures during preparation of engineering plans will ensure that TP, TN, TSS and Gross Pollutants reduction targets will be met.

Water Quality Indicator	Reduction from typical urban load
Total Suspended Solids (TSS)	80%
Total Phosphorus (TP)	45%
Total Nitrogen (TN)	45%
Gross Pollutants	70%

The following documents have been considered when compiling this report:

- Best Practice Environmental Management Guidelines for Urban Stormwater (CSIRO 1999) (BPEMG);
- WSUD Engineering Procedures: Stormwater (CSIRO 2005) (EPS);
- Australian Runoff Quality (Engineers Media 2006) (ARQ);
- Melbourne Water Land Development Manual;
- Latrobe City Council Planning Policies;
- Latrobe City Design Guidelines ;
- Austroads Guide to Road Design Part 5 (2013);
- MUSIC User Guidelines Version 6;
- Land Capability Assessment (Simon Anderson Consultants 2015)

3.1 Designated Waterways

There is an existing basin that lies to the south east of the development that is being utilised by Ex. Catchment C. All 1 in 5 year ARI stormwater runoff from the development site will be directed into this basin for flood mitigation and runoff retardation purposes. The existing outlet of the basin is designed to restrict all incoming flows to pre-developmental levels; as the development site does not naturally drain into the basin, its area will not be considered in the pre-developed flow calculations. Thus, the pre-developed flow volumes will be based solely on Ex. Catchment C.

3.2 Overland Flow Paths

It is proposed that the concentrated stormwater flows from within Lots will occur in the following manner:

- Roof run-off will be collected and flow to stormwater tanks for re-use, detention and treatment requirements.
- Overflow from tanks will be discharged to a property inlet connection provided as part of the drainage network.
- Swale drains will be provided within road reserves wherever gradient permit and pipe drainage in the rear of lots and/or where excessive grades preclude the use of swale drains.

Millar | Merrigan

It is proposed to concentrate the discharge from the three sub-catchments of the Estate to the three nominated collection points as detailed on the plan in Appendix C.

All road reserve and Lot runoff will be collected via grassed swale drains and conveyed along the road reserves and provided drainage lines/culverts to each of the collection points.

All driveway culverts and swale drains will be sized as per the requirements of the Latrobe City Council Design Guidelines and have the ability to convey the nominated storm event. The sizing of both the grassed swale drains and culverts will be undertaken in the detailed design.

Based on the contours of the site and the proposed drainage and street networks, the overland flow paths have been determined for the conveyance of flood events through the site. Please refer to Appendix B for flow paths.

A ridge currently runs in an East West alignment across the centre of the site creating three distinct zones of influence. The land South of this ridge will flow South to the detention site at the entrance of the subdivision on Moe-Glengarry Rd while the land North of the ridge will flow to Tyers-Walhalla Rd via each road reservation and then via existing table drains and watercourses adjacent to the site at pre-development flows.

3.3 Water Quality

A review of available options for improving stormwater quality with regard to subdivision development includes the following:

- Vegetated swales
- Sedimentation ponds
- Constructed wetlands
- Rainwater tanks

Stormwater on a lot scale will be collected and treated within the tanks supplied for detention and re-use purposes. Overflow from the water tanks will be distributed to the formal drainage network and lot specific property inlet pits.

In order to minimise the ongoing maintenance and renewal cost for the drainage authority, a whole of sub-catchment approach is offered as the preferred solution to sub-catchment water quality. This will negate the requirement for a number of separate sub-catchment solutions throughout the development and reduce Councils ongoing maintenance obligation.

It is proposed to incorporate the following treatment options into each subcatchment:

- Collection of all Lot discharge, general land and road reserve run-off via overland flow and grassed swale drains. All collected stormwater will be transported via grassed swale drains to the collection point of each sub-catchment.
- If required, provide bio-retention capacity incorporated into each detention basin that will be sized and designed to meet the water quality objectives.

Millar | Merrigan

- Please note that the proposed solutions will be modelled via MUSIC as part of the detailed design and results submitted to the drainage authority that will demonstrate compliance. This approach to water quality has achieved compliance for equivalent subdivisions with similar lot sizes and layouts. Please refer to Appendix G for general layout arrangements for bio-retention basins.

4 Proposed Treatment Train

The proposed stormwater improvement elements for road reservations are listed below where priority has been given to installations that treat the stormwater from each sub-catchment while minimising ongoing maintenance and renewal costs for the drainage authority.

4.1 Swales

Grass Swales for the receipt and transfer of stormwater run-off from properties and road reservation. No ongoing maintenance costs for the drainage authority. Additional grading may be required at infrequent intervals although this has not eventuated in similar subdivisions. In areas where excessive grade precludes the use of swales, traditional pipe drainage will be used.

4.2 Sedimentation Ponds

Reducing sediment loads is an important component of improving stormwater quality. Sedimentation basins can form an integral component of a stormwater treatment train and are specifically employed to remove coarse to medium sized sediments by settling them from the water column.

Sedimentation basins are stormwater detention systems that promote settling of sediments through the reduction of flow velocities and temporary detention. Key elements include purpose designed inlet and outlet structures, settling pond, and high flow, overflow structures. The storage volume consists of two components: the permanent pool settling zone and the sediment storage zone. Access for maintenance must also be provided.

4.3 Wetland

Constructed surface wetland systems use enhanced sedimentation, fine filtration and biological uptake processes to remove pollutants from stormwater. They generally consist of an inlet zone a macrophyte zone (a shallow heavily vegetated area to remove fine particulates and soluble pollutants) and a high flow bypass channel (to protect the macrophyte zone).

The wetland processes are engaged by slowly passing runoff through heavily vegetated areas where plants filter sediment and pollutants from the water. Biofilms that grow on the plants can absorb nutrients and other associated contaminants. While wetlands can play an important role in stormwater treatment, they can also have significant community benefits. They provide habitat for wildlife and a focus for recreation, such as walking paths and resting areas. They can also improve the aesthetics and form a central landscape feature.

Millar | Merrigan

4.4 Detention Basin

Detention Basins are utilised to ensure flows offsite do not exceed predeveloped levels. Detention basins are urban holding ponds, which temporarily store stormwater runoff from a drainage catchment from small to moderate flood events and allow the downstream flow rates to be kept within the design capacity of the drainage system. Such basins are constructed to reduce downstream flooding impacts, reduce the need for downstream drainage works and protect natural waterways.

Millar | Merrigan

5 Conclusion & Recommendations

It is proposed to provide an integrated stormwater and landscape solution that provides an attractive element to the development. Furthermore, the drainage design complies with the principles of Water Sensitive Urban Design. All measures have been proposed in consideration of the Land Capability Assessments carried out by Land Safe and Simon Anderson Consultants.

The ultimate strategy for the site involves the use of swales, conventional pipe drainage, water tanks, wetlands and detention basins. The proposed development layout easily accommodates the required detention and treatment measures.

Detention has been provided on site as part of the ultimate design to retard flows back to pre-developed levels. The flow routing that occurs as part of an engineered solution will have a positive impact on existing conditions and will ensure that no downstream properties are negatively impacted by stormwater runoff as a result of this proposed development. Each of the sub catchments identified on the subject site will disperse flow evenly to ensure that the volume and concentration of stormwater flows leaving the site are controlled as required by authority standards.

The implementation of the drainage strategy outlined above will allow water quality (BPEMG) and flow regime objectives to be met as part of the detailed design process.

Millar | Merrigan

Appendix A – Proposed Subdivision Layout

Millar | Merrigan

Appendix B – Proposed Catchment Areas

Millar | Merrigan

Appendix C – Design Response Plan

Millar | Merrigan

Appendix D – Lot Detention Modelling

Millar | Merrigan

Appendix E – Road Reserve Detention Modelling

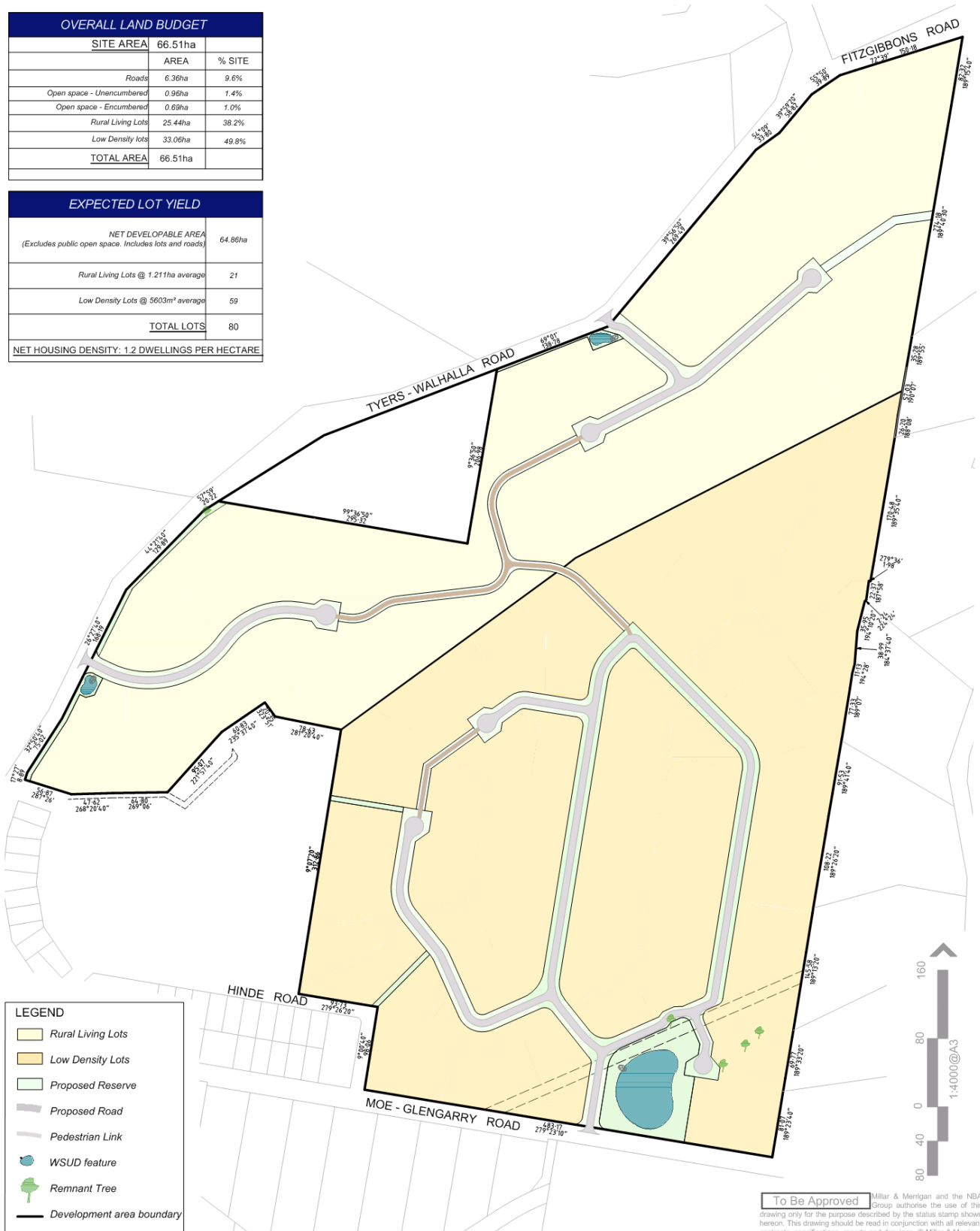
Millar | Merrigan

Appendix F – WGCMA Correspondence

OVERALL LAND BUDGET		
SITE AREA	66.51ha	
AREA	% SITE	
Roads	6.36ha	9.6%
Open space - Unencumbered	0.96ha	1.4%
Open space - Encumbered	0.69ha	1.0%
Rural Living Lots	25.44ha	38.2%
Low Density lots	33.06ha	49.8%
TOTAL AREA	66.51ha	

EXPECTED LOT YIELD	
NET DEVELOPABLE AREA <i>(Excludes public open space. Includes lots and roads)</i>	64.86ha
Rural Living Lots @ 1.211ha average	21
Low Density Lots @ 5603m ² average	59
TOTAL LOTS	80

NET HOUSING DENSITY: 1.2 DWELLINGS PER HECTARE



To Be Approved Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty. Ltd. and the NBA Group.



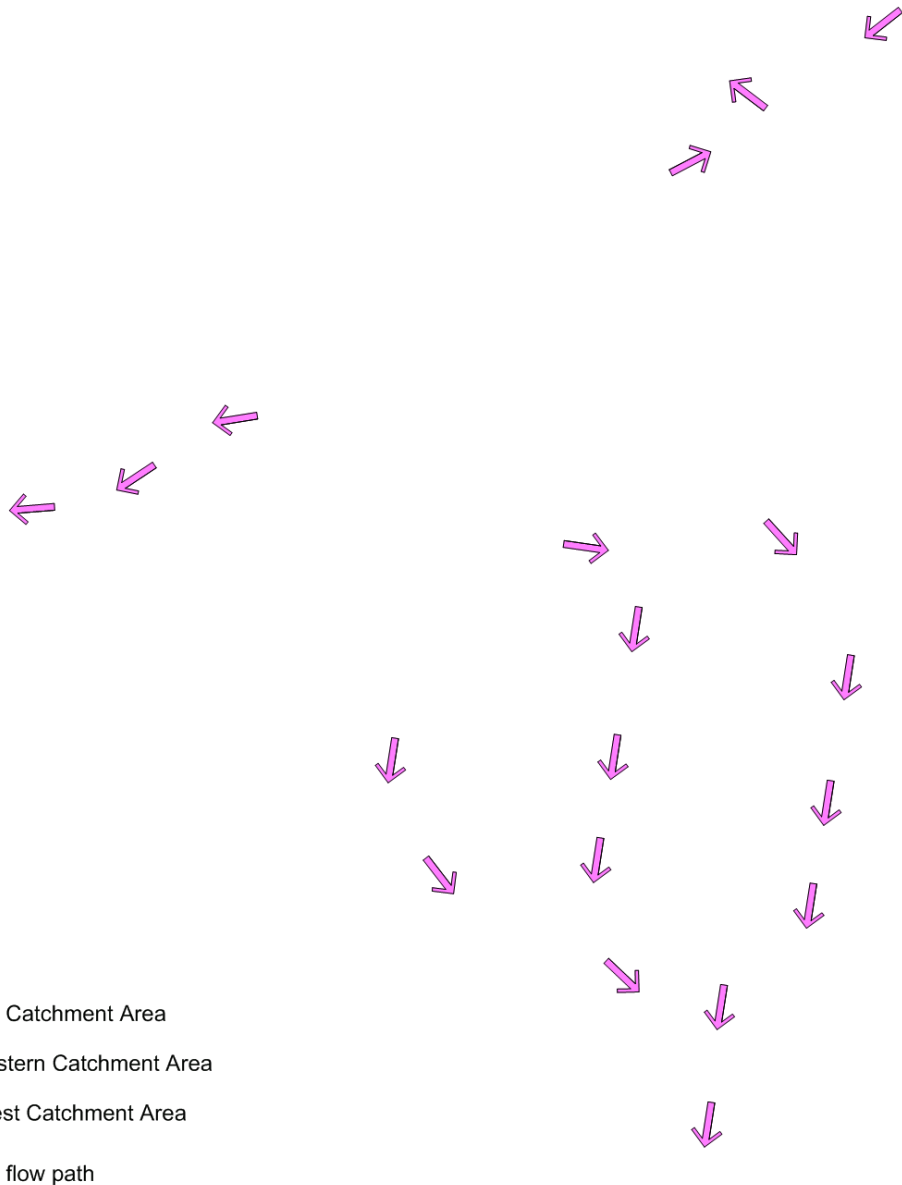
DEVELOPMENT PLAN

The Acreage, Tyers
Tyers - Walhalla Road, Tyers
Latrobe City Council

15533DP2_Version 4
August 2015

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500 **F** (03) 8720 9501
Ausdoc DX 13608 Croydon
 admin@millarmerrigan.com.au
 millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Metro Level 1, 1 Queens Road, Melbourne, 3004
Regional 382 Raymond Street, Sale, 3850
Mail 156 Commercial Road, Morwell 3840
M 0418 402 240 **T** (03) 5143 0340
F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au



-  Southern Catchment Area
-  North Eastern Catchment Area
-  North West Catchment Area
-  Overland flow path

MILLAR & MERRIGAN
 drawing only for the purpose described by the status stamp shown
 hereon. This drawing should be read in conjunction with all relevant
 contracts, specifications, reports and drawings. © Millar & Merrigan
 Pty. Ltd. and the NBA Group.

The Acreage, Tyers
 Tyers - Walhalla Road, Tyers
 Latrobe City Council

 15533CP1_Version 1
 August 2015

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500 **F** (03) 8720 9501
Ausdoc DX 13608 Croydon
 admin@millarmerrigan.com.au
 millarmerrigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Metro Level 1, 1 Queens Road, Melbourne, 3004
Regional 382 Raymond Street, Sale, 3850
Mail 156 Commercial Road, Morwell 3840
M 0418 402 240 **T** (03) 5143 0340
F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au

RESPONSE TO SITE CONSTRAINTS

The road network utilises a series of cul-de-sacs in response to site constraints, namely the steep topography which simply prohibits through roads across much of the land. The exception is within the eastern portion of the low density residential area which is significantly flatter and accommodates a loop road for efficient circulation.

All internal roads are to conform with the Latrobe City Design Guidelines. In instances where the applicable standards cannot be met, a shared access way (i.e. common property) has been provided. These instances include places where the topography is steep and, as such, appropriate grades cannot be achieved.

Limited access for vehicles to the external road network is a requirement of VicRoads and as such the pedestrian links between cul-de-sacs will double as emergency vehicle links.

In accordance with the Latrobe City Healthy Urban Design Good Practice Guideline, the proposed road and path network has been designed to ensure efficient permeability throughout the development and to external areas (refer to the Movement Network Plan).

The ADP proposes a layout with large allotments that are capable of accommodating required defensible space areas and static water supplies as well as a road network that enables appropriate access.

Road reserve run off is to be directed via grass swale drains proposed along road reserves to three nominated locations. A retaining basin will be provided within the reserve at the intersection of Moe-Glengary Road and the entrance to the estate, with an additional two smaller basins contained within the reserves at intersections with internal roads and Tyers-Walhalla Road. Each installation will be sized to suit the contributing area and will be determined by detailed design at the subdivision stage.

Lot boundaries shown hereon are indicative only. They demonstrate that the required effluent disposal envelopes can be accommodated, together with building footprints that enable the requirements of the planning bushfire regulations to be achieved. These two significant constraints have been appropriately addressed within the ADP.

Boulton Crescent is a no through road, ending in a court arrangement with a narrow pedestrian/emergency link that extends to the boundary of the site. No vehicle access is proposed, rather the existing pedestrian/emergency link will be maintained.

Planted vegetation (non-remnant) that is situated on steep sections of the site is to be retained where appropriate to help maintain the characteristics of the soil profile.

It is envisaged that Stage 1 will commence first and that either Stage A or B (or both) will commence prior to Stage 3, subject to market demand. These stages can be developed independently as services do not connect internally.

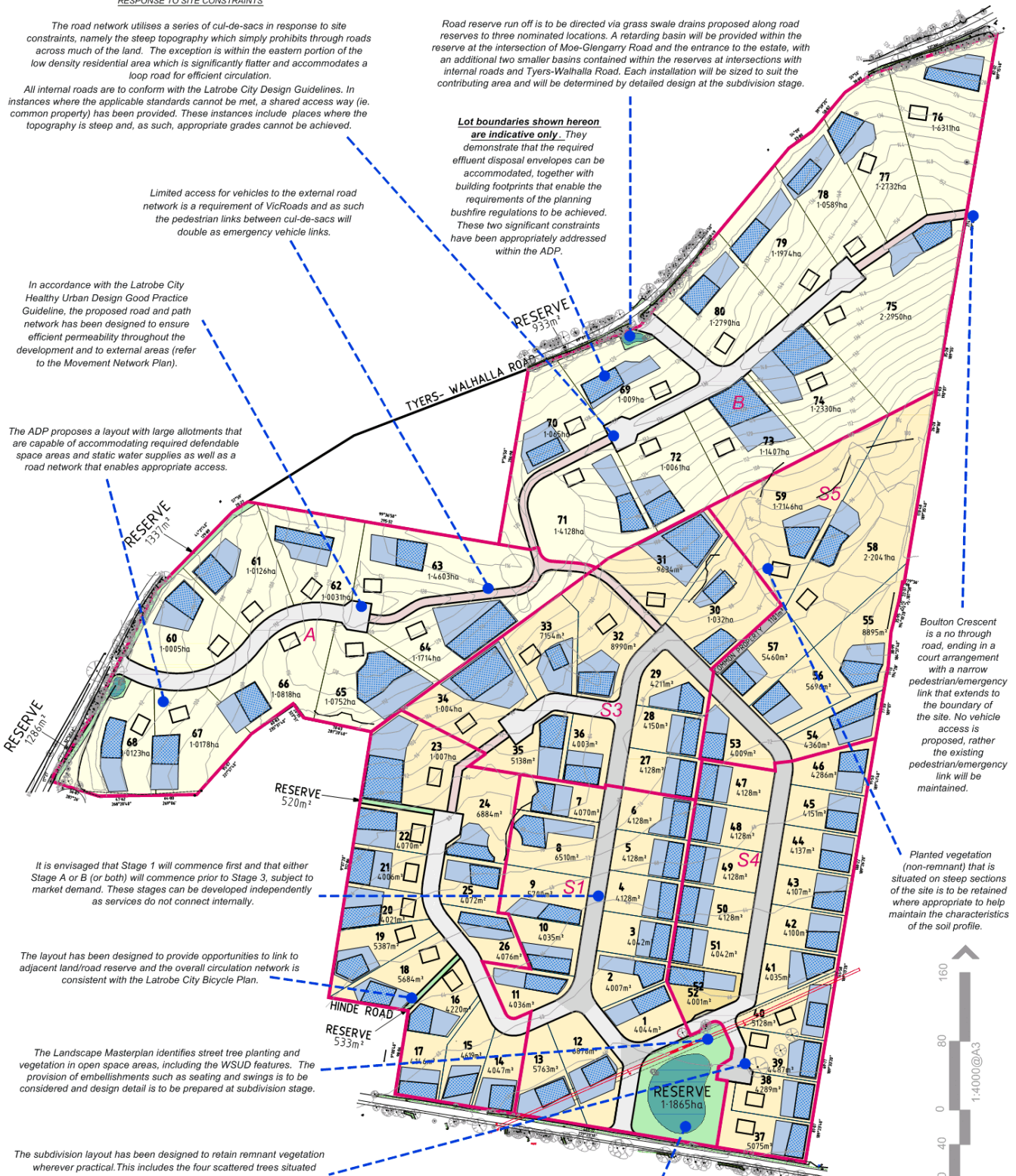
The layout has been designed to provide opportunities to link to adjacent land/road reserve and the overall circulation network is consistent with the Latrobe City Bicycle Plan.

The Landscape Masterplan identifies street tree planting and vegetation in open space areas, including the WSUD features. The provision of embellishments such as seating and swings is to be considered and design detail is to be prepared at subdivision stage.

The subdivision layout has been designed to retain remnant vegetation wherever practical. This includes the four scattered trees situated towards the southern boundary that are to be retained within private lots and an open space reserve. To ensure that remnant trees are adequately protected as part of any future subdivision works, it is recommended that suitable protection zones be identified at the planning permit stage.

A Preliminary Stormwater Management Strategy has been prepared for the development plan area by Millar Merrigan. The report outlines stormwater management obligations for the development to ensure best practice guidelines can be met. A detention basin and wetland will limit post development flows and treat runoff.

To Be Approved Millar & Merrigan and the NBA Group authorise the use of this drawing only for the purpose described by the status stamp shown hereon. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. © Millar & Merrigan Pty Ltd. and the NBA Group.



DESIGN RESPONSE PLAN

The Acreage, Tyers
Tyers - Walhalla Road, Tyers
Latrobe City Council

15533DP9 Version 1
August 2015

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
T (03) 8720 9500 F (03) 8720 9501
Ausdoc DX 13608 Croydon
admin@millermerigan.com.au
millermerigan.com.au

NBA Group Pty Ltd ABN 194 748 327 43
Metro Level 1, 1 Queens Road, Melbourne, 3004
Regional 382 Raymond Street, Sale, 3850
Mail 156 Commercial Road, Morwell 3840
M 0418 402 240 T (03) 5143 0340
F (03) 5143 1244
nick@nbagroup.com.au
nbagroup.com.au



**Tyers - Walhalla Road, Tyers
STORMWATER DETENTION DESIGN**

**Detention Calculations for Low Density Lots
Average Lot size of 4275 Squ.m**

Stormwater Detention Design: Detention Calculations for Low Density Lots, Average Lot size of 4275 Squ.m

Ref: 2013_041

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows. An example 4275 sq.m Lot will be used .

2. OBJECTIVE:

To model the nominated storm event using the Latrobe City Council Design Guideline and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{psd}) from the site for a 1 in 5 year storm for a Time of Concentration (T_c) of 6 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{psd}) rate and the discharge from the developed site in a 1 in 5 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{psd})

$$Q_{psd} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 5 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, $I = 82.6$ mm/hr based on $T_c = 6$ mins and AR&R parameters for Tyers (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	4275.00	0.25	1068.8
ΣA	4275.00	ΣCA	1068.8

$$Q_{psd} = \frac{CAI}{3600} = \frac{1068.75 \times 82.6}{3600} = 24.52 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Lawn Garden	3775.00	0.25	943.8
Roof/Driveway/Concrete Areas	500.00	0.90	450.0
ΣA	4275.00	ΣCA	1393.8

Stormwater Detention Design: Detention Calculations for Low Density Lots, Average Lot size of 4275 Squ.m

Ref: 2013_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	24.52
Effective Area (ΣCA)	1393.8
Time of Concentration	6 mins
Average Recurrence Interval (ARI)	5 Year
Maximum Storage Capacity Required (m^3)	0.704

It is Proposed that a minimum on-site storage of 1000 litre via on-site stormwater tank per Lot be utilised. Outlet from tank to be restricted to 20mm at required height of tank to allow a minimum 1000 litre above the outlet.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required. It has been determined that a restriction of the stormwater flows is required in this instance as per Item 7 details. The provision of the calculated detention volume via on-site stormwater tank system will ensure that the post development discharge will not exceed the predevelopment discharge.

SACS

20th July 2013

Stormwater Detention Design: Detention Calculations for Low Density Lots, Average Lot size of 4275 Squ.m

Ref: 2013_041

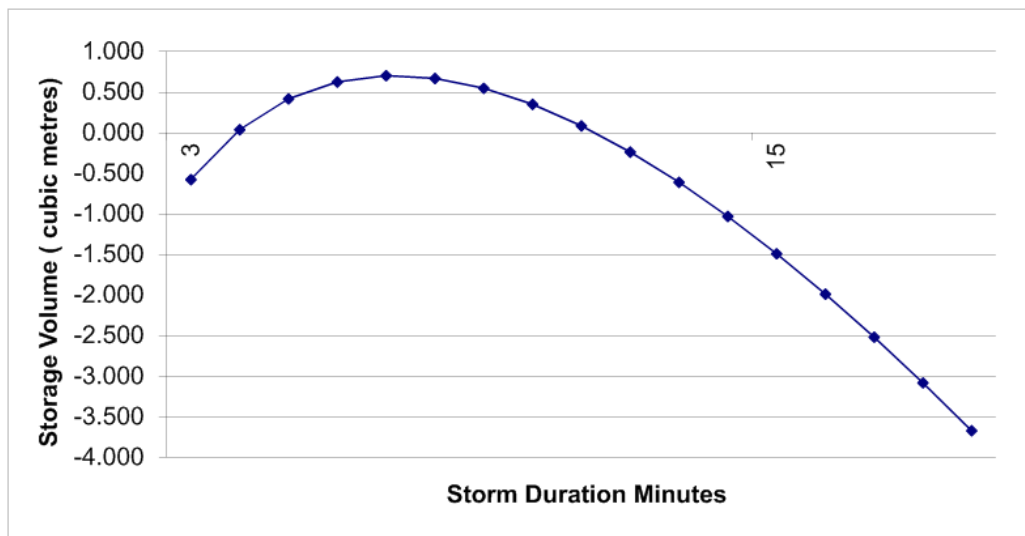
Page: 4 of 4

Effective Area 0.14 Ha 1393.8 sq m
 Time of Conc. 6 min
 Outflow (Full no head) 0.024521875 cu.m/s 24.52 l/s
 Outflow (Full with head) 0.024521875 cu.m/s
 Return Period 5

TYERS

a 3.241802 b -0.63184 c -0.046323 d 0.0078276 e 0.0020801 f -0.00016226 g -0.00006834

Time	I	Q	a	b	c	Storage
Min	mm/hr	dev cu.m/s	min	min	min	cu.m
3.00	106.24	0.04	3.58	2.42	-3	-0.575
4.00	96.18	0.04	3.95	2.05	-2	0.037
5.00	88.62	0.03	4.29	1.71	-1	0.418
6.00	82.62	0.03	4.60	1.40	0	0.627
7.00	77.70	0.03	4.89	1.11	1	0.704
8.00	73.55	0.03	5.17	0.83	2	0.672
9.00	69.97	0.03	5.43	0.57	3	0.550
10.00	66.84	0.03	5.69	0.31	4	0.351
11.00	64.07	0.02	5.93	0.07	5	0.087
12.00	61.60	0.02	6.17	-0.17	6	-0.236
13.00	59.36	0.02	6.40	-0.40	7	-0.610
14.00	57.33	0.02	6.63	-0.63	8	-1.029
15.00	55.47	0.02	6.85	-0.85	9	-1.489
16.00	53.76	0.02	7.07	-1.07	10	-1.987
17.00	52.18	0.02	7.28	-1.28	11	-2.518
18.00	50.72	0.02	7.49	-1.49	12	-3.080
19.00	49.35	0.02	7.70	-1.70	13	-3.671
20.00	48.08	0.02	7.90	-1.90	14	-4.288
21.00	46.88	0.02	8.11	-2.11	15	-4.929
22.00	45.76	0.02	8.31	-2.31	16	-5.592
					Max	0.704



**Tyers - Walhalla Road, Tyers
STORMWATER DETENTION DESIGN**

**Detention Calcs for Rural Living Lots
Average Lot size of 1.115 Ha**

Stormwater Detention Design: Detention Calcs for Rural Living Lots, Average Lot size of 1.115 Ha
 Ref: 2013_041

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows.

2. OBJECTIVE:

To model the nominated storm event using the Infrastructure Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{psd}) from the site for a 1 in 5 year storm for a Time of Concentration (T_c) of 6 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{psd}) rate and the discharge from the developed site in a 1 in 5 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{psd})

$$Q_{psd} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 5 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, $I = 82.6$ mm/hr based on $T_c = 6$ mins and AR&R parameters for Tyers (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	11150.00	0.25	2787.5
ΣA	11150.00	ΣCA	2787.5

$$Q_{psd} = \frac{CAI}{3600} = \frac{2787.5 \times 82.6}{3600} = 63.96 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Lawn Garden	10650.00	0.25	2662.5
Roof/Driveway/Concrete Areas	500.00	0.90	450.0
ΣA	11150.00	ΣCA	3112.5

Stormwater Detention Design: Detention Calcs for Rural Living Lots, Average Lot size of 1.115 Ha

Ref: 2013_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	63.96
Effective Area (ΣCA)	3112.5
Time of Concentration	6 mins
Average Recurrence Interval (ARI)	5 Year
Maximum Storage Capacity Required (m^3)	0.282

It is Proposed that a minimum on-site storage of 1000 litre via on-site stormwater tank per Lot be utilised. Outlet from tank to be restricted to 20mm at required height of tank to allow a minimum 1000 litre above the outlet.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required. It has been determined that a restriction of the stormwater flows is required in this instance as per Item 7 details. The provision of the calculated detention volume via on-site stormwater tank system will ensure that the post development discharge will not exceed the predevelopment discharge.

SACS

20th July 2013

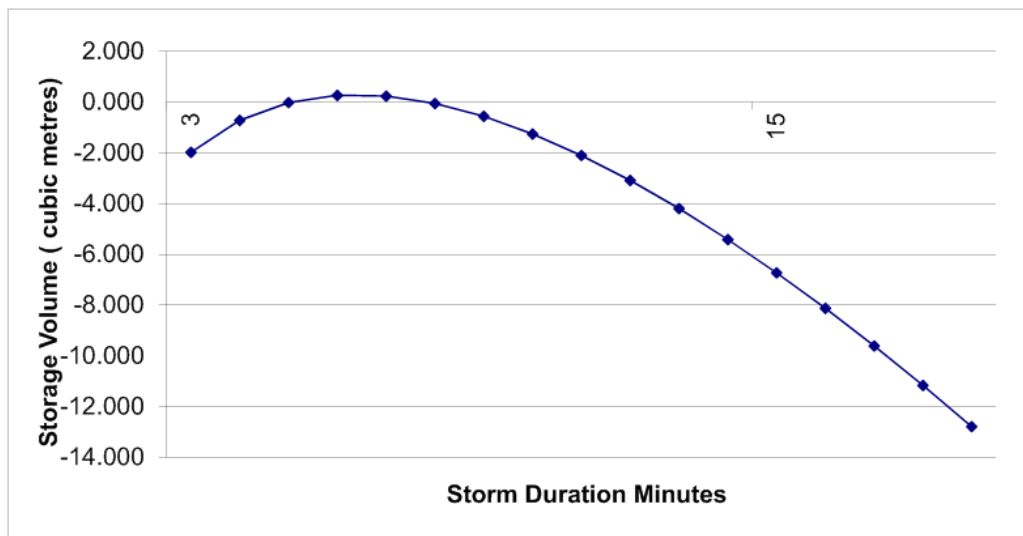
Stormwater Detention Design: Detention Calcs for Rural Living Lots, Average Lot size of 1.115 Ha
Ref: 2013_041

Effective Area 0.31 Ha 3112.5 sq m
 Time of Conc. 6 min
 Outflow (Full no head) 0.063957639 cu.m/s 63.96 l/s
 Outflow (Full with head) 0.063957639 cu.m/s
 Return Period 5

TYERS

a	b	c	d	e	f	g
3.241802	-0.63184	-0.046323	0.0078276	0.0020801	-0.00016226	-0.00006834

Time	I	Q	a	b	c	Storage
Min	mm/hr	dev cu.m/s	min	min	min	cu.m
3.00	106.24	0.09	4.18	1.82	-3	-1.971
4.00	96.18	0.08	4.61	1.39	-2	-0.708
5.00	88.62	0.08	5.01	0.99	-1	-0.007
6.00	82.62	0.07	5.37	0.63	0	0.282
7.00	77.70	0.07	5.71	0.29	1	0.249
8.00	73.55	0.06	6.04	-0.04	2	-0.044
9.00	69.97	0.06	6.34	-0.34	3	-0.552
10.00	66.84	0.06	6.64	-0.64	4	-1.243
11.00	64.07	0.06	6.93	-0.93	5	-2.092
12.00	61.60	0.05	7.21	-1.21	6	-3.079
13.00	59.36	0.05	7.48	-1.48	7	-4.187
14.00	57.33	0.05	7.74	-1.74	8	-5.404
15.00	55.47	0.05	8.00	-2.00	9	-6.718
16.00	53.76	0.05	8.26	-2.26	10	-8.120
17.00	52.18	0.05	8.51	-2.51	11	-9.602
18.00	50.72	0.04	8.75	-2.75	12	-11.158
19.00	49.35	0.04	8.99	-2.99	13	-12.781
20.00	48.08	0.04	9.23	-3.23	14	-14.466
21.00	46.88	0.04	9.47	-3.47	15	-16.208
22.00	45.76	0.04	9.70	-3.70	16	-18.004
				Max		0.282



**Tyers-Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE**

**North East Catchment Area
Council Modelling for a 1 : 5 Year Event**

Stormwater Detention Design: North East Catchment Area , Council Modelling for a 1 : 5 Year Event
Ref: 2012_041 **Page: 2 of 4**

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Infrastructure Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{psd}) from the site for a 1 in 5 year storm for a Time of Concentration (T_c) of 10 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{psd}) rate and the discharge from the developed site in a 1 in 5 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{psd})

$$Q_{psd} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 5 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, I = 66.8 mm/hr based on T_c = 10 mins and AR&R parameters for Tyers (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	10045	0.30	3013.5
ΣA	10045	ΣCA	3013.5

$$Q_{psd} = \frac{CAI}{3600} = \frac{3013.5 \times 66.8}{3600} = 55.92 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	10045	0.75	7533.8
0	0	0.00	0.0
0	0	0.80	0.0
ΣA	10045	ΣCA	7533.8

Stormwater Detention Design: North East Catchment Area , Council Modelling for a 1 : 5 Year Event
 Ref: 2012_041 Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	55.92
Effective Area (ΣCA)	7533.8
Time of Concentration	10 mins
Average Recurrence Interval (ARI)	5 Year
Maximum Storage Capacity Required (m^3)	44.765

**It is proposed to have a minimum on-site storage of 45 m3 via on-site retardation basins.
 to satisfy the 1 : 5 Year event for the Nth East catchment of the site.**

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the North East Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

SACS

20th Aug 2013

Stormwater Detention Design: North East Catchment Area , Council Modelling for a 1 : 5 Year Event

Ref: 2012_041

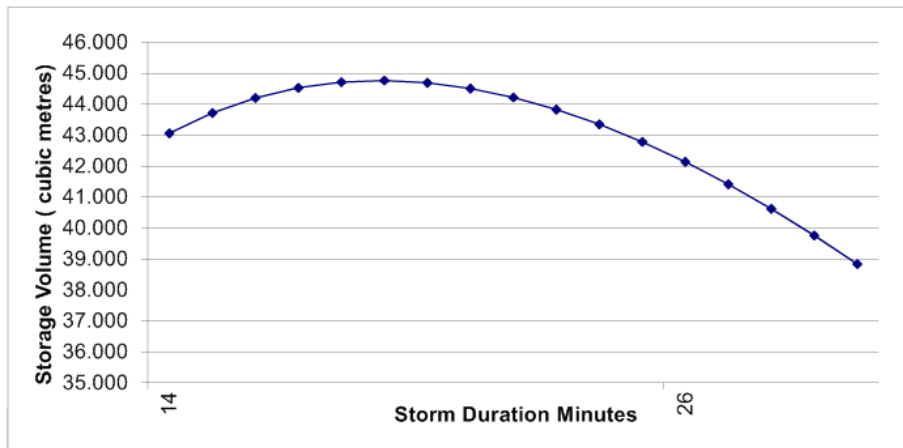
Page: 4 of 4

Effective Area	0.75 Ha	7533.8 sq m
Time of Conc.	6 min	
Outflow (Full no head)	0.055917167 cu.m/s	55.92 l/s
Outflow (Full with head)	0.055917167 cu.m/s	
Return Period	5	

SALE

a	b	c	d	e	f	g
3.24E+00	-6.32E-01	-4.63E-02	7.83E-03	2.08E-03	-1.62E-04	-6.83E-05

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	106.24	0.22	1.51	4.49	-3	14.888
4.00	96.18	0.20	1.67	4.33	-2	20.349
5.00	88.62	0.19	1.81	4.19	-1	24.799
6.00	82.62	0.17	1.94	4.06	0	28.496
7.00	77.70	0.16	2.06	3.94	1	31.600
8.00	73.55	0.15	2.18	3.82	2	34.220
9.00	69.97	0.15	2.29	3.71	3	36.432
10.00	66.84	0.14	2.40	3.60	4	38.296
11.00	64.07	0.13	2.50	3.50	5	39.857
12.00	61.60	0.13	2.60	3.40	6	41.153
13.00	59.36	0.12	2.70	3.30	7	42.212
14.00	57.33	0.12	2.80	3.20	8	43.060
15.00	55.47	0.12	2.89	3.11	9	43.718
16.00	53.76	0.11	2.98	3.02	10	44.203
17.00	52.18	0.11	3.07	2.93	11	44.531
18.00	50.72	0.11	3.16	2.84	12	44.714
19.00	49.35	0.10	3.25	2.75	13	44.765
20.00	48.08	0.10	3.33	2.67	14	44.693
21.00	46.88	0.10	3.42	2.58	15	44.508
22.00	45.76	0.10	3.50	2.50	16	44.218
23.00	44.70	0.09	3.59	2.41	17	43.830
24.00	43.70	0.09	3.67	2.33	18	43.350
25.00	42.75	0.09	3.75	2.25	19	42.784
26.00	41.86	0.09	3.83	2.17	20	42.138
27.00	41.00	0.09	3.91	2.09	21	41.416
28.00	40.19	0.08	3.99	2.01	22	40.622
29.00	39.42	0.08	4.07	1.93	23	39.761
30.00	38.68	0.08	4.14	1.86	24	38.837
				Max		44.765



Tyers -Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE

VICROADS MODELLING FOR NTH EAST CATCHMENT
1 IN 50 YEAR EVENT

Stormwater Detention Design: VICROADS MODELLING FOR NTH EAST CATCHMENT,

Ref: 2013_041

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Latrobe City Council Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{PSD}) from the site for a 1 in 50 year storm for a Time of Concentration (T_c) of 10 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{PSD}) rate and the discharge from the developed site in a 1 in 50 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{PSD})

$$Q_{PSD} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 50 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, I₅₀ = 132 mm/hr based on T_c = 10 mins and AR&R parameters for TYERS (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	10045	0.30	3013.5
0			
ΣA	10045	ΣCA	3013.5

$$Q_{psd} = \frac{CAI}{3600} = \frac{3013.5 \times 132}{3600} = 110.50 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	10045	0.75	7533.8
0	0	0.00	0.0
0	0	0.80	0.0
ΣA	10045	ΣCA	7533.8

Stormwater Detention Design: VICROADS MODELLING FOR NTH EAST CATCHMENT,
Ref: 2013_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	110.50
Effective Area (ΣCA)	7533.8
Time of Concentration	10 mins
Average Recurrence Interval (ARI)	50 Year
Maximum Storage Capacity Required (m^3)	86.894

It is proposed to have a minimum on-site storage of 87 m³ via on-site retardation basin to satisfy VicRoads requirements for a 1 : 50 Year event.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the Nth East Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

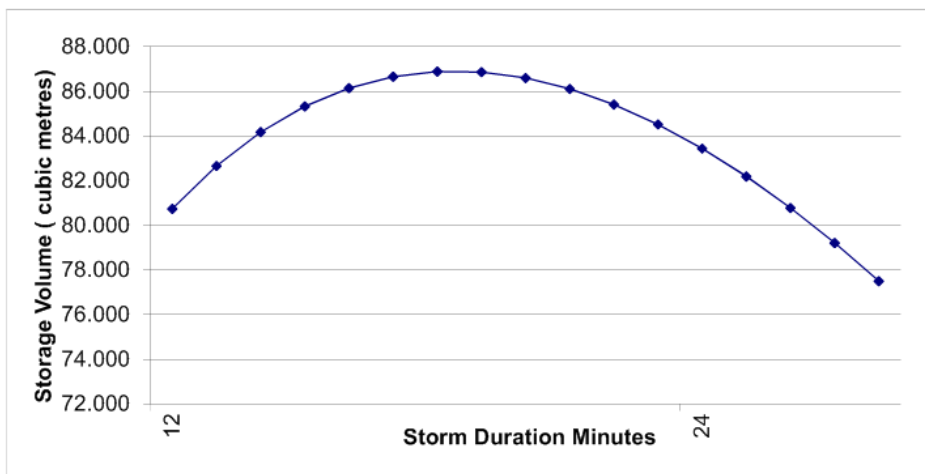
SACS
20th August 2013

**Stormwater Detention Design: VICROADS MODELLING FOR NTH EAST CATCHMENT,
Ref: 2013_041**

Effective Area	0.75 Ha	7533.8 sq m
Time of Conc.	6 min	
Outflow (Full no head)	0.110495 cu.m/s	110.50 l/s
Outflow (Full with head)	0.110495 cu.m/s	
Return Period	5	

Tyers						
a	b	c	d	e	f	g
3.89E+00	-6.72E-01	-7.13E-02	5.30E-03	5.42E-03	2.46E-04	-2.25E-04

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	208.26	0.44	1.52	4.48	-3	28.866
4.00	190.97	0.40	1.66	4.34	-2	40.616
5.00	176.31	0.37	1.80	4.20	-1	49.673
6.00	164.20	0.34	1.93	4.07	0	56.942
7.00	154.13	0.32	2.06	3.94	1	62.911
8.00	145.61	0.30	2.18	3.82	2	67.875
9.00	138.29	0.29	2.29	3.71	3	72.023
10.00	131.92	0.28	2.40	3.60	4	75.490
11.00	126.30	0.26	2.51	3.49	5	78.372
12.00	121.30	0.25	2.61	3.39	6	80.743
13.00	116.79	0.24	2.71	3.29	7	82.663
14.00	112.72	0.24	2.81	3.19	8	84.179
15.00	108.99	0.23	2.91	3.09	9	85.329
16.00	105.58	0.22	3.00	3.00	10	86.147
17.00	102.43	0.21	3.09	2.91	11	86.660
18.00	99.51	0.21	3.18	2.82	12	86.894
19.00	96.79	0.20	3.27	2.73	13	86.868
20.00	94.25	0.20	3.36	2.64	14	86.603
21.00	91.87	0.19	3.45	2.55	15	86.114
22.00	89.64	0.19	3.53	2.47	16	85.416
23.00	87.53	0.18	3.62	2.38	17	84.522
24.00	85.54	0.18	3.70	2.30	18	83.445
25.00	83.66	0.18	3.79	2.21	19	82.195
26.00	81.87	0.17	3.87	2.13	20	80.783
27.00	80.17	0.17	3.95	2.05	21	79.217
28.00	78.55	0.16	4.03	1.97	22	77.505
					Max	86.894



**Tyers-Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE**

**North West Catchment Area
Council Modelling for a 1 : 5 Year Event**

Stormwater Detention Design: North West Catchment Area , Council Modelling for a 1 : 5 Year Event
Ref: 2012_041 **Page: 2 of 4**

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Infrastructure Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{psd}) from the site for a 1 in 5 year storm for a Time of Concentration (T_c) of 10 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{psd}) rate and the discharge from the developed site in a 1 in 5 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{psd})

$$Q_{psd} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 5 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, I = 66.8 mm/hr based on T_c = 10 mins and AR&R parameters for Tyers (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	9092	0.30	2727.6
ΣA	9092	ΣCA	2727.6

$$Q_{psd} = \frac{CAI}{3600} = \frac{2727.6 \times 66.8}{3600} = 50.61 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	9092	0.75	6819.0
ΣA	9092	ΣCA	6819.0

Stormwater Detention Design: North West Catchment Area , Council Modelling for a 1 : 5 Year Event
 Ref: 2012_041 Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	50.61
Effective Area (ΣCA)	6819.0
Time of Concentration	10 mins
Average Recurrence Interval (ARI)	5 Year
Maximum Storage Capacity Required (m^3)	40.518

It is proposed to have a minimum on-site storage of 41 m³ via on-site retardation basins to satisfy the 1 : 5 Year event for the North West catchment of the site.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the Southern Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

SACS

20th Aug 2013

Stormwater Detention Design: North West Catchment Area , Council Modelling for a 1 : 5 Year Event

Ref: 2012_041

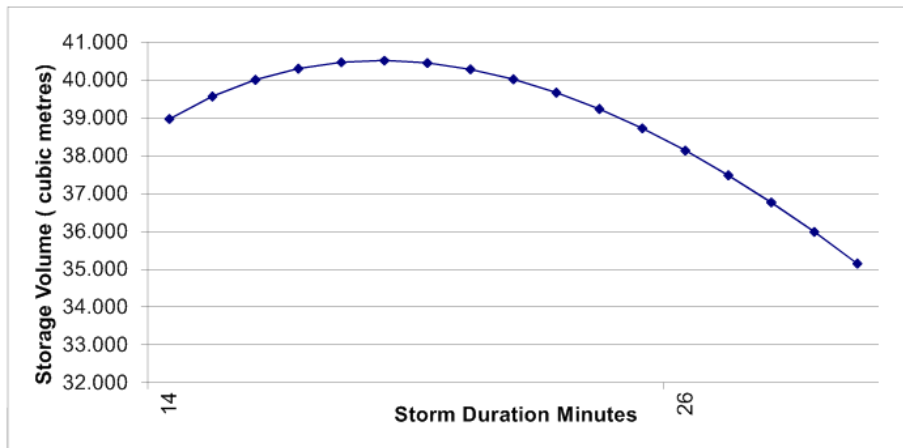
Page: 4 of 4

Effective Area 0.68 Ha 6819.0 sq m
 Time of Conc. 6 min
 Outflow (Full no head) 0.050612133 cu.m/s 50.61 l/s
 Outflow (Full with head) 0.050612133 cu.m/s
 Return Period 5

SALE

a 3.24E+00 b -6.32E-01 c -4.63E-02 d 7.83E-03 e 2.08E-03 f -1.62E-04 g -6.83E-05

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	106.24	0.20	1.51	4.49	-3	13.476
4.00	96.18	0.18	1.67	4.33	-2	18.419
5.00	88.62	0.17	1.81	4.19	-1	22.446
6.00	82.62	0.16	1.94	4.06	0	25.793
7.00	77.70	0.15	2.06	3.94	1	28.602
8.00	73.55	0.14	2.18	3.82	2	30.973
9.00	69.97	0.13	2.29	3.71	3	32.975
10.00	66.84	0.13	2.40	3.60	4	34.662
11.00	64.07	0.12	2.50	3.50	5	36.076
12.00	61.60	0.12	2.60	3.40	6	37.248
13.00	59.36	0.11	2.70	3.30	7	38.207
14.00	57.33	0.11	2.80	3.20	8	38.975
15.00	55.47	0.11	2.89	3.11	9	39.570
16.00	53.76	0.10	2.98	3.02	10	40.009
17.00	52.18	0.10	3.07	2.93	11	40.306
18.00	50.72	0.10	3.16	2.84	12	40.472
19.00	49.35	0.09	3.25	2.75	13	40.518
20.00	48.08	0.09	3.33	2.67	14	40.453
21.00	46.88	0.09	3.42	2.58	15	40.286
22.00	45.76	0.09	3.50	2.50	16	40.023
23.00	44.70	0.08	3.59	2.41	17	39.672
24.00	43.70	0.08	3.67	2.33	18	39.237
25.00	42.75	0.08	3.75	2.25	19	38.725
26.00	41.86	0.08	3.83	2.17	20	38.140
27.00	41.00	0.08	3.91	2.09	21	37.486
28.00	40.19	0.08	3.99	2.01	22	36.768
29.00	39.42	0.07	4.07	1.93	23	35.989
30.00	38.68	0.07	4.14	1.86	24	35.153
				Max		40.518



Tyers -Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE

VICROADS MODELLING FOR NTH WEST CATCHMENT
1 IN 50 YEAR EVENT

Stormwater Detention Design: VICROADS MODELLING FOR NTH WEST CATCHMENT,

Ref: 2013_041

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Latrobe City Council Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{PSD}) from the site for a 1 in 50 year storm for a Time of Concentration (T_c) of 10 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{PSD}) rate and the discharge from the developed site in a 1 in 50 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{PSD})

$$Q_{PSD} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 50 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, I₅₀ = 132 mm/hr based on T_c = 10 mins and AR&R parameters for TYERS (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	9092	0.30	2727.6
0			
ΣA	9092	ΣCA	2727.6

$$Q_{psd} = \frac{CAI}{3600} = \frac{2727.6 \times 132}{3600} = 100.01 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	9092	0.75	6819.0
0	0	0.00	0.0
0	0	0.80	0.0
ΣA	9092	ΣCA	6819.0

Stormwater Detention Design: VICROADS MODELLING FOR NTH WEST CATCHMENT,

Ref: 2013_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	100.01
Effective Area (ΣCA)	6819.0
Time of Concentration	20 mins
Average Recurrence Interval (ARI)	50 Year
Maximum Storage Capacity Required (m^3)	78.650

It is proposed to have a minimum on-site storage of 80 m3 via on-site retardation basin to satisfy VicRoads requirements for a 1 : 50 Year event.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the Nth West Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

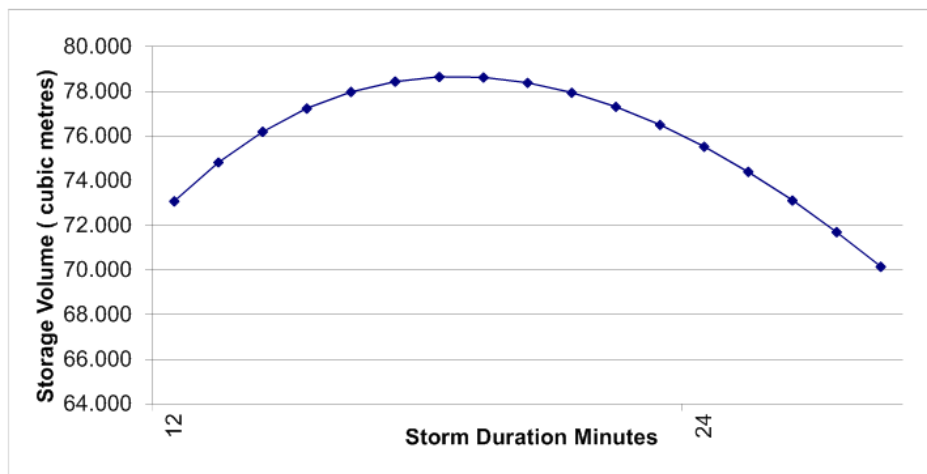
SACS**20th August 2013**

**Stormwater Detention Design: VICROADS MODELLING FOR NTH WEST CATCHMENT,
Ref: 2013_041**

Effective Area	0.68 Ha	6819.0 sq m
Time of Conc.	6 min	
Outflow (Full no head)	0.100012 cu.m/s	100.01 l/s
Outflow (Full with head)	0.100012 cu.m/s	
Return Period	5	

Tyers						
a	b	c	d	e	f	g
3.89E+00	-6.72E-01	-7.13E-02	5.30E-03	5.42E-03	2.46E-04	-2.25E-04

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	208.26	0.39	1.52	4.48	-3	26.127
4.00	190.97	0.36	1.66	4.34	-2	36.763
5.00	176.31	0.33	1.80	4.20	-1	44.960
6.00	164.20	0.31	1.93	4.07	0	51.539
7.00	154.13	0.29	2.06	3.94	1	56.943
8.00	145.61	0.28	2.18	3.82	2	61.435
9.00	138.29	0.26	2.29	3.71	3	65.190
10.00	131.92	0.25	2.40	3.60	4	68.328
11.00	126.30	0.24	2.51	3.49	5	70.936
12.00	121.30	0.23	2.61	3.39	6	73.083
13.00	116.79	0.22	2.71	3.29	7	74.821
14.00	112.72	0.21	2.81	3.19	8	76.192
15.00	108.99	0.21	2.91	3.09	9	77.233
16.00	105.58	0.20	3.00	3.00	10	77.974
17.00	102.43	0.19	3.09	2.91	11	78.438
18.00	99.51	0.19	3.18	2.82	12	78.650
19.00	96.79	0.18	3.27	2.73	13	78.627
20.00	94.25	0.18	3.36	2.64	14	78.386
21.00	91.87	0.17	3.45	2.55	15	77.944
22.00	89.64	0.17	3.53	2.47	16	77.312
23.00	87.53	0.17	3.62	2.38	17	76.503
24.00	85.54	0.16	3.70	2.30	18	75.528
25.00	83.66	0.16	3.79	2.21	19	74.397
26.00	81.87	0.16	3.87	2.13	20	73.119
27.00	80.17	0.15	3.95	2.05	21	71.701
28.00	78.55	0.15	4.03	1.97	22	70.152
					Max	78.650



**Tyers-Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE**

**South Catchment Area
Council Modelling for a 1 : 5 Year Event**

Stormwater Detention Design: South Catchment Area , Council Modelling for a 1 : 5 Year Event

Ref: 2012_041

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Infrastructure Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{psd}) from the site for a 1 in 5 year storm for a Time of Concentration (T_c) of 20 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{psd}) rate and the discharge from the developed site in a 1 in 5 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{psd})

$$Q_{psd} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 5 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, I = 48.1 mm/hr based on T_c = 20 mins and AR&R parameters for Tyers (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	54462	0.30	16338.6
ΣA	54462	ΣCA	16338.6

$$Q_{psd} = \frac{CAI}{3600} = \frac{16338.6 \times 48.1}{3600} = 218.30 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	54462	0.75	40846.5
0	0	0.00	0.0
0	0	0.80	0.0
ΣA	54462	ΣCA	40846.5

Stormwater Detention Design: South Catchment Area , Council Modelling for a 1 : 5 Year Event

Ref: 2012_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	218.30
Effective Area (ΣCA)	40846.5
Time of Concentration	20 mins
Average Recurrence Interval (ARI)	5 Year
Maximum Storage Capacity Required (m^3)	358.444

It is proposed to have a minimum on-site storage of 360 m3 via on-site retardation basins. to satisfy the 1 : 5 Year event for the Southern catchment of the site.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the Southern Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

SACS**20th Aug 2013**

Stormwater Detention Design: South Catchment Area , Council Modelling for a 1 : 5 Year Event

Ref: 2012_041

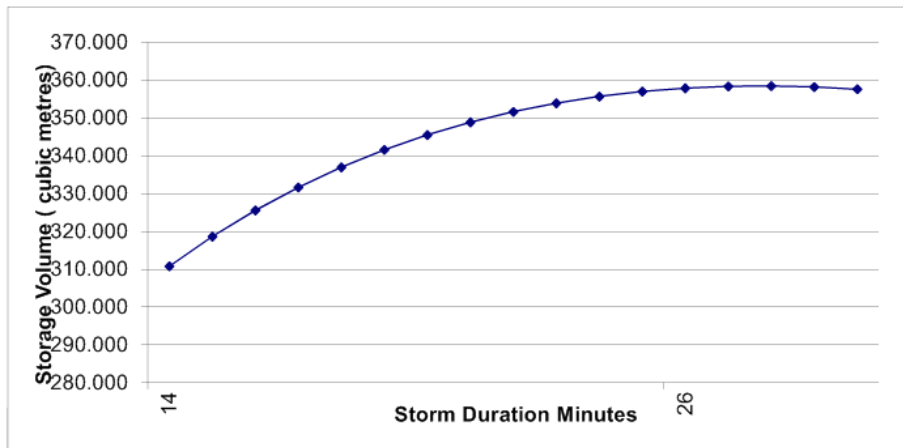
Page: 4 of 4

Effective Area	4.08 Ha	40846.5 sq m
Time of Conc.	6 min	
Outflow (Full no head)	0.21830185 cu.m/s	218.30 l/s
Outflow (Full with head)	0.21830185 cu.m/s	
Return Period	5	

SALE

a	b	c	d	e	f	g
3.24E+00	-6.32E-01	-4.63E-02	7.83E-03	2.08E-03	-1.62E-04	-6.83E-05

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	106.24	1.21	1.09	4.91	-3	113.335
4.00	96.18	1.09	1.20	4.80	-2	146.652
5.00	88.62	1.01	1.30	4.70	-1	174.624
6.00	82.62	0.94	1.40	4.60	0	198.612
7.00	77.70	0.88	1.49	4.51	1	219.457
8.00	73.55	0.83	1.57	4.43	2	237.729
9.00	69.97	0.79	1.65	4.35	3	253.839
10.00	66.84	0.76	1.73	4.27	4	268.098
11.00	64.07	0.73	1.80	4.20	5	280.748
12.00	61.60	0.70	1.87	4.13	6	291.983
13.00	59.36	0.67	1.94	4.06	7	301.961
14.00	57.33	0.65	2.01	3.99	8	310.813
15.00	55.47	0.63	2.08	3.92	9	318.651
16.00	53.76	0.61	2.15	3.85	10	325.569
17.00	52.18	0.59	2.21	3.79	11	331.647
18.00	50.72	0.58	2.28	3.72	12	336.956
19.00	49.35	0.56	2.34	3.66	13	341.559
20.00	48.08	0.55	2.40	3.60	14	345.508
21.00	46.88	0.53	2.46	3.54	15	348.853
22.00	45.76	0.52	2.52	3.48	16	351.637
23.00	44.70	0.51	2.58	3.42	17	353.896
24.00	43.70	0.50	2.64	3.36	18	355.667
25.00	42.75	0.49	2.70	3.30	19	356.981
26.00	41.86	0.47	2.76	3.24	20	357.864
27.00	41.00	0.47	2.82	3.18	21	358.344
28.00	40.19	0.46	2.87	3.13	22	358.444
29.00	39.42	0.45	2.93	3.07	23	358.184
30.00	38.68	0.44	2.98	3.02	24	357.585
				Max		358.444



**Tyers -Walhalla Rd, TYERS
STORMWATER DETENTION DESIGN - ROAD RESERVE**

**VICROADS MODELLING FOR STH CATCHMENT
1 IN 50 YEAR EVENT**

Stormwater Detention Design: VICROADS MODELLING FOR STH CATCHMENT,
Ref: 2013_041

Page: 2 of 4

1. AIM:

To demonstrate on-site detention system for the proposed development that will ensure that post development flows do not exceed predevelopment flows for the Road Reserves in the Estate.

2. OBJECTIVE:

To model the nominated storm event using the Latrobe City Council Design Manual and nominate the size of the on site detention system required.

3. REFERENCES:

- Latrobe City Council Design Guidelines Ver 3.22 Aug 2010
- Australian Rainfall & Runoff Volume 2, Institute of Engineers, Australia.
- Feature survey of the existing site conditions undertaken by Millar Merrigan

4. DESIGN METHODOLOGY

- (a) To calculate the existing stormwater discharge (Q_{PSD}) from the site for a 1 in 50 year storm for a Time of Concentration (T_c) of 20 minutes.
- (b) Store the difference between the existing stormwater discharge (Q_{PSD}) rate and the discharge from the developed site in a 1 in 50 year storm event.

5. PRE DEVELOPED DESIGN FLOW (Q_{PSD})

$$Q_{PSD} = \frac{CAI}{3600} \quad \text{where:} \quad \begin{array}{l} C = \text{Undeveloped coefficient of runoff} \\ A = \text{Site Area (m}^2\text{)} \\ I = \text{Rainfall Intensity for 1 in 50 year storm (mm/hr)} \end{array}$$

Rainfall Intensity, I₅₀ = 94.3 mm/hr based on T_c = 20 mins and AR&R parameters for TYERS (refer attached documentation)

PREDEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Existing Undeveloped Land	54462	0.30	16338.6
ΣA	54462	ΣCA	16338.6

$$Q_{psd} = \frac{CAI}{3600} = \frac{16338.6 \times 94.3}{3600} = 427.98 \text{ l/s}$$

6. DEVELOPED SITE CONDITIONS

Consideration	Area (A, m ²)	Coefficient (C)	CA
Road Reserve	54462	0.75	40846.5
ΣA	54462	ΣCA	40846.5

Stormwater Detention Design: VICROADS MODELLING FOR STH CATCHMENT,
Ref: 2013_041

Page: 3 of 4

7. DETENTION SYSTEM CAPACITY

Permissible Site Discharge (Q_{psd}) l/s	427.98
Effective Area (ΣCA)	40846.5
Time of Concentration	20 mins
Average Recurrence Interval (ARI)	50 Year
Maximum Storage Capacity Required (m^3)	698.732

It is proposed to have a minimum on-site storage of 700 m3 via on-site retardation basin to satisfy VicRoads requirements for a 1 : 50 Year event.

9. ATTACHMENTS

- Typical Engineering Detention Plan prepared by Simon Anderson Consultants P/L
- Spreadsheet model of detention capacity requirement

10. GENERAL ADVICE

Simon Anderson Consultants has undertaken the design of the stormwater detention system to demonstrate the onsite detention required for the Road Reserves of the development. It has been determined that a restriction of the stormwater flows from the subdivision is required in this instance as per Item 7 details.

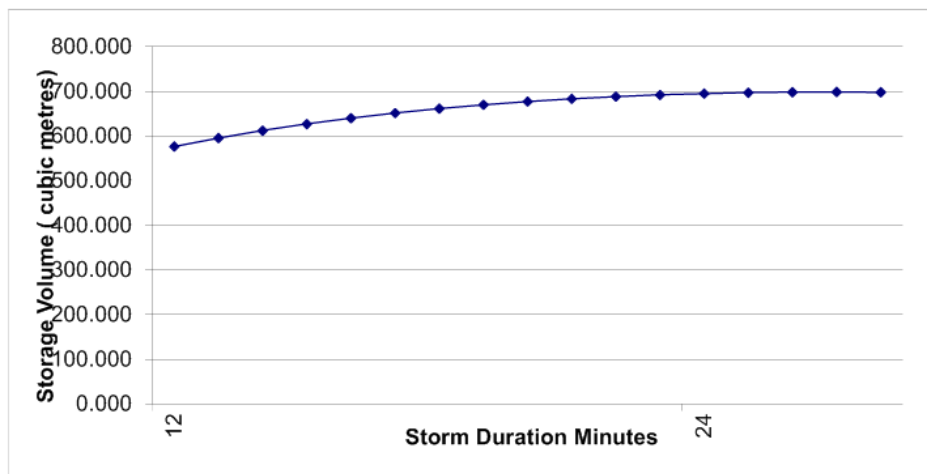
SACS
20th August 2013

**Stormwater Detention Design: VICROADS MODELLING FOR STH CATCHMENT,
Ref: 2013_041**

Effective Area 4.08 Ha 40846.5 sq m
 Time of Conc. 6 min
 Outflow (Full no head) 0.42798055 cu.m/s 427.98 l/s
 Outflow (Full with head) 0.42798055 cu.m/s
 Return Period 5

Tyers						
a	b	c	d	e	f	g
3.89E+00	-6.72E-01	-7.13E-02	5.30E-03	5.42E-03	2.46E-04	-2.25E-04

Time	I	Q	a	b	c	Storage
Min	mm/hr	cu.m/s	min	min	min	cu.m
3.00	208.26	2.36	1.09	4.91	-3	222.127
4.00	190.97	2.17	1.19	4.81	-2	293.678
5.00	176.31	2.00	1.28	4.72	-1	350.618
6.00	164.20	1.86	1.38	4.62	0	397.963
7.00	154.13	1.75	1.47	4.53	1	438.376
8.00	145.61	1.65	1.55	4.45	2	473.437
9.00	138.29	1.57	1.64	4.36	3	504.170
10.00	131.92	1.50	1.72	4.28	4	531.284
11.00	126.30	1.43	1.79	4.21	5	555.294
12.00	121.30	1.38	1.87	4.13	6	576.596
13.00	116.79	1.33	1.94	4.06	7	595.500
14.00	112.72	1.28	2.01	3.99	8	612.254
15.00	108.99	1.24	2.08	3.92	9	627.067
16.00	105.58	1.20	2.14	3.86	10	640.112
17.00	102.43	1.16	2.21	3.79	11	651.538
18.00	99.51	1.13	2.27	3.73	12	661.473
19.00	96.79	1.10	2.34	3.66	13	670.029
20.00	94.25	1.07	2.40	3.60	14	677.304
21.00	91.87	1.04	2.46	3.54	15	683.387
22.00	89.64	1.02	2.52	3.48	16	688.355
23.00	87.53	0.99	2.59	3.41	17	692.280
24.00	85.54	0.97	2.65	3.35	18	695.225
25.00	83.66	0.95	2.71	3.29	19	697.247
26.00	81.87	0.93	2.76	3.24	20	698.400
27.00	80.17	0.91	2.82	3.18	21	698.732
28.00	78.55	0.89	2.88	3.12	22	698.287
					Max	698.732





CMA Application No: WG-F-2011-0324-DE
 Your Ref No: 15533/3.1 sm:bn
 Date: 29 November 2011

Simon Merrigan
 Millar Merrigan
 PO Box 247
 Croydon, VIC 3136

Dear Simon,

Application Number (CMA Ref): WG-F-2011-0324-DE

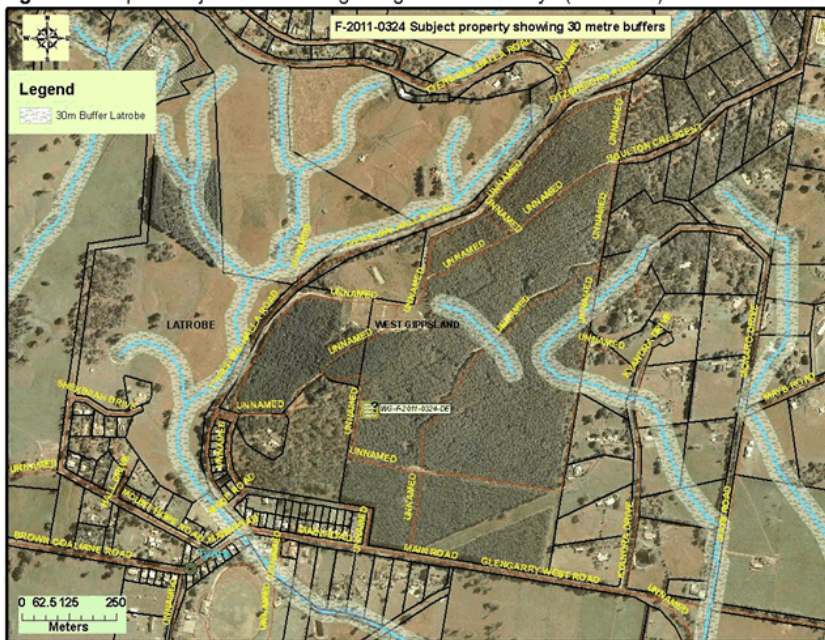
Location Street: Main & Walhalla Road, Tyers, VIC 3844

Cadastral: Lot 1, PS449977, Parish of Boola Boola
 Also Lot 1 PS424861 & Lot 2 PS603049

Regarding: Request for removal of designated waterways

Thank you for your enquiry, received at the West Gippsland Catchment Management Authority on the 7th of November 2011. The Authority understands that you are seeking to have two designated waterways removed as shown in Figure 1.

Figure 1. Map of subject site showing designated waterways (blue lines) and 30 metre buffer either side of the waterway.



The Authority notes that one of the designated waterways appears to be a mapping anomaly (e.g. a 300 metre long centrally located waterway running north-west to south-east. With this in mind, the Authority agrees that this blue line is a mapping anomaly and any future assessment will not include this waterway.

The Authority notes you have requested that a second waterway along the eastern boundary be reviewed. While you mention that there is no evidence of regular flow along this waterway, this is insufficient justification for determining a designated waterway. Of the 40,000 kilometres of designated waterways in the Authority's region, the majority of these are ephemeral waterways which flow at irregular intervals. An inspection on site and a desktop assessment has determined that the catchment upstream of this area is less than 5 hectares. The Authority is satisfied that this waterway is of low ecological and hydrological value.

With the above information in mind, combined with land survey provided by you, the Authority will not have any requirements or place any conditions on the land currently mapped as designated waterways in any future development proposals for this property.

Should you have any queries, please do not hesitate to contact myself or Geoff Taylor on 1300 094 262. To assist the CMA in handling any enquiries please quote **WG-F-2011-0324-DE** in your correspondence with us.

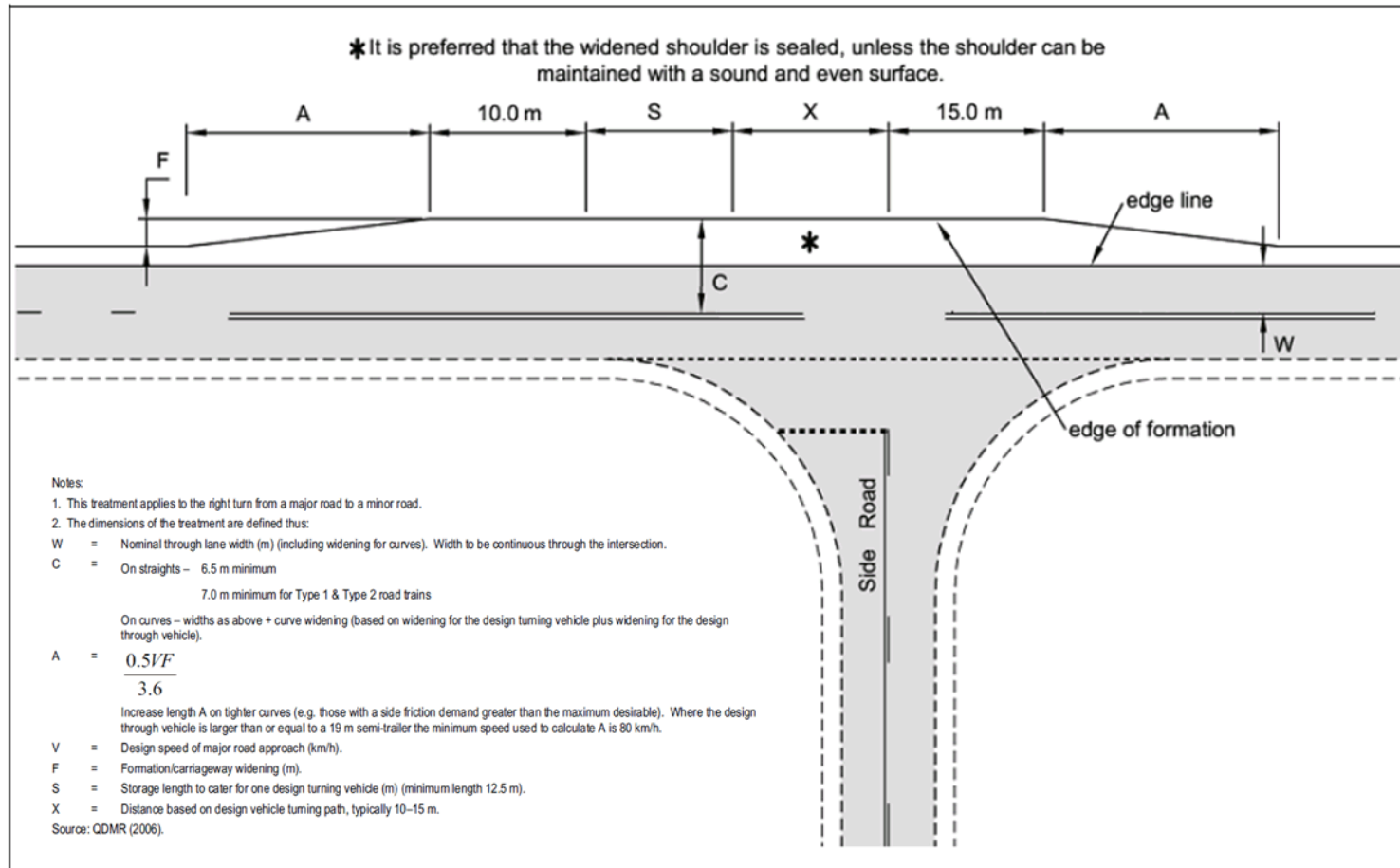
Yours sincerely,



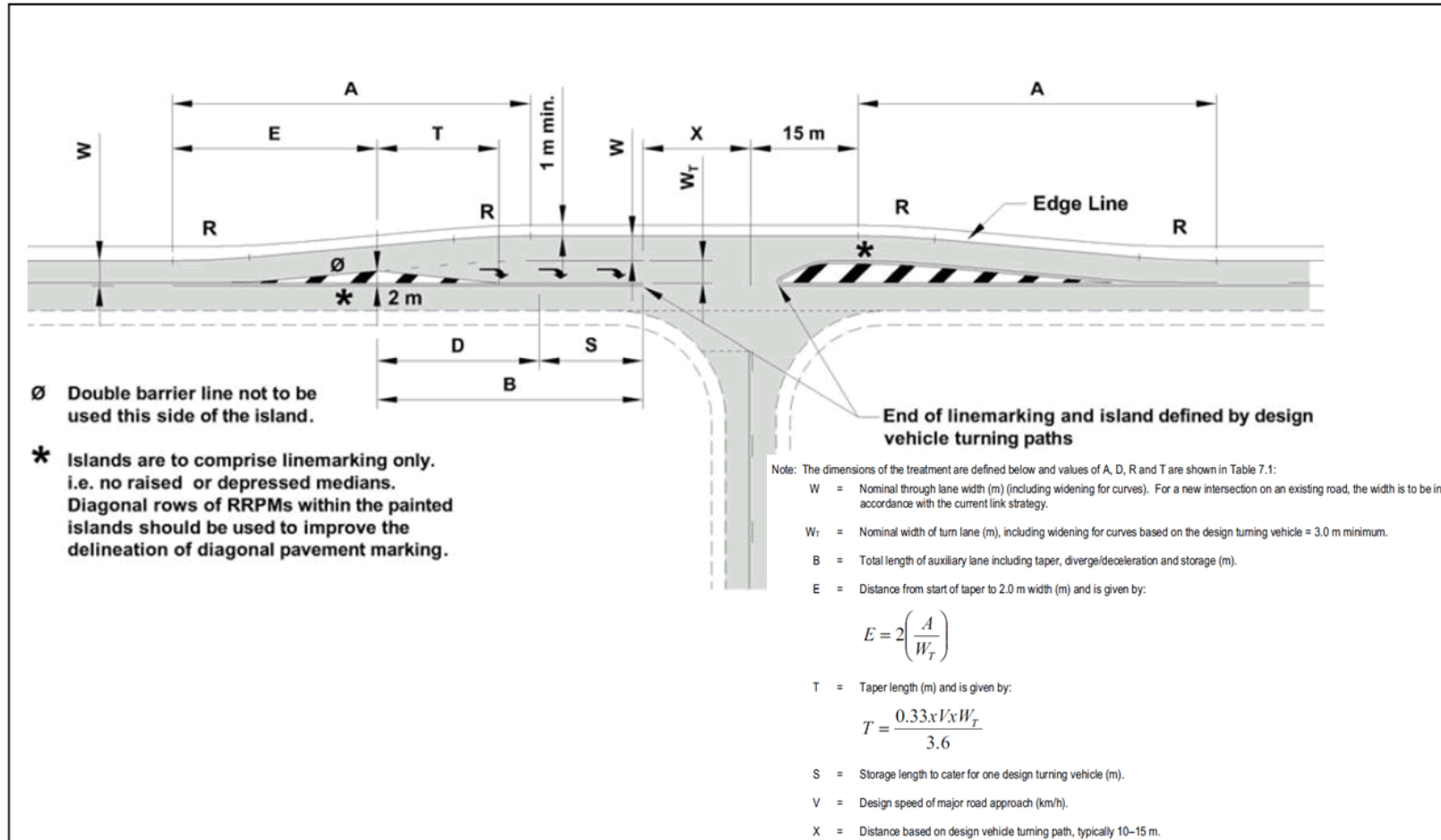
Adam Dunn
Land Planning Manager

The information contained in this correspondence is subject to the disclaimers and definitions attached.

Proposed Intersections



Basic right (BAR) turn treatment on a two-lane rural road (Access on to Tyers-Walhalla Rd)



Channelised right-turn treatment CHR(S) (Access onto Moe Glengarry Rd)

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

14.2 PLANNING PERMIT APPLICATION NO. 2015/127 TWO (2) LOT SUBDIVISION AT 421 HAZELWOOD ROAD, HAZELWOOD NORTH

General Manager

**Planning & Economic
Sustainability**

For Decision

PURPOSE

The purpose of this report is for Council to consider Planning Permit Application 2015/127 for a two lot subdivision of 421 Hazelwood Road, Hazelwood North (Lot 2 LP 145488).

The application is to be heard at an Ordinary Council meeting as requested by a Councillor under the current delegation process.

EXECUTIVE SUMMARY

The application seeks a permit for the subdivision of the land in the Farming Zone. It is considered that the applicant has not provided adequate justification for the subdivision and its approval would not be for the benefit of agriculture or the community, but for the financial gain of the one of the owners.

The proposal is deemed to be inconsistent with policy considerations and relevant decision guidelines of the Latrobe Planning Scheme and the application is therefore recommended for refusal.

RECOMMENDATION

That Council issues a notice of refusal to grant a planning permit for a two lot subdivision at 421 Hazelwood Road, Hazelwood North (Lot 2 LP 145488), on the following grounds:

- a) The proposal is inconsistent with Clause 10.02 (Goal), Clause 11.05-3 (Rural Productivity), Clause 14.01-1 (Protection of Agricultural Land), Clause 14.01-2 (Sustainable Agricultural Land Use) and Clause 14.03 (Resource Exploration and Extraction) of the State Planning Policy Framework.
- b) The proposal is inconsistent with key issues identified in the Municipal Strategic Framework at Clause 21.07-3 (Coal Resources Overview) and Clause 21.07-5 (Agricultural Overview).
- c) The proposal is inconsistent with the 'Purpose' and Decision Guidelines of Clause 35.07 Farming Zone.
- d) The proposal is inconsistent with the 'Purpose' and Decision Guidelines of Clause 44.07 State Resources Overlay Schedule 1.
- e) The proposal is inconsistent with Clause 65 (Decision Guidelines).

COUNCIL MOTION

Moved: Cr Harriman
Seconded: Cr Gibson

That Council grants a planning permit for a two (2) lot subdivision within the Farming Zone and subdivision of land adjacent to a road in a Road Zone, Category 1 at 421 Hazelwood Road, Hazelwood North (Lot 2 LP 145488).

1. Standard Conditions

The layout of the subdivision as shown on the endorsed plan must not be altered without the permission of the Responsible Authority.

2. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

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

4. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with section 8 of that Act.

Ausnet Services Conditions

- 5. a) Enter in an agreement with AusNet Electricity Services Pty Ltd for supply of electricity to each lot on the endorsed plan.**
- b) Enter into an agreement with AusNet Electricity Services Pty Ltd for the rearrangement of the existing electricity supply system.**
- c) Enter into an agreement with AusNet Electricity Services Pty Ltd for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by AusNet Electricity Services Pty Ltd.**

- d) Provide easements satisfactory to AusNet Electricity Services Pty Ltd for the purpose of "Power Line" in the favour of "AusNet Electricity Services Pty Ltd" pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing AusNet Electricity Services Pty Ltd electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.
- e) Obtain for the use of AusNet Electricity Services Pty Ltd any other easement required to service the lots.
- f) Adjust the position of any existing AusNet Electricity Services Pty Ltd easement to accord with the position of the electricity line(s) as determined by survey.
- g) Set aside on the plan of subdivision Reserves for the use of AusNet Electricity Services Pty Ltd
- h) Provide survey plans for any electric substations required by AusNet Electricity Services Pty Ltd and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AusNet Electricity Services Pty Ltd requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the Transfer of Land Act prior to the registration of the plan of subdivision.
- i) Provide to AusNet Electricity Services Pty Ltd a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.
- j) Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AusNet Electricity Services Pty Ltd. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity Safety Act 1998.
- k) Ensure that all necessary auditing is completed to the satisfaction of AusNet Electricity Services Pty Ltd to allow the new network assets to be safely connected to the distribution network.

Expiry Condition

- 6. This permit will expire if:
 - a) the plan of subdivision is not certified within 2 years of the date of this permit; or
 - b) the registration of the subdivision is not completed within 5 years of certification.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

The Responsible Authority may extend the time if a request is made in writing before the permit expires or within six months of expiry of permit.

Note: The commencement of the subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of the plan, and completion is regarded as the registration of the plan.

Note 1. The land to which this permit applies is identified in the Latrobe Planning Scheme as containing a coal resource of State significance. The Mineral Resources (Sustainable Development) Act 1990 allows the Minister administering the Act to grant a mining licence over the coal resource which, subject to obtaining all relevant consents, may result in mining. Should you require any additional information please contact DEDJTR on 136 186.

Note 2. VicRoads has no objection to the planning permit for the subdivision. However if the land use changes or intensifies or a dwelling is to be constructed on the land, a planning permit will be required under clause 52.29 of the planning scheme.

For: Councillors Rossiter, White, Sindt, O'Callaghan, Kam, Harriman, Gibbons and Gibson

Against: Councillor Middlemiss

CARRIED

DECLARATION OF INTERESTS

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives – Built Environment

In 2026, Latrobe Valley benefits from a well-planned built environment that is complimentary to its surroundings and which provides for connected and inclusive community.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

Latrobe City Council Plan 2013 - 2017

Strategic Objectives – Built Environment

- *Promote and support high quality urban design within the built environment; and*
- *Ensure proposed developments enhance the liveability of Latrobe City, and provide for a more sustainable community.*

Theme and Objectives

Theme 5: Planning for the future

Strategic Direction

Provide efficient and effective planning services and decision making to encourage development and new investment opportunities.

Plan and coordinate the provision of key services and essential infrastructure to support new growth and developments.

Legislation

Local Government Act 1989

Planning and Environment Act 1987

Subdivision Act 1988

SUMMARY

Land: 421 Hazelwood Road, Hazelwood North known as Lot 2 LP 145488.

Proponent: P A Black
C/- Beveridge Williams & Co Pty Ltd

Zoning: Farming Zone (FZ)

Overlay: State Resources Overlay Schedule 1 (SRO1)

Pursuant to Clause 35.07-3 of the Latrobe Planning Scheme (the Scheme) a planning permit is required to subdivide land in the Farming Zone. Each lot must be at least 40 hectares.

Pursuant to Clause 52.29 Land Adjacent to a Road Zone Category 1, a permit is required to subdivide land adjacent to a road in a Road Zone, Category 1.

A site context plan is included as Attachment 1 of this report.

PROPOSAL

It is proposed to subdivide the land into two lots as follows:

- Lot 1 would be 82.93 ha. It would have frontage to Hazelwood Road along its western boundary and frontage to an unnamed government road along its northern boundary. Vehicle access would be obtained from the government road via the existing driveway of the dwelling to the north and the existing made portion of the government road. The lot would contain existing agricultural shedding and would have an existing electricity easement run diagonally through it from the north-west corner to south-east corner.
- Lot 2 would be approximately 40.47 hectares. It would also have frontage to Hazelwood Road with vehicle access to the lot to be gained via the existing driveway and gate. The lot would be vacant.

The report submitted with the application justifies the subdivision as follows:

“The subject land was bequeathed to Peter [the applicant] and his sister Elizabeth by their late mother in accordance with the requirements of her Will. The transfer of the title was finalised in January 2012 and since this time Peter has continued to farm the land in conjunction with the balance of his holdings. Elizabeth and her husband reside in Andrews Street, Morwell and have no direct involvement in the Black family farming operation. Elizabeth wishes to obtain her separate portion of the bequeathed Estate so that she can financially benefit from her mother’s gift. To facilitate this, the four joint proprietors have agreed that a 40 hectare allotment will be subdivided off the farm and transferred solely to Elizabeth and her husband.”

A copy of the proposed plan of subdivision is included in Attachment 2.

SUBJECT LAND AND SURROUNDING AREA

The subject site is irregular in shape and is located on the western side of Hazelwood Road in Hazelwood North. It has a frontage to Hazelwood Road of approx. 1180 m, a depth of approx. 1073 m, and an overall area of 123.4 ha. The site also has an abuttal to a partially constructed, unnamed government road along the length of its northern boundary and an abuttal to an unmade and unnamed government road along the length of its western boundary.

The site predominantly consists of cleared pasture used for the grazing of livestock. Some native vegetation is scattered throughout the site.

A waterway (Boyds Creek) and its tributaries traverse the property with Boyds Creek generally running north-south through the middle of the site. The topography of the site is gently undulating, sloping down towards the gullies and watercourses. A number of dams are located throughout the site with a significant water body abutting the northern boundary where Boyds Creek has been dammed.

Farm shedding is located in the north-eastern corner of the site and is accessed via a driveway located on the adjoining property to the north-east which is also owned by one of the applicants.

Vehicle access to the site is obtained from Hazelwood Road via a gravel crossover located in the middle of the site frontage to the south of the intersection of Hazelwood Road and Sanders Road. Access is also provided via the partially constructed section of unnamed government road to the north.

The applicant has advised that the site currently supports 359 head of beef cattle and 1200 sheep and is farmed in conjunction with his immediately abutting properties.

An electricity easement extends diagonally across the site from the north-west corner to the eastern boundary. For the majority of its length, the easement is 26.21 metres wide and is aligned to protect existing aboveground electricity infrastructure.

The site is located in an area that comprises a mix of agricultural and rural-residential land uses. Land to the north, east and west of the site comprises large rural landholdings, whilst land to the north-east and south comprises smaller rural-residential lots. The lot to the north-east is owned by the applicant and has an area of 5.5 ha. It contains the applicant's dwelling and associated shedding.

LATROBE PLANNING SCHEME

State and Local Planning Policy Framework

The State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF), including the Municipal Strategic Statement (MSS) have been considered as part of the assessment of this application. The following clauses are relevant to consideration of the application.

The goal of the State Planning Policy found at Clause 10.02 of the Scheme is *"to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development"*.

The objective of Clause 11.05-3 Rural Productivity is *'to manage land use change and development in rural areas to promote agriculture and rural production'*. Strategies to achieve this are:

- *Prevent inappropriately dispersed urban activities in rural areas.*
- *Limit new housing development in rural areas, including:*
 - *Directing housing growth into existing settlements.*
 - *Discouraging development of isolated small lots in the rural zones from use for single dwellings, rural living or other incompatible uses.*
 - *Encouraging consolidation of existing isolated small lots in rural zones.*

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- *Restructure old and inappropriate subdivisions.*

The objective of Clause 14.01-1 Protection of agricultural land is *'to protect productive farmland which is of strategic significance in the local or regional context'*. The relevant strategies in the assessment of this application are:

- *Take into consideration regional, state and local issues and characteristics in the assessment of agricultural quality and productivity.*
- *In considering a proposal to subdivide or develop agricultural land, the following factors must be considered:*
 - *The desirability and impacts of removing the land from primary production, given its agricultural productivity.*
 - *The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production.*
 - *The compatibility between the proposed or likely development and the existing uses of the surrounding land.*
 - *Assessment of the land capability.*
- *Subdivision of productive agricultural land should not detract from the long-term productive capacity of the land'.*

Clause 14.01-2 Sustainable agricultural land use is *'to encourage sustainable agricultural land use'* and the relevant strategies to assist in meeting the objective of this Clause are:

- *Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*
- *Encourage sustainable agricultural and associated rural land use and support and assist the development of innovative approaches to sustainable practices.*
- *Support effective agricultural production and processing infrastructure, rural industry and farm-related retailing and assist genuine farming enterprises to adjust flexibly to market changes.*

The objective of Clause 14.03 Resource Exploration and Extraction is *"to encourage exploration and extraction of natural resources in accordance with acceptable environmental standards and to provide a planning approval process that is consistent with the relevant legislation"*.

Strategies to that are relevant to this application are:

- *Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and application of acceptable environmental practice.*
- *Provide for the long term protection of natural resources in Victoria.*

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- *Planning schemes must not impose conditions on the use or development of land that is inconsistent with the Mineral Resources (Sustainable Development) Act 1990, the Greenhouse Gas Sequestration Act (2008), the Geothermal Energy Resources Act (2005), or the Petroleum Act (1998).*
- *Planning permit applications should clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.*
- *Protect the brown coal resource in Central Gippsland by ensuring that:*
 - *Changes in use and development of land overlying coal resources, as generally defined in Framework of the Future (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.*
 - *Ensure coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence, and visual intrusion.*
 - *Ensure uses and development within the buffer areas are compatible with uses and development adjacent to these areas.*

Clause 21.07-3 Coal Resources Overview states that “the coal resource in the Latrobe Valley is an asset of national and state importance and is a significant component in the economy of the municipality.” Relevant objectives include:

- *To ensure that new development is not undertaken in such a way as to compromise the effective and efficient use of existing or future infrastructure or resources such as the airport, coal resources, timber production, and high quality agricultural land.*
- *Encourage extensive animal husbandry and other rural land uses in areas of potential coal production.*
- *Discourage ‘incompatible uses’ such as residential, rural living, commercial or non-coal related industrial land use and development in areas of potential coal production.*

The objective of Clause 21.07-5 Agricultural Overview is ‘to protect high quality agricultural land’. Strategies to achieve this are:

- *Encourage high quality agricultural land to be used primarily for farming purposes except where the land supports significant vegetation of local provenance.*
- *Limit subdivision, use or development of land that should be incompatible with the utilisation of the land for sustainable resource use.*
- *Improve the landscape and environment of the rural resources of the municipality.*

Zoning

The site is located within the Farming Zone, where the purpose includes:

- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*

In accordance with Clause 35.07-3 of the Latrobe Planning Scheme a planning permit is required for subdivision. Each lot must be at least 40 hectares

In accordance with Clause 35.07-6 of the Scheme, Council must consider the relevant decision guidelines of the Farming Zone. A discussion of decision guidelines is included in the issues section of this report.

Overlay

The site is subject to the State Resources Overlay Schedule 1 (SRO1). There is no planning permit trigger for subdivision under the overlay and the application did not have to be accompanied by a report discussing the management objectives and decision guidelines of the overlay as the application is for a subdivision creating less than 20 lots. The purpose, statement of resource significance, objective and decision guidelines of the overlay must be taken into consideration in the assessment of an application.

Particular Provisions

Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road:

A permit is required to subdivide land adjacent to a Road Zone Category 1 (RDZ1). The decision guideline relevant to this application is "*the effect of the proposal on the operation of the road and on public safety*". An application for a two lot subdivision where no new access is proposed does not require a referral to Vic Roads.

Decision Guidelines (Clause 65):

Clauses 65.01 and 65.02 sets out the decision guidelines to consider before deciding on an application or approval of plan and an approval of an application to subdivide land respectively. These guidelines have been considered as part of the assessment of this planning application and where relevant have been discussed in this report.

INTERNAL / EXTERNAL CONSULTATION

Engagement Method Used:

Notification:

The application was advertised pursuant to Sections 52(1)(a) and (d) of the Planning and Environment Act 1987. Notices were sent to all adjoining and adjacent landowners and occupiers and a site notice was displayed on the site frontage for 14 days. There were no objections received to the application.

Section 55 Referral:

The application was referred in accordance with the requirements of Section 55 of the Act to AusNet Electricity Services for consideration as the site is within 60 metres of a major electricity transmission line (220 Kilovolts or more) and an electricity transmission easement. There was no objection to the granting of a planning permit subject to the inclusion of appropriate conditions.

Section 52 Referrals:

The application was referred to the Department of State Development Business and Innovation (DSDBI), West Gippsland Catchment Management Authority (WGCMA), and Vic Roads pursuant to section 52(1)(d) of the Act. There was no objection to the granting of a planning permit from these authorities.

Internal:

The application was referred internally to Council's Health and Infrastructure Planning teams for consideration. There was no objection to the granting of a planning permit subject to the inclusion of appropriate conditions.

KEY POINTS/ISSUES

Strategic direction of the State and Local Planning Policy Frameworks:

Clause 10.02 of the State Planning Policy Framework states that planning is to be fostered through appropriate planning policies and practices and decisions are to be made in the interests of net community benefit and sustainable development.

The State and Local Planning Policy Frameworks aim to protect productive farmland. Agricultural land is a finite natural resource which must be managed to maintain its long term sustainable use. High quality agricultural land is encouraged to be used primarily for farming purposes with the subdivision of land to be limited.

This application proposes to subdivide an existing parcel of agricultural land of 123.4 hectares into two lots. One lot is proposed to be 82.93 hectares and the other to be 40.47 hectares. The current lot forms part of a larger rural land holding which is farmed with cattle and sheep. The applicant has advised that the subdivision is required to finalise a relative's estate so one of the owners can own part of the land outright in order to sell it and "*financially benefit from her mother's gift*".

The applicant has not provided any evidence that the creation of smaller lot sizes will improve farm economics and viability or create a lot that would be capable of holding a sustainable agricultural use. The applicant's justification for the subdivision is for the financial gain of an individual and not in the interests of enhancing agricultural production.

VCAT, in its decision regarding conditions on a planning permit for the subdivision of 487 hectares into 7 lots all greater than 40 hectares in Ercildoune in the Pyrenees Shire [*Beaufort East Pty Ltd v Pyrenees SC* [2014] VCAT 1391 (10 November 2014)] (Beaufort East), stated:

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

“It...needs to be understood that it is unrealistic for any current owner of agricultural land to expect the planning decision maker to give priority to whatever re-organisation of the subject land will raise the most divestment profits (planning is ultimately about net community benefit, not private economics). Rather, the planning decision maker must carefully consider the relevant strategic outcomes being sought by the Planning Scheme and assess the proposal against same.”

In this instance it is considered that the applicant has not provided adequate justification for the subdivision and its approval would not be for the benefit of agriculture or the community, but for the financial gain of the one of the owners. This is contrary to State Planning Policy.

Clause 14.01-1 Protection of Agricultural Land sets out a number of factors to be considered in the assessment of the subdivision of agricultural land. These are as follows:

The desirability and impacts of removing the land from primary production, given its agricultural productivity.

The applicant has advised that he currently uses the site for the grazing of beef cattle and sheep. Whilst the proposed subdivision would not remove the land from primary production, the creation of two lots greater than 40 hectares would allow for two ‘as of right’ dwellings to be constructed on the site. The end result would be the removal of land from primary production for the siting of the dwellings. As discussed, the primary reason given for the subdivision is for the settlement of an estate and not for reasons related to agriculture. Therefore the impact of the subdivision in relation to further dwellings on the land is not considered to be ‘desirable’.

The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production.

The subdivision of the subject site would result in an increase in property values as the smaller lot would be attractive to rural-residential living. This view is supported by VCAT which found in *Gibson v Bass Coast SC* [2015] VCAT 857 (12 June 2015) (Gibson) where the Tribunal refused the subdivision of 195 hectares into four lots of 40 hectares and one lot of 34.8 hectares:

“I accept that the creation of smaller lots of 40 ha on which dwellings are permitted as of right will increase the value of the land. This can render it more difficult for bona fide farmers wishing to relocate or expand their holdings, where the land is also attractive to other potential non-farming purchasers. Where agriculture is out competed due to land prices, this can contribute to ‘death by a thousand cuts’ to the local or regional scale and efficiency of agriculture.”

Similarly the lots that are proposed as part of this application, particularly Lot 2 being 40 hectares, would be less likely to be purchased by a local farmer wishing to expand their farming enterprise due to their inflated price. This would contribute to a ‘death by a thousand cuts’ to the local scale and efficiency of agriculture in Latrobe City.

The compatibility between the proposed or likely development and the existing uses of the surrounding land.

It is highly likely the proposed lots would be developed with dwellings in the future. The dwellings would add to the existing proliferation of dwellings in the immediate area (to the north, south and east of the site) and would impact on the operations of surrounding agricultural land uses.

Assessment of the land capability.

The subject site is identified as being of Agricultural Quality Class 3 in "The Assessment of Agricultural Quality of Land in Gippsland" (Swan and Volum, 1984). This class of land is defined as "*of limited versatility but is very good dairying and grazing land. It is sometimes suitable for orchards and extensive area cropping but not suitable for intensive uses such as vegetable growing.*" The land is therefore a valuable agricultural resource which should be protected and managed. The proposed subdivision does not seek to protect the land as it would further fragment the site and would result in the ability to construct an additional dwelling on the site.

Clause 14.03 and Clause 21.07-3 recognise that brown coal in the Latrobe Valley is an asset of national and state importance. This resource is to be protected. Incompatible uses such as residential and rural living are discouraged in areas of potential coal production. It therefore follows that the subdivision of land which will create the opportunity for further residential development is contrary to this policy as it would increase the intensity of development over the brown coalfields.

It is therefore considered that the proposal does not satisfy the State and Local Planning Policy Frameworks. The proposal does not seek to protect high quality agricultural land and would impact on the continuation of primary production in the area in relation to amenity issues and land values. It would also impact on the State's coal resources.

'Purpose' and 'Decision Guidelines' of the Farming Zone:

The purpose of the Farming Zone relates to the use of the land for agriculture, retaining productive agricultural land, and ensuring that non-agricultural uses do not adversely affect the use of land for agriculture.

The minimum lot size for subdivision is 40 hectares. Whilst both proposed lots are above the minimum lot size, agricultural, environmental and amenity issues need to be taken into consideration when assessing the proposal for its suitability.

The subdivision layout has been designed to provide for the division of the land into one lot of 40 hectares and one balance lot in order to divide a relative's estate. The applicant has not provided sufficient justification of the subdivision which takes into account the productivity of the land and how the proposal will support and enhance agriculture.

It is considered that the creation of two lots of greater than 40 hectares will in turn lead to an expectation of housing on the lots. This in turn can result in the loss of productive agricultural land to housing and the associated issue of incompatibility of land uses between rural residential living and agricultural uses in the Farming Zone.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Whilst the minimum lot size in the Farming Zone is 40 hectares, VCAT has held that this is not the 'silver bullet' in determining subdivision applications for rural land. In the Beaufort East case, the Tribunal found:

"I consider any argument along the lines that "a new lot above 40 hectares in size is inherently 'a farming lot'" to be fatally simplistic and failing to do justice to what are complex planning issues involved".

The proposed subdivision of the land is therefore considered to be contrary to the purpose and decision guidelines of the zone as it does not create an appropriate planning outcome.

'Purpose' and 'Decision Guidelines' of the State Resources Overlay Schedule 1 – Gippsland Brown Coalfields (SRO1):

The purpose of the State Resources Overlay includes:

To protect areas of mineral, stone and other resources, which have been identified as being of State significance, from development that would prejudice the current or future productive use of the resource.

The Management Objective of the Schedule states:

In order to ensure the medium to long term extraction and use of the coal resource for power generation, building, works and subdivision of land over the resource should be of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource.

Any intensification of the use of the land covered by the overlay is discouraged as development should not inhibit the eventual development and use of the land for the extraction of coal.

The overlay seeks to exclude urban development, including low density residential development, and rural living development from this overlay area. The proposed subdivision would allow for the development of both lots with an as-of-right dwelling. This is an intensification of the land's current development potential which at present is for one as-of-right dwelling. This is not supported by the overlay considerations.

Clause 52.29 Land Adjacent to a Road Zone Category 1

The application was referred to Vic Roads under Section 52(1)(d) of the Act. Vic Roads had no objection to the subdivision. It is noted that no new access point onto Hazelwood Road is proposed.

Clause 65 (Decision Guidelines):

The Decision Guidelines at Clauses 65.01 and 65.02 have been considered in the assessment of the application. The proposal is considered to be contrary to the orderly planning of the area as the subdivision would not benefit agriculture and would increase the intensity of residential uses in the State Resources Overlay.

The application received no submissions in the form of objections.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

FINANCIAL RESOURCES IMPLICATIONS

Additional resources or financial cost will only be incurred should the planning permit application require determination at the Victorian Civil and Administrative Tribunal (VCAT).

OPTIONS

Council has the following options in regard to this application:

1. Refuse to Grant a Planning Permit
2. Grant a Planning Permit

Council's decision must be based on planning grounds, having regard to the provisions of the Latrobe Planning Scheme.

CONCLUSION

That Council issues a notice of refusal to grant a planning permit for a two lot subdivision at 421 Hazelwood Road, Hazelwood North (Lot 2 LP 145488) on the following grounds:

- The proposal is inconsistent with Clause 10.02 (Goal), Clause 11.05-3 (Rural Productivity), Clause 14.01-1 (Protection of Agricultural Land), Clause 14.01-2 (Sustainable Agricultural Land Use) and Clause 14.03 (Resource Exploration and Extraction) of the State Planning Policy Framework.
- The proposal is inconsistent with key issues identified in the Municipal Strategic Framework at Clause 21.07-3 (Coal Resources Overview) and Clause 21.07-5 (Agricultural Overview).
- The proposal is inconsistent with the 'Purpose' and Decision Guidelines of Clause 35.07 Farming Zone.
- The proposal is inconsistent with the 'Purpose' and Decision Guidelines of Clause 44.07 State Resources Overlay Schedule 1.
- The proposal is inconsistent with Clause 65 (Decision Guidelines).

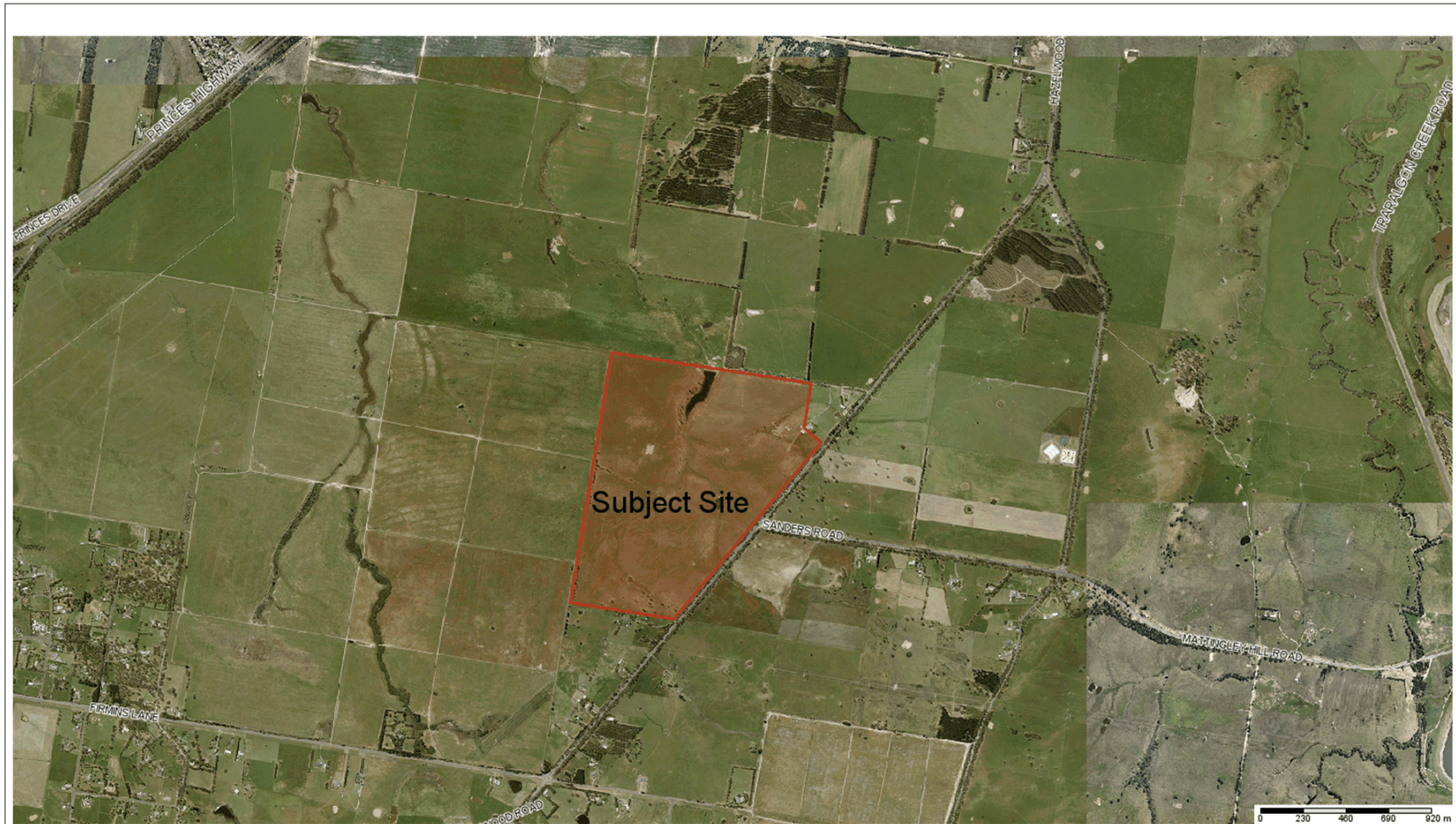
Attachments

1. Site context
2. Proposed plan of subdivision

14.2

Planning Permit Application No. 2015/127 Two (2) Lot Subdivision at 421 Hazelwood Road, Hazelwood North

1	Site context	601
2	Proposed plan of subdivision.....	603



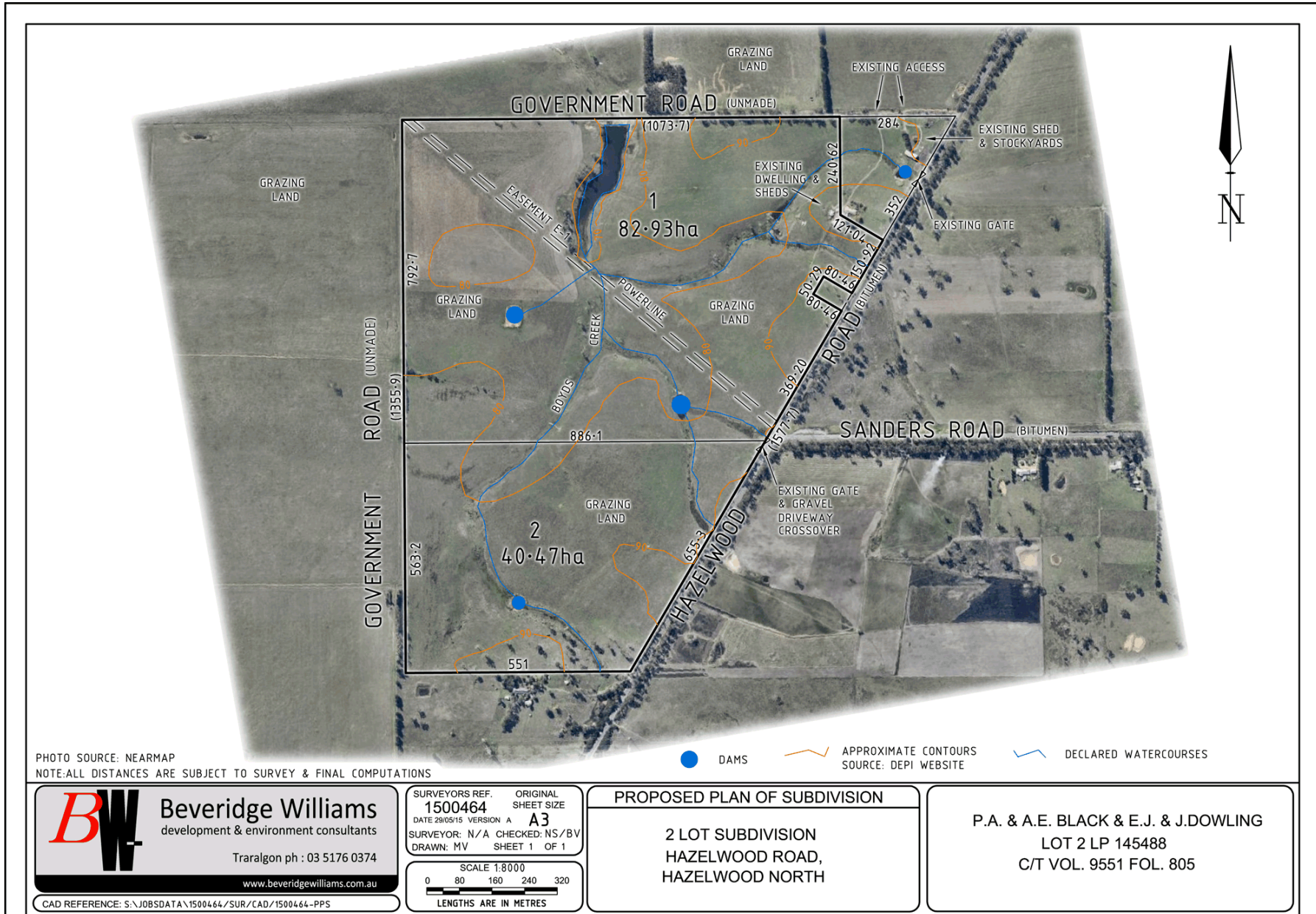
Note
The information shown on this map is derived from a variety of sources including, but not limited to, Vicmap Data, other State and Local Government Agencies data and Latrobe City Data.

Disclaimer:
The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the state of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.
Latrobe City does not guarantee the accuracy or the currency of the information presented on this map and therefore Latrobe City will not be held liable for any loss or damage arising as a result of using this information.
The location of features shown on this map is indicative only. The underground infrastructure location shown is not to be used as a substitute for **Dig Before You Dig**.
The compilation of this map is subject to copyright laws and regulations, no part of this map can be reproduced without prior written consent of Latrobe City Council.

21/10/2015

Scale 1:20000





14.3 PLANNING PERMIT APPLICATION NO. 2015/130 - USE AND DEVELOPMENT OF A SINGLE DWELLING AND ANCILLARY OUTBUILDING AND ALTERATION OF ACCESS TO A ROAD ZONE CATEGORY 1 AT HAZELWOOD ROAD (L 2 LP 134531), TRARALGON

General Manager

City Development

For Decision

PURPOSE

The purpose of this report is to determine Planning Permit Application 2015/130 for the use and development of a dwelling and ancillary outbuilding, as well as alteration of access to a Road Zone Category 1, at Hazelwood Road, Traralgon (Lot 2 LP134531).

The application is being heard at an Ordinary Council Meeting as requested by a Councillor under the current delegation process.

EXECUTIVE SUMMARY

The application seeks a permit for the use and development of a dwelling and ancillary outbuilding in the Farming Zone, as well as for the alteration of access to Hazelwood road in Traralgon. The lot size is 24.07 hectares, which is below the threshold set out in the Schedule to the zone of 40 hectares. The applicant has submitted justification for the proposal as part of the planning application, in that the dwelling is required to support the breeding and grazing of alpacas.

Having assessed the application, the justification provided is considered not sufficient grounds for allowing a dwelling on a lot of this size in the Farming Zone. The proposal is inconsistent with the Planning Scheme and the application is therefore recommended for refusal.

RECOMMENDATION

That Council issues a notice of refusal to grant a planning permit for the use and development of a dwelling and ancillary outbuilding and alteration of access to a Road Zone Category 1, at Hazelwood Road Traralgon (Lot 2 LP134531), on the following grounds:

- a) The proposal is inconsistent with Clause 10.02 (Goal), Clause 11.05-3 (Rural Productivity), Clause 14.01-1 (Protection of Agricultural Land), Clause 14.01-2 (Sustainable Agricultural Land Use) and Clause 14.03 (Resource Exploration and Extraction) of the State Planning Policy Framework.
- b) The proposal is inconsistent with key issues identified in the Municipal Strategic Framework at Clause 21.07-3 (Coal Resources Overview) and Clause 21.07-5 (Agricultural Overview).
- c) The proposal is inconsistent with the 'Purpose' and Decision Guidelines of Clause 35.07 Farming Zone.
- d) The proposal is inconsistent with the 'Purpose' and Decision Guidelines of Clause 44.07 State Resources Overlay Schedule 1.
- e) The proposal is inconsistent with Clause 65 (Decision Guidelines).

COUNCIL MOTION

Moved: Cr Gibson
Seconded: Cr Middlemiss

That Council issues a notice of decision to a grant a planning permit for the use and development of a dwelling and ancillary outbuilding within the Farming Zone and alteration of access to a Road Zone Category 1, at Hazelwood Road Traralgon (Lot 2 LP134531)

1. Endorsed Plans Not Altered

The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

2. Standard Planning Conditions

Once building works have commenced they must be completed to the satisfaction of the Responsible Authority.

3. The outbuilding must not be used for human habitation at any time.

4. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

5. Engineering Conditions

Before an Occupancy Permit is issued for the dwelling hereby permitted, the operator of this permit must complete the following works to the satisfaction of the Responsible Authority including all necessary permits being obtained and inspections undertaken.

a) The areas provided within the property for vehicle access to the permitted dwelling and associated buildings and works, must be constructed and surfaced with concrete, reinforced concrete, brick paving, gravel, crushed rock or hot mix asphalt so as to prevent mud or other debris from being carried onto the road.

b) Vehicle accessways must be constructed to meet the access standards of the Country Fire Authority which require:

- a minimum trafficable width of 3.5 metres with a minimum clearance of 0.5 metres to any structures on either side of the access,**
- Constructed to a standard that is accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes,**

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

- **Minimum curve radius of 10 metres and grades of no more than 1 in 7, and**
 - **Where more than 60 metres in length, must include an appropriate turning area.**
- c) All stormwater discharging from the site, buildings, vehicle access ways and works must be discharged to a water tank, soakwell or otherwise discharged so as not to cause erosion, flooding or nuisance to the subject or surrounding land to the satisfaction of the Responsible Authority.**
- 6. Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, to the satisfaction of the Responsible Authority.**
- 7. Environmental Health Conditions**
- a) The owner must ensure that all waste waters emanating from the dwelling are contained and treated within the boundaries of the lot in accordance with the State Environment Protection Act 1970 and to the satisfaction of the Responsible Authority.**
- b) Sewage, sullage and other liquid wastes to arise from the development shall be treated and retained on site by a septic tank system in accordance with the requirements of the Environment Protection Act 1970, the Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891.3 (2013) and the Responsible Authority.**
- c) An application for a Permit to Install a septic tank system must be submitted and approved by Councils Health Services Team prior to any installation.**
- d) All waste water and liquid is to be contained and treated on site by a septic tank system or equivalent. Appropriate setback distances must be maintained from any watercourse and/or dam on the subject or neighbouring properties, and must meet the Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management 891.3 (2013).**
- e) Naturally occurring stormwater must be diverted away from effluent disposal fields to the satisfaction of the responsible authority.**
- f) All waste waters must remain on the property boundary (within the property Lot 2 LP134531) at all times.**

- g) It is a requirement that should any plumbing fixtures be installed within any of the outbuildings, that they are connected to a septic tank system and that all appropriate permits are obtained as per the Environment Protection Act 1970.
- h) The area set aside for the disposal of wastewater effluent referred to in this permit shall not be developed by the erection of buildings or the construction of hard standing surfaces.
- i) As this application is for a new dwelling, it will be necessary for the installation to comply with the present requirements as specified under the Environment Protection Act 1970.

8. VicRoads Conditions

The operator of this permit must comply with the following conditions from VicRoads:

- a) Only one point of access to Traralgon Churchill Road will be permitted as located on Latrobe Valley Drafting drawing Lv2734-001 dated 10/6/2015.

The dimensions of the crossover access must be in accordance with the design for a typical rural truck access as shown in VicRoads Standard Drawing SD 2064 and provide a Safe Intersection Sight Distance of 250m.

- b) A minimum 375mm diameter reinforced concrete pipe shall be placed under the cross over, laid on 100mm minimum compacted bedding sand and fitted with drivable endwalls in accordance with VicRoads Standard Drawing SD 1991.
- c) Any gate, controlling vehicular access to the premises must be installed a minimum of 25 metres from the edge of existing seal on Traralgon Churchill Road to allow a vehicle to park clear of Traralgon Churchill Road.
- d) Prior to the certificate of occupancy buildings hereby approved, the access driveway, crossovers and associated works must be constructed and approved by VicRoads
- e) Driveway and sight distance must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety.
- f) Prior to removal of vegetation the applicant must seek the required approvals from the responsible Authority.

- g) Prior to the certificate of occupancy buildings hereby approved. The existing driveway approximately 150m from the southern boundary is to be refenced and the existing drain on Traralgon Churchill Road to be reinstated to the satisfaction of VicRoads.
- h) Construction activities within the declared road must be performed in accordance with the relevant sections of the procedures described in “VicRoads – Worksite Traffic Management Manual”.
- i) All works associated with the construction of this access are to be completed at no cost to VicRoads, and road reserve must be left in neat and tidy condition.

9. Permit Expiry Condition

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

- a) The development is not started within two years of the date of this permit;
- b) The development is not completed and the use has not commenced within four years of the date of this permit;

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of expiry of permit. An extension of time to complete the development or a stage of the development may be requested if—

- the request for an extension of time is made within 12 months after the permit expires; and
- the development or stage started lawfully before the permit expired.

Note 1. Unless exempted by Latrobe City Council, an Asset Protection Permit must be obtained prior to the commencement of any proposed building works, as defined by Latrobe City Council’s Local Law No. 3. Latrobe City Council’s Asset Protection Officer must be notified in writing at least 7 days prior to the building works commencing or prior to the delivery of materials/equipment to the site.

Note 2. The operator of this permit must ensure that all relevant Permits have been obtained prior to the commencement of the use.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

For: Councillors Rossiter, White, Sindt, Middlemiss, Kam, Harriman, Gibbons and Gibson

Against: Councillor O'Callaghan

CARRIED

DECLARATION OF INTERESTS

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives – Built Environment

In 2026, Latrobe Valley benefits from a well-planned built environment that is complimentary to its surroundings and which provides for connected and inclusive community.

Latrobe City Council Plan 2013 - 2017

Strategic Objectives – Built Environment

- *Promote and support high quality urban design within the built environment; and*
- *Ensure proposed developments enhance the liveability of Latrobe City, and provide for a more sustainable community.*

Theme and Objectives

Theme 5: Planning for the future

Strategic Direction

Provide efficient and effective planning services and decision making to encourage development and new investment opportunities.

Plan and coordinate the provision of key services and essential infrastructure to support new growth and developments.

Legislation

Local Government Act 1989

Planning and Environment Act 1987

SUMMARY

Land:	Planning 2015/130.
Proponent:	Latrobe Valley Drafting on behalf of Tim and Lorelle Nolan
Zoning:	Farming Zone
Overlay	State Resources Overlay Schedule 1

A Planning Permit is required for the use of the land for a dwelling in accordance with Clause 35.07-1, as the lot size is less than 40 hectares, which is the threshold specified in the schedule to the zone.

A planning permit is also required for buildings and works in accordance with Clause 35.07-4.

In accordance with Clause 52.29 of the Scheme, a planning permit is also required to create or alter access to a Road Zone Category 1.

A site context plan is included as Attachment 1 of this report.

PROPOSAL

The application is for the use and development of a dwelling and ancillary outbuilding in the Farming Zone. The applicant has detailed that the dwelling is necessary to run a small alpaca herd on the farm and for hay production.

The proposed dwelling is to be located in the south-western section of the site, with a minimum setback of approximately 62m from the Hazelwood Road frontage. The dwelling is to be single storey, with four bedrooms and an attached double garage.

The proposed outbuilding is to be located to the west of the dwelling, with a minimum setback of approximately 30m from the Hazelwood Road frontage. Dimensions of the outbuilding are approximately as follows:

- width of 12 metres;
- length of 30 metres; and
- height of 6 metres.

Vehicular access to the site is to be via a crossover at the southern end of the Hazelwood Road frontage to the satisfaction of VicRoads.

A copy of the development plans is included in Attachment 2 of this report.

SUBJECT LAND AND SURROUNDING AREA

The site is located centrally within a Farming Zoned area, approximately 5m south of the town of Traralgon.

The site is irregular in shape, with an area of 24.07 hectares. It has a frontage of 478.55 to Hazelwood Road, and a frontage of approximately 464 to Clarkes road.

Currently, there is a dam on the site and there are no buildings or structures.

The site was previously used as a pine plantation but this is progressively being removed. The site is gently undulating and has a number of natural depressions running through the property. Overall there is a drop in slope from the south eastern corner to the north western corner of over ten metres.

The site is located in an area that comprises a mix of agricultural uses with some rural-residential land uses. Land to the immediate north of subject site is developed with a single dwelling on a lot of approximately 4 hectares in area. The holdings to the east, west and south of the site comprise large rural landholdings generally used for grazing purposes. Rural residential type properties are generally located along Sanders Road which is 1.5 km south of the subject site and at the intersection of Clarkes Road and Hazelwood Road.

LATROBE PLANNING SCHEME

State and Local Planning Policy Framework

The State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF), including the Municipal Strategic Statement (MSS) have been considered as part of the assessment of this application. The following clauses are relevant to consideration of the application.

The goal of the State Planning Policy found at Clause 10.02 of the Scheme is *“to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development”*.

The objective of Clause 11.05-3 Rural Productivity is *‘to manage land use change and development in rural areas to promote agriculture and rural production’*. Strategies to achieve this are:

- *Prevent inappropriately dispersed urban activities in rural areas.*
- *Limit new housing development in rural areas, including:*
 - *Directing housing growth into existing settlements.*
 - *Discouraging development of isolated small lots in the rural zones from use for single dwellings, rural living or other incompatible uses.*
 - *Encouraging consolidation of existing isolated small lots in rural zones.*
- *Restructure old and inappropriate subdivisions.*

The objective of Clause 14.01-1 Protection of agricultural land is *‘to protect productive farmland which is of strategic significance in the local or regional context’*. The relevant strategies in the assessment of this application are:

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- *Ensuring that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use.*
- *Taking into consideration regional, state and local, issues and characteristics in the assessment of agricultural quality and productivity.*
- *Permanent removal of productive agricultural land from the State's agricultural base must not be undertaken without consideration of its economic importance for the agricultural production and processing sectors.*

Clause 14.01-2 Sustainable agricultural land use is 'to encourage sustainable agricultural land use' and the relevant strategies to assist in meeting the objective of this Clause are:

- *Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*
- *Encourage sustainable agricultural and associated rural land use and support and assist the development of innovative approaches to sustainable practices.*
- *Support effective agricultural production and processing infrastructure, rural industry and farm-related retailing and assist genuine farming enterprises to adjust flexibly to market changes.*

The objective of Clause 14.03 Resource Exploration and Extraction is "to encourage exploration and extraction of natural resources in accordance with acceptable environmental standards and to provide a planning approval process that is consistent with the relevant legislation".

Strategies to that are relevant to this application are:

- *Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and application of acceptable environmental practice.*
- *Provide for the long term protection of natural resources in Victoria.*
- *Planning schemes must not impose conditions on the use or development of land that is inconsistent with the Mineral Resources (Sustainable Development) Act 1990, the Greenhouse Gas Sequestration Act (2008), the Geothermal Energy Resources Act (2005), or the Petroleum Act (1998).*
- *Planning permit applications should clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.*
- *Protect the brown coal resource in Central Gippsland by ensuring that:*

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- *Changes in use and development of land overlying coal resources, as generally defined in Framework of the Future (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.*
- *Ensure coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence, and visual intrusion.*
- *Ensure uses and development within the buffer areas are compatible with uses and development adjacent to these areas.*

Clause 21.07-3 Coal Resources Overview states that “the coal resource in the Latrobe Valley is an asset of national and state importance and is a significant component in the economy of the municipality.” Relevant objectives include:

- *To ensure that new development is not undertaken in such a way as to compromise the effective and efficient use of existing or future infrastructure or resources such as the airport, coal resources, timber production, and high quality agricultural land.*
- *Encourage extensive animal husbandry and other rural land uses in areas of potential coal production.*
- *Discourage ‘incompatible uses’ such as residential, rural living, commercial or non-coal related industrial land use and development in areas of potential coal production.*

The objective of Clause 21.07-5 Agricultural Overview is ‘to protect high quality agricultural land’. Strategies to achieve this are:

- *Encourage high quality agricultural land to be used primarily for farming purposes except where the land supports significant vegetation of local provenance.*
- *Limit subdivision, use or development of land that should be incompatible with the utilisation of the land for sustainable resource use.*
- *Improve the landscape and environment of the rural resources of the municipality.*

Zoning – Farming Zone

The site is located within the Farming Zone, where the purpose includes:

- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

In accordance with Clause 35.07-3 of the Latrobe Planning Scheme a planning permit is required for subdivision. Each lot must be at least 40 hectares

In accordance with Clause 35.07-6 of the Scheme, Council must consider the relevant decision guidelines of the Farming Zone. A discussion of decision guidelines is included in the issues section of this report.

OVERLAY – STATE RESOURCES OVERLAY- SCHEDULE 1

The purpose of the State Resources Overlay is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To protect areas of mineral, stone and other resources, which have been identified as being of State significance, from development that would prejudice the current or future productive use of the resource.*

The proposed development is generally considered to be inconsistent with the State Resources Overlay. This will be discussed in greater detail in the Issues section report.

Particular Provisions

Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road:

A permit is required to create or alter to a Road Zone Category 1 (RDZ1). As required, the application has been referred to VicRoads for their consideration. VicRoads had no objection to the proposal subject to appropriate conditions being placed on any issue of a permit.

Decision Guidelines (Clause 65):

Clauses 65.01 sets out the decision guidelines to be considered before deciding on an application or approval of plan. These guidelines have been considered as part of the assessment of this planning application and where relevant have been discussed in this report.

INTERNAL / EXTERNAL CONSULTATION

Engagement Method Used:

Notification:

The application was advertised pursuant to Sections 52(1)(a) and (d) of the Planning and Environment Act 1987. Notices were sent to all adjoining and adjacent landowners and occupiers and a site notice was displayed on the site frontage for 14 days. There were no objections received to the application.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**Section 55 Referral:

The application was referred in accordance with the requirements of Section 55 of the Act to AusNet Electricity Services for consideration as the development is within 60 metres of a major electricity transmission line (220 Kilovolts or more) and an electricity transmission easement. No response has been received within the statutory timeframes and it is therefore deemed that there is no objection to the grant of a planning permit.

In accordance with Clause 52.29 of the Scheme and Section 55 of the Planning and Environment Act 1987, the application was referred to VicRoads for consideration. VicRoads does object to the proposal subject to the inclusion of appropriate conditions.

Section 52 Referrals:

Under Section 52(1)(d) West Gippsland Catchment Management Authority (WGCMA) was notified of the application due to the proximity of the proposed dwelling to a mapped waterway running through the site. WGCMA does not object to the proposal.

As the site is affected by Schedule 1 to the State Resources Overlay, the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) were notified of the application under Section 52(1)(d) of the Scheme for consideration. It should be noted that DEDJTR objects to the proposal and considers that the proposal is incompatible with the future use of coal resources.

A copy of this objection is included in Attachment 3.

Internal:

The application was referred internally to Council's Health and Infrastructure Planning teams for consideration. There was no objection to the granting of a planning permit subject to the inclusion of appropriate conditions.

KEY POINTS/ISSUESStrategic direction of the State and Local Planning Policy Frameworks:

Clause 10.02 of the State Planning Policy Framework states that planning is to be fostered through appropriate planning policies and practices and decisions are to be made in the interests of net community benefit and sustainable development.

The State and Local Planning Policy Frameworks aim to protect productive farmland. Agricultural land is a finite natural resource which must be managed to maintain its long term sustainable use. Quality agricultural land is encouraged to be used primarily for farming purposes with the subdivision of land to be limited. The key issue is therefore is to determine whether the dwelling is necessary to ensure the primary productive capacity of the land in the operation of a small alpaca farm.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

It is submitted by the applicant that due to the recent clearing of pine plantation, the site has a low level of productivity. The majority of pastures are unimproved. With re-grazing programs, regular top dressing, corrective fertilizer applications and the additional subdivisional fences, the land could be elevated to a substantially higher productive small farm. It is also submitted by the applicant that to be able to live on the property would ensure the security and safe keeping of machinery and livestock on the land, also would allow the owners to implement the introduction and management of 30 alpacas on the farm.

However, the agricultural activities as outlined by the applicant could reasonably be carried out on the land without a dwelling. Apart from the issue of travel from his current residence in Traralgon, which is commonly seen in a vast range of agricultural uses within the municipality, there does not appear to be any significant limitations on a landowner to carry out an agricultural use without a dwelling on the lot. Indeed provided identified setbacks are addressed as per the requirements of the zone, an agricultural shed could be constructed without the need of a planning permit to assist in the operation of the proposed agricultural enterprise. If this dwelling were supported, the Council would see the commencement of a residential use on a small lot, increasing the potential for the land to be lost from agriculture permanently.

Clause 14.01-1 Protection of Agricultural Land sets out a number of factors to be considered in the assessment of the subdivision of agricultural land. These are as follows:

The desirability and impacts of removing the land from primary production, given its agricultural productivity & The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production.

It is noted that the area required for the dwelling takes over a very small area in comparison to the total land area of the site and it also appears that the proponent is genuine in his intention of returning the land from plantation to grazing pasture. However, as detailed previously, it is considered that the proposed dwelling is not required to operate the proposed primary activity and this proposal will result in a permanent change in land use. Similarly, approving the planning permit will result in artificial value based on the fact that a permit has been issued for the use and development of a dwelling.

This view is supported by VCAT which found in *Gibson v Bass Coast SC* [2015] VCAT 857 (12 June 2015) (Gibson) where the Tribunal refused the subdivision of 195 hectares into four lots of 40 hectares and one lot of 34.8 hectares:

"I accept that the creation of smaller lots of 40 ha on which dwellings are permitted as of right will increase the value of the land. This can render it more difficult for bona fide farmers wishing to relocate or expand their holdings, where the land is also attractive to other potential non-farming purchasers. Where agriculture is out competed due to land prices, this can

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

contribute to 'death by a thousand cuts' to the local or regional scale and efficiency of agriculture."

Council will have no control of the future ownership or operation of the land and if a permit is issued as proposed it would be unviable financially for adjoining agricultural operators to purchase the property and consolidate into their holdings due to artificial value that will planning permit will bestow on the land. It is considered, as a result, that approving this application will not result in a 'desirable' outcome.

The compatibility between the proposed or likely development and the existing uses of the surrounding land.

The proposed dwelling would add to the existing proliferation of dwellings in the immediate area to the north and along Sanders Road and could impact on the operations of surrounding agricultural land uses.

Assessment of the land capability.

The subject site has been previously used as a plantation but could be returned to effective grazing pasture with suitable ground works. It is noted that the planning permit applicant is currently conducting these works which shows that he is genuine in his intentions for the proposed agricultural enterprise but also that a dwelling is not necessary to commence the required works. The surrounding land area is generally used for grazing and dairying purposes and it is therefore considered that the land area is a valuable agricultural resource which should be protected and managed.

Clause 14.03 and Clause 21.07-3 recognise that brown coal in the Latrobe Valley is an asset of national and state importance. This resource is to be protected. Incompatible uses such as residential and rural living are discouraged in areas of potential coal production. It therefore follows that the allowing for the use and development of the land for a dwelling is contrary to this policy as it would increase the intensity of development over the brown coalfields.

It is therefore considered that the proposal does not satisfy the State and Local Planning Policy Frameworks. The proposal does not seek to protect high quality agricultural land and would impact on the continuation of primary production in the area in relation to amenity issues and land values. It would also impact on the State's coal resources.

'Purpose' and 'Decision Guidelines' of the Farming Zone:

The purpose of the Farming Zone relates to the use of the land for agriculture, retaining productive agricultural land, and ensuring that non-agricultural uses do not adversely affect the use of land for agriculture.

One of the purposes of the Farming Zone is to ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture. The zone does not encourage dwellings not necessary to support agricultural uses, hence the need to obtain a permit for a dwelling on a lot less than 40 hectares. An application must respond to the decision guidelines for dwellings in within the Farming Zone.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

The decision guidelines for dwelling applications in the Farming Zone include consideration of:

- *How the use and development relates to sustainable land management;*
- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses*
- *Whether the use or development would support and enhance agricultural production;*
- *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production;*
- *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses;*
- *The capacity of the site to sustain the agricultural use; and*
- *The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.*

As a result of the surrounding land use characteristics of the subject land, it is considered that the proposal cannot satisfy the relevant Farming Zone decision guidelines as follows:

- There is inadequate justification that the dwelling is required to support and enhance the proposed agricultural operation on the land.
- The use and development of the dwelling will result in a residential use rather than an agricultural use.
- The subdivision pattern of the area is not a highly fragmented area, and is typically larger scale grazing operations. The subject land is amongst an area where rural living encroachment is limited to specific parcels and is not the primary land use pattern in the wider Farming Zoned area.
- The subject site may adversely impact the nearby agricultural activities and restrict the possible further expansion of adjoining agricultural uses.
- If the use and development of a dwelling is supported on the lot there would be an increased potential for the land to be solely used for rural residential purposes

As outlined above, it is reasonable to consider that the proposed use and development application for a dwelling does not meet the relevant agriculture objectives and strategies set out currently within the Scheme.

'Purpose' and 'Decision Guidelines' of the State Resources Overlay
Schedule 1 – Gippsland Brown Coalfields (SRO1):

The purpose of the State Resources Overlay includes:

To protect areas of mineral, stone and other resources, which have been identified as being of State significance, from development that would prejudice the current or future productive use of the resource.

The Management Objective of the Schedule states:

In order to ensure the medium to long term extraction and use of the coal resource for power generation, building, works and subdivision of land over the resource should be of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource.

Any intensification of the use of the land covered by the overlay is discouraged as development should not inhibit the eventual development and use of the land for the extraction of coal. The overlay seeks to exclude urban development, including low density residential development, and rural living development from this overlay area.

It is considered that the construction of a dwelling on the subject land is inconsistent with the general strategy to ensure land use does not inhibit the eventual development of coal resources. Development of land within coal resource areas should ensure that the resource is protected for future generations and reducing land use conflicts will play a key role in economic growth for the region.

In summary the proposed development is not considered to address the requirements of the State Resources Overlay-Schedule 1 based on the following factors:

Clause 65 (Decision Guidelines):

The Decision Guidelines at Clauses 65.01 have been considered in the assessment of the application. The proposal is considered to be contrary to the orderly planning of the area as the subdivision would not benefit agriculture and would increase the intensity of residential uses in the State Resources Overlay.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework. There is not considered to be any risks associated with this report.

FINANCIAL RESOURCES IMPLICATIONS

Additional resources or financial cost will only be incurred should the planning permit application require determination at the Victorian Civil and Administrative Tribunal (VCAT). However, an appeal can be resourced within the Planning team.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)****OPTIONS**

Council has the following options in regard to this application:

1. Refuse to Grant a Planning Permit
2. Grant a Planning Permit

Council's decision must be based on planning grounds, having regard to the provisions of the Latrobe Planning Scheme.

CONCLUSION

That Council issues a notice of refusal to grant planning permit application 2015/130 for the use and development of a dwelling and ancillary outbuilding, as well as alteration of access to a Road Zone Category 1, at Hazelwood Road, Traralgon (Lot 2 LP134531) on the following grounds:

- The proposal is inconsistent with Clause 10.02 (Goal), Clause 11.05-3 (Rural Productivity), Clause 14.01-1 (Protection of Agricultural Land), Clause 14.01-2 (Sustainable Agricultural Land Use) and Clause 14.03 (Resource Exploration and Extraction) of the State Planning Policy Framework.
- The proposal is inconsistent with key issues identified in the Municipal Strategic Framework at Clause 21.07-3 (Coal Resources Overview) and Clause 21.07-5 (Agricultural Overview).
- The proposal is inconsistent with the 'Purpose' and Decision Guidelines of Clause 35.07 Farming Zone.
- The proposal is inconsistent with the 'Purpose' and Decision Guidelines of Clause 44.07 State Resources Overlay Schedule 1.
- The proposal is inconsistent with Clause 65 (Decision Guidelines).

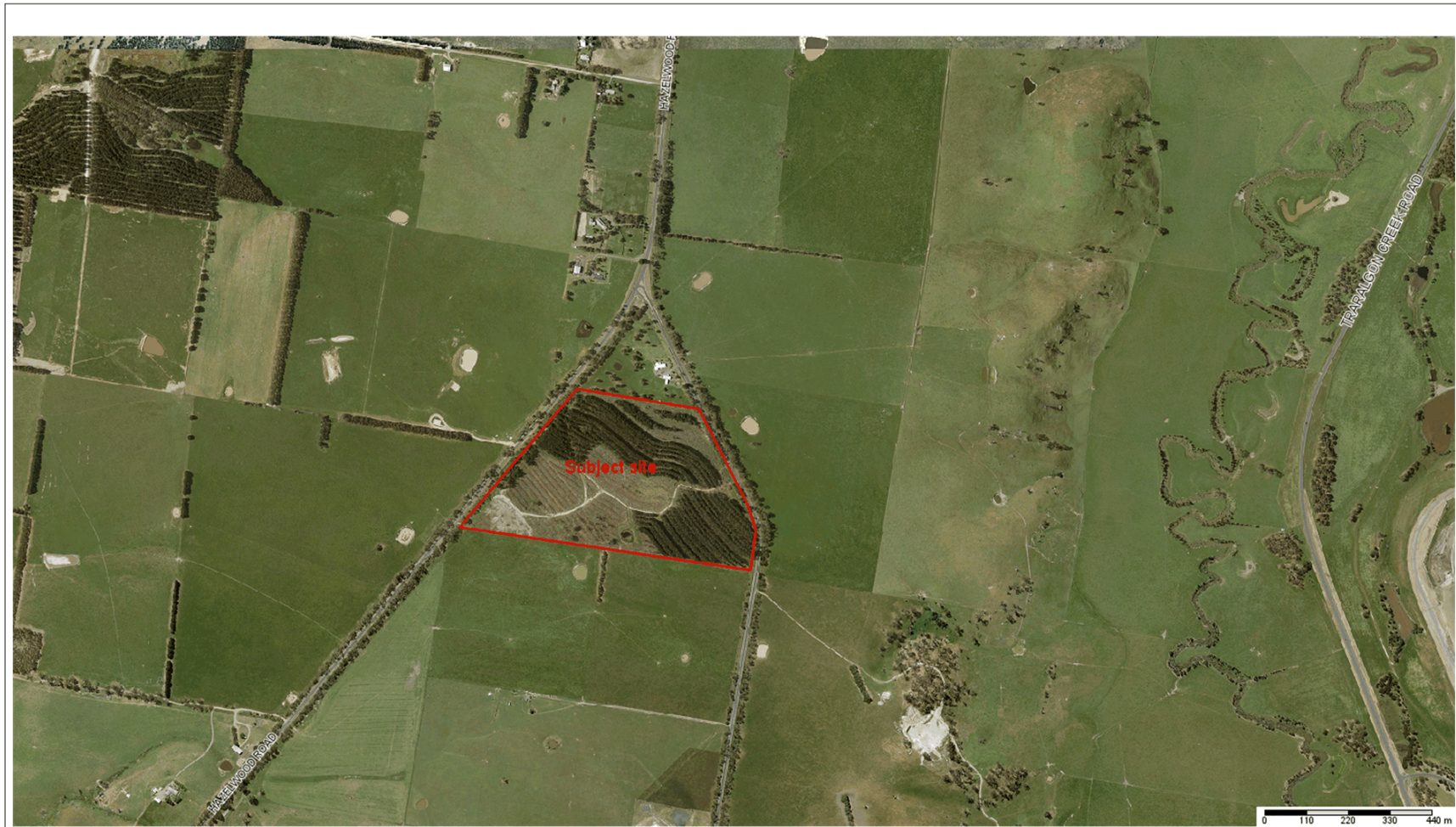
Attachments



1. Site Context
2. Development Plans
3. Objection from Earth Resources Regulation of the Department of Economic Development, Jobs, Transport and Resources (DEDJTR)

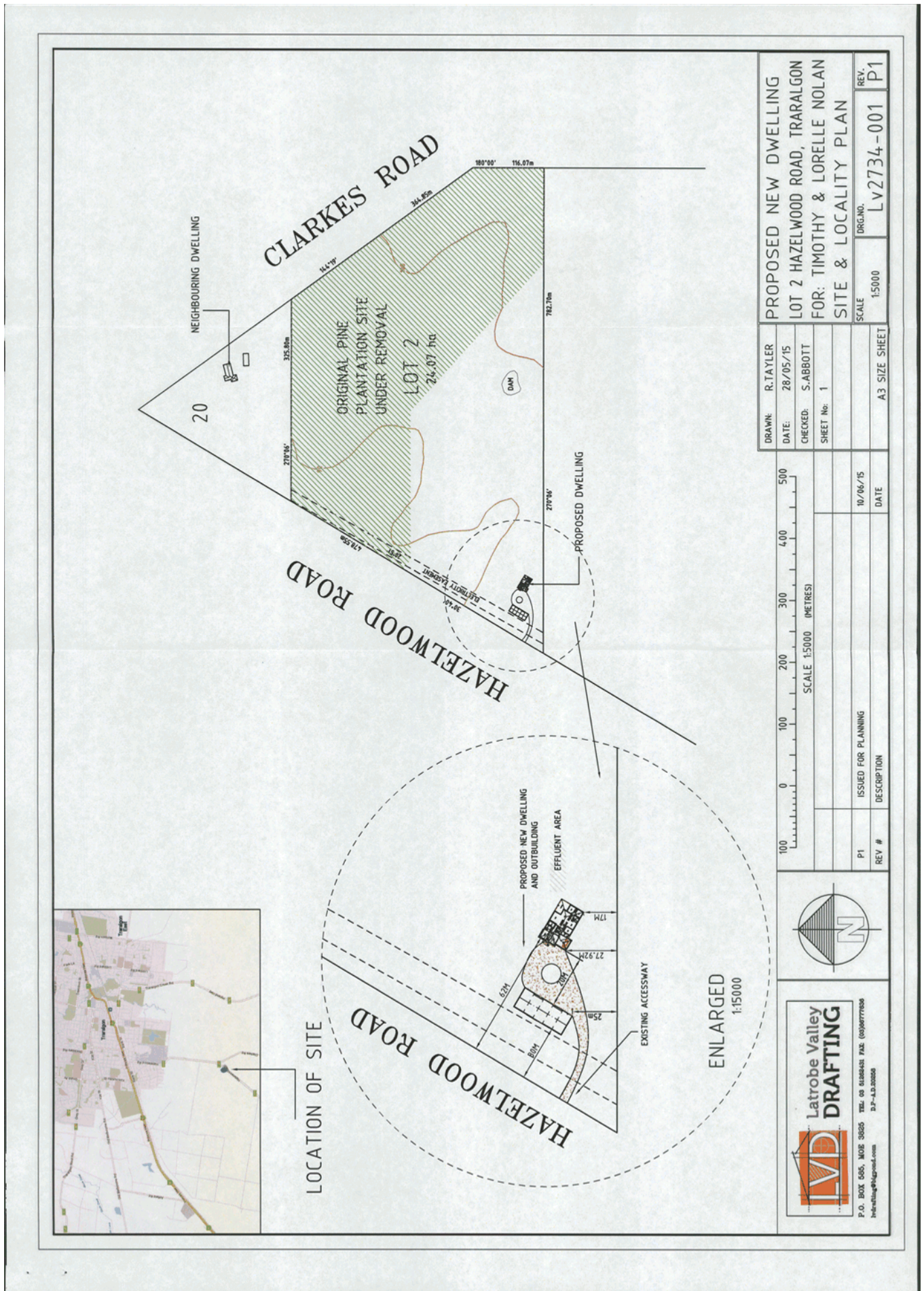
14.3

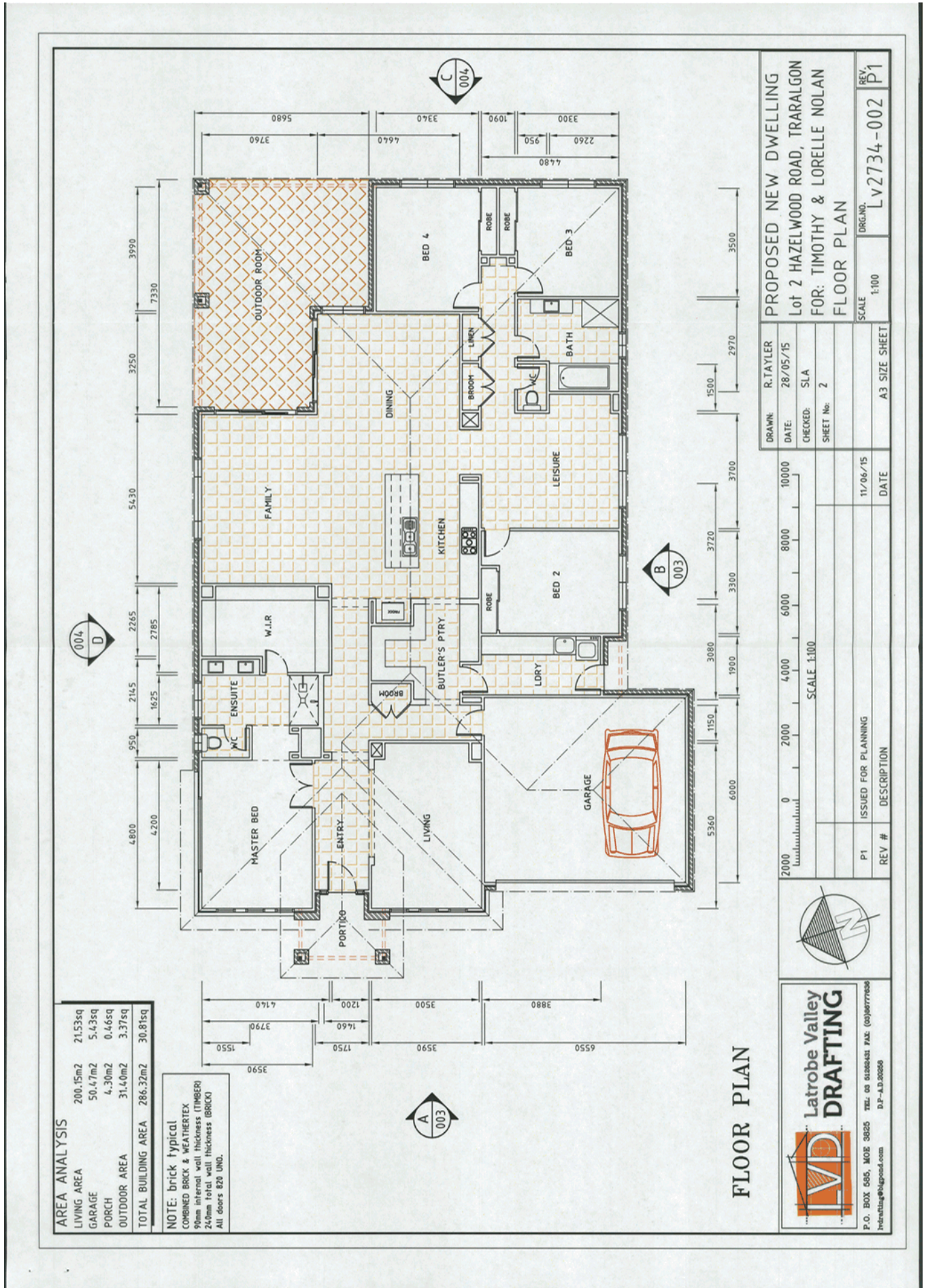
Planning Permit Application No. 2015/130 - Use and development of a single dwelling and ancillary outbuilding and alteration of access to a Road Zone Category 1 at Hazelwood Road (L 2 LP 134531), Traralgon

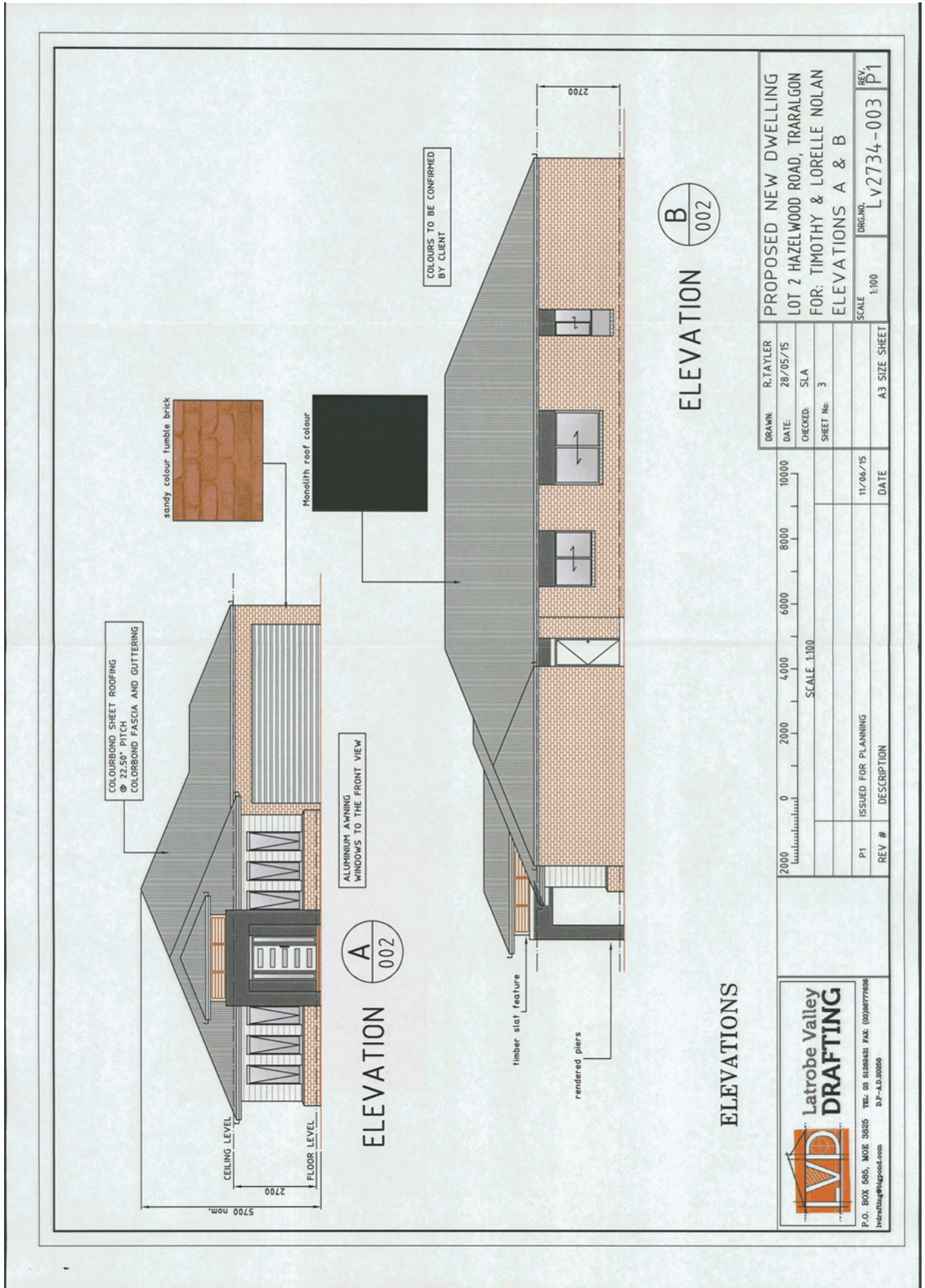
1	Site Context.....	623
2	Development Plans.....	625
3	Objection from Earth Resources Regulation of the Department of Economic Development, Jobs, Transport and Resources (DEDJTR)	631



	<p>Note The information shown on this map is derived from a variety of sources including, but not limited to, Vicmap Data, other State and Local Government Agencies data and Latrobe City Data.</p> <p>Disclaimer: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the state of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Latrobe City does not guarantee the accuracy or the currency of the information presented on this map and therefore Latrobe City will not be held liable for any loss or damage arising as a result of using this information. The location of features shown on this map is indicative only. The underground infrastructure location shown is not to be used as a substitute for Dial Before You Dig. The compilation of this map is subject to copyright laws and regulations, no part of this map can be reproduced without prior written consent of Latrobe City Council.</p>	<p>Hazelwood Road, Traralgon Lot 1 on LP134531</p> <p>Planning Permit Application - 2015/130</p>	<p>19/10/2015</p> <hr/> <p>Scale 1:10000</p>	
---	---	--	--	---









C
002

ELEVATION

D
002

ELEVATION

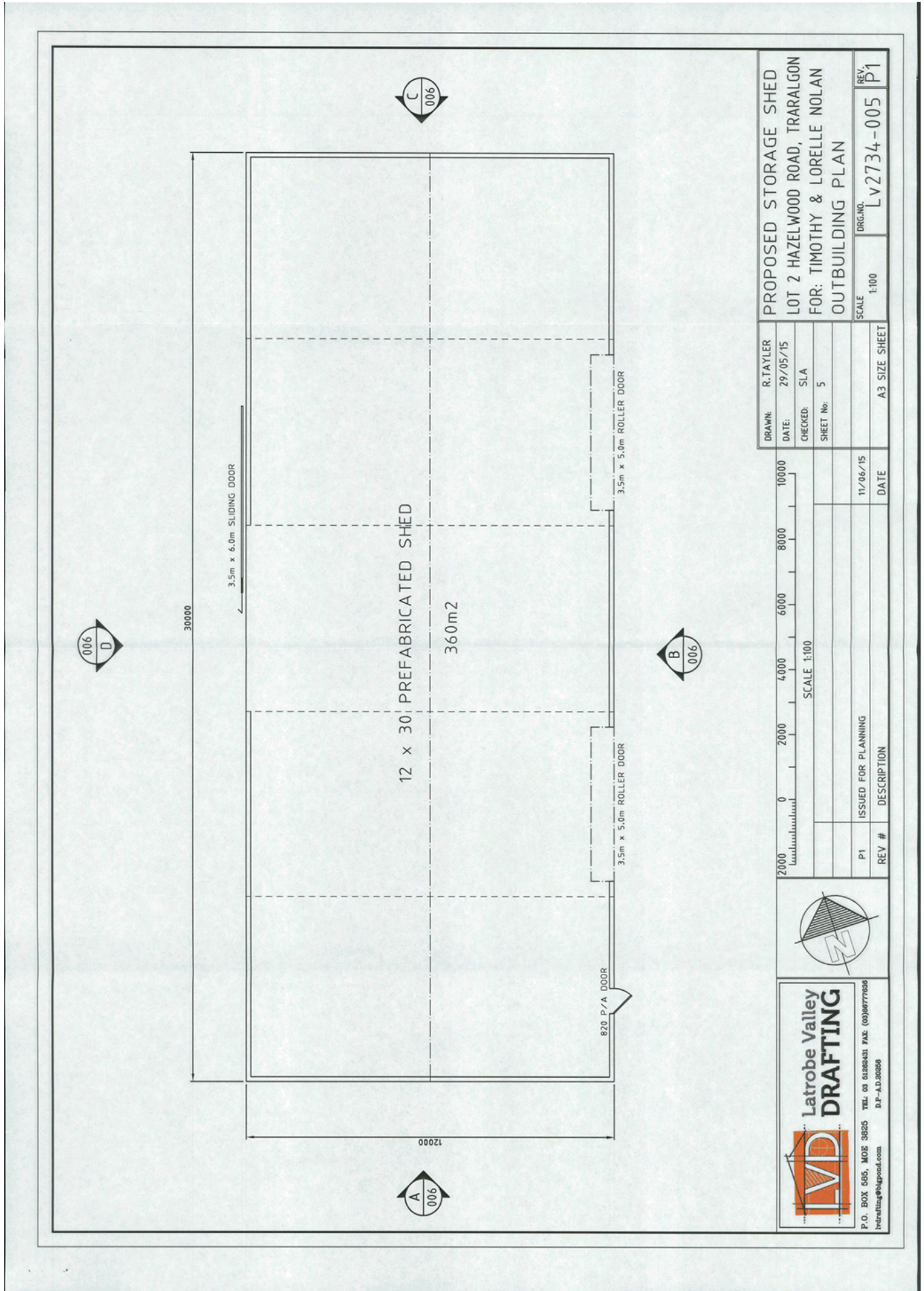
ELEVATIONS

PROPOSED NEW DWELLING LOT 2 HAZELWOOD ROAD, TRARALGON FOR: TIMOTHY & LORELLE NOLAN ELEVATIONS C & D	SCALE 1:100	ORG. NO. L2734-004	REV. P1
DRAWN: R. TAYLER DATE: 28/05/15 CHECKED: SLA SHEET No: 4			

2000 1000 0 2000 4000 6000 8000 10000	SCALE 1:100	11/06/15 DATE
P1	ISSUED FOR PLANNING	
REV #	DESCRIPTION	

LVD Latrobe Valley DRAFTING

P.O. BOX 555, MOE 3625 TEL. 03 5128431 FAX (03) 9777636
hdrafting@bigpond.com D.P. - A. 20258



PROPOSED STORAGE SHED
 LOT 2 HAZELWOOD ROAD, TRARALGON
 FOR: TIMOTHY & LORELLE NOLAN
 OUTBUILDING PLAN

DRAWN: R. TAYLER
DATE: 29/05/15
CHECKED: SLA
SHEET No: 5

SCALE: 1:100
SCALE: 1:100
SCALE: 1:100

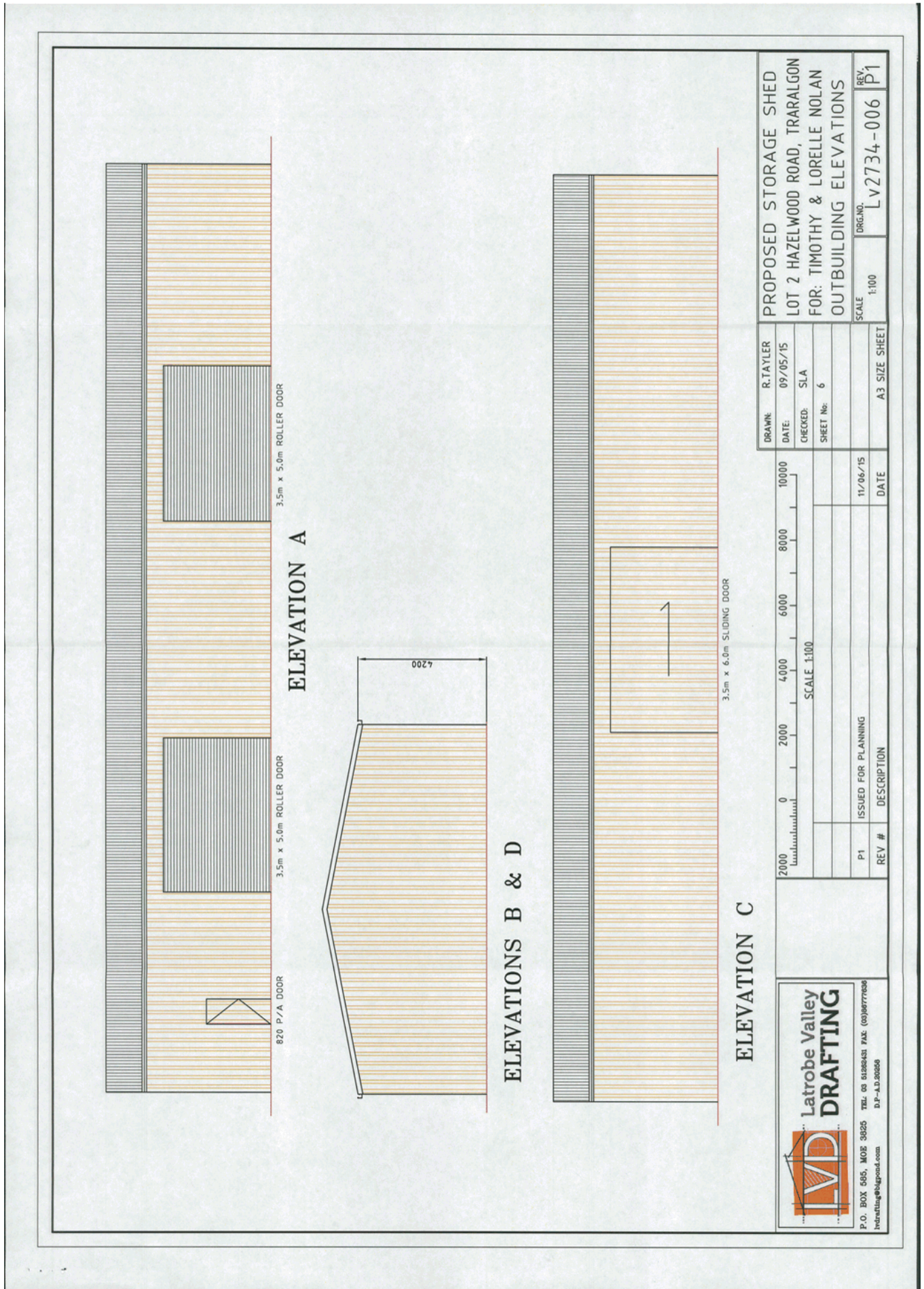
ISSUED FOR PLANNING
 11/06/15
DATE

REV #	DESCRIPTION
P1	ISSUED FOR PLANNING
	DESCRIPTION

Latrobe Valley DRAFTING
 P.O. BOX 655, MOG 3825 TEL: 03 51282431 FAX: (03) 98777658
 hdrafting@bigpond.com D.P. - A.D. 2025

REV: P1
DRG. NO: LV2734-005







Department of Economic Development,
Jobs, Transport & Resources

GPO Box 4509
Melbourne Victoria 3001 Australia
Telephone: 03 9208 3333
DX 210074

28 August 2015

Mr Jody Riordan
Acting Coordinator Statutory Planning
Latrobe City Council
PO Box 264
Morwell VIC 3840

Dear Mr Riordan

**PLANNING PERMIT APPLICATION NO. 2015/130
LOT 2 HAZELWOOD ROAD, TRARALGON**

Thank you for your letter received 1 August 2015 referring the above planning permit application for our consideration and advice pursuant to clause 44.07-4 (SRO1) of the Latrobe Planning Scheme.

Earth Resources Regulation of the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) has evaluated the above application and objects to a permit being granted.

The subject land is identified in the Latrobe Planning Scheme (clause 21.07-3) as being within the coal resource area notably, Schedule 1 to the State Resources Overlay (SRO1).

In summary DEDJTR considers that the proposal:


- Is not compatible with the adjacent coal mining activities.
- May prejudice the development of a state significant coal resource.
- Is incompatible with future brown coal mining and industry.
- Would adversely affect the future development of an identified coal resource by increasing both the social and economic cost of its development.
- Does not support the purpose of the State Resources Overlay 1 (SRO1).
- Does not support the local or state planning policy objectives for the protection of coal resources or the interim use of land over coal resources in the Latrobe Valley.
- The proposed use and/or development is not a temporary use of the land which will adversely affect the future development of the coal resource.
- The proposed use and/or development is incompatible with future brown coal mining.

DEDJTR also requires a copy of Council's decision in accordance with section 66 of the *Planning and Environment Act 1987*.

Should you require any further information on the above matter please contact the undersigned on (03) 9092 1977.



Yours sincerely



Andrew Scott
Program Manager Planning
Earth Resources Regulation

14.4 PLANNING PERMIT APPLICATION 2015/133- REFURBISHMENT OF AMENITIES BLOCK, CONSTRUCTION OF TWO NEW AMENITIES BLOCKS AND NEW WASTEWATER TREATMENT SYSTEM AT HAZELWOOD PONDAGE CARAVAN PARK**General Manager****City Development****For Decision****PURPOSE**

The purpose of this report is to determine Planning Permit Application 2015/133 for the refurbishment of the central amenities block, construction of two new amenity blocks and construction of a new wastewater treatment system at the Hazelwood Pondage Caravan Park situated at 261 Yinnar Road Hazelwood.

The application is to be heard at an Ordinary Council Meeting under the current delegation process as 13 objections have been received to the proposal.

EXECUTIVE SUMMARY

This application seeks a permit for the refurbishment of the central amenities block, construction of two new amenity blocks and construction of a new wastewater treatment system at the Hazelwood Pondage Caravan Park. The facilities at the caravan park currently comprises caretakers residence, the camping area, kiosk, laundry, picnic/barbeque area, playground, aquatic centre hall and the Latrobe Valley Yacht Club. Fourteen objections have been received, which raise concerns primarily in relation to the proposed effluent disposal system and the associated:

- Odour concerns;
- Pollution concerns;
- Possible different alternatives;
- Land should be connected to reticulated sewerage system;
- Process of Latrobe City Council issuing their own permit;
- Vegetation Removal;
- Property Devaluation;
- Safety concerns associated with people falling into ponds;
- Lack of consultation;
- Lack of supporting technical documentation; and
- Absence of revegetation and embankments.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Having assessed the proposal against the relevant provisions of the Latrobe Planning Scheme (the Scheme), it is considered consistent with the relevant objectives and decision guidelines of the Scheme. It is therefore recommended that a Notice of Decision be issued for the following reasons:

- The proposal will enable an upgrade of the facilities and effluent disposal system for the Caravan and Camping Park, which is an appropriate use within the Public Park and Recreation Zone;
- The proposal is consistent with the State and Local Planning Policy Frameworks, which aim to protect waterways, groundwater and waterbodies whilst recognising Hazelwood Pondage as a key tourism asset. The new waste management system will ensure that the Hazelwood Pondage Caravan Park can treat wastewater onsite whilst protecting surrounding environmental values;
- The proposal is consistent with the State Resources Overlay (SRO1) and Design and Development Overlay (DDO1) as the proposed works will not interfere with the future use of the significant coal resource and not inhibit the potential of the existing pipeline infrastructure and
- The proposal is consistent with Clause 65 (Decision Guidelines).

RECOMMENDATION

That Council issues a notice of decision to grant a planning permit for the refurbishment of the central amenities block, construction of two new amenity blocks and construction of a new wastewater treatment system at 261 Yinnar Road Hazelwood (CA Pt 1 Sect B) with the following conditions:

- a) The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- b) Upon completion of the works, the site must be cleared of all excess and unused building materials and debris to the satisfaction of the Responsible Authority.
- c) Once building works have commenced they must be completed to the satisfaction of the Responsible Authority.
- d) Construction works on the land must be carried out in a manner that does not result in damage to existing Council assets and does not cause detriment to adjoining owners and occupiers, to the satisfaction of the Responsible Authority.
- e) All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
- f) Prior to the commencement of any works, a landscape plan must be submitted to and approved by the Responsible Authority. The plan must show a planting schedule of all

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant to replace the vegetation removed from the site and also soften the appearance of the treatment ponds from surrounding properties. All species must be selected to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided.

- g) Before works start, a plan identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan. Activities that must be avoided within the tree retention zone (a radius of 12 x the diameter at breast height (DBH) to a maximum of 15 metres but no less than 2 metres from the base of the trunk of a tree):
- i. vehicle or pedestrian access;
 - ii. trenching or soil excavation;
 - iii. storage or dumping of tools, equipment, waste or fill;
 - iv. construction of entry and exit pits for underground services;
 - v. preparation of chemicals, including preparation of cement products;
 - vi. refuelling;
 - vii. temporary or permanent installation of utilities and signs; and
 - viii. physical damage to the tree.

By default, a tree will be considered lost and require an offset if one of the above activities occurs over more than 10% of the total area of the TRZ. However, if a qualified arborist confirms that the specific works will not significantly damage the tree(s), it/they will be considered retained and no offset will be required.

- h) The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.
- i) A report detailing the operation of the effluent disposal system and outlining recommendations to remedy any operational problems (including odour emissions exceeding that

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

permitted under Clauses 40 and 41 of the Environment Protection Act 1970) of the system must be conducted by a suitably qualified, experienced and independent individual on an annual basis and the recommendations of the report implemented, all to the satisfaction of the Responsible Authority. A copy of each report, associated recommendations and actions implemented must be provided to the Responsible Authority annually.

- j) Prior to the commencement of works, the permit holder must advise all persons undertaking the vegetation removal/works on site of all relevant conditions of this permit to the satisfaction of the Responsible Authority.
- k) The existing waste water systems must be decommissioned by a licensed plumber. The decommissioning is to include the desludging of all septic tank systems on the site; and the tanks must be removed or have their base broken and filled with solid inert material.
- l) This permit will expire if one of the following circumstances applies:
 - i. The development is not started within two years of the date of this permit; or
 - ii. The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of expiry of permit. An extension of time to complete the development or a stage of the development may be requested if— the request for an extension of time is made within 12 months after the permit expires; and the development or stage started lawfully before the permit expired.

DEDJTR Note:

The land to which this permit applies is identified in the Latrobe Planning Scheme as containing a coal resource of State significance. The Mineral Resources (Sustainable Development) Act 1990 allows the Minister administering the Act to grant a mining licence over the coal resource which, subject to obtaining all relevant consents, may result in mining. Should you require any additional information please contact DEDJTR on 136 186.

APA Note :

An APA GasNet pipeline runs through the southern boundary of subject property along Switchback Road and it is the responsibility of the owners of the property to ensure the following:

- i. The existing high pressure gas pipeline easement must not be encroached upon; no future permanent structures are to be located within the pipeline easement's boundaries without

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

discussions with APA GasNet.

- ii. No machinery or plant is to enter the APA GasNet easement without prior approvals and assessment from APA.
- iii. Should any boring or digging within the easement be required an APA Pipeline Operator 'must' be present during the on ground works. A Dial Before you Dig application must be made prior to works taking place.

Environmental Health Note 1:

The caravan park located at this address must be maintained for all requirements of Residential Tenancies Act 1997 – Division Five during and after construction of the upgraded facilities.

Environmental Health Note 2:

Please contact a building surveyor to determine the correct number and type of toilet facilities required for this premises.

COUNCIL MOTION

Moved: Cr White
Seconded: Cr Middlemiss

That Council:

1. **Defer this matter to the first meeting in February 2016**
2. **Receive a further briefing from officers in relation to possible options that may be considered in relation to a new wastewater treatment system**
3. **Refer this matter to Latrobe City's Tourism Advisory Board for comment.**

CARRIED UNANIMOUSLY

DECLARATION OF INTERESTS

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives – Built Environment

In 2026, Latrobe Valley benefits from a well-planned built environment that is complementary to its surroundings and which provides for a connected and inclusive community.

Latrobe City Council Plan 2013 - 2017

Strategic Objectives – Built Environment

- *Promote and support high quality urban design within the built environment; and*
- *Ensure proposed developments enhance the liveability of Latrobe City, and provide for a more sustainable community.*

Theme and Objectives

Theme 5: Planning for the future

Strategic Direction

Provide efficient and effective planning services and decision making to encourage development and new investment opportunities.

Plan and coordinate the provision of key services and essential infrastructure to support new growth and developments.

Legislation

Local Government Act 1989

Planning and Environment Act 1987

Subdivision Act 1988

SUMMARY

Land:	261 Yinnar Rd Hazelwood known as CA Pt 1 Sect B
Proponent:	Latrobe City Council
Zoning:	Public Park and Recreation Zone (PPRZ)
Overlays:	Design and Development Overlay Schedule 1 (DDO1) State Resources Overlay Schedule 1 (SRO1)

Pursuant to Clause 36.02-2 of the Latrobe Planning Scheme (the Scheme) a Planning Permit is required to construct a building or construct or carry out works.

Pursuant to Clause 43.02-2 of the Scheme a planning permit is required to construct a building or construct a building or carry out works.

A site context plan is included as Attachment 1 of this report.

PROPOSAL

This application seeks a permit for the refurbishment of the central amenities block, construction of two new amenity blocks and construction of a new wastewater treatment system at the Hazelwood Pondage Caravan Park.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

The facilities at the caravan park currently comprises the caretakers residence, camping area, kiosk, laundry, picnic/barbeque area, playground, aquatic centre hall and the Latrobe Valley Yacht Club. The Hazelwood Pondage caravan and camping park, waterway and boat ramp are leased by Latrobe City Council from GDF Suez.

The caravan and camping park is situated on the south-western section of the land, to the west of the Hazelwood Pondage waterway. The Hazelwood Power Station and associated coal extraction area is situated to the north of the pondage. Other surrounding land is used primarily for rural-residential purposes. The closest dwellings to the proposed treatment ponds are situated on the southern side of Switchback Road, where the separation distance between the closest dwelling and the winter storage pond is approximately 120 metres.

Proposed pond location aerial image included as Attachment 2 of this report.

Image of ponds with proposed landscaping at various stages of maturity included as Attachment 3 of this report.

Overall site plan of Caravan Park and proposed works included as Attachment 4 of this report.

Proposed treatment pond detail included as Attachment 5 of this report.

LATROBE PLANNING SCHEME

State and Local Planning Policy Framework

The State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF), including the Municipal Strategic Statement (MSS) have been considered as part of the assessment of this application. The following clauses are relevant to consideration of the application.

The goal of the State Planning Policy found at Clause 10.02 of the Scheme is *“to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development”*.

The objective of Clause 14.02-2 Water Quality is ‘to assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.’ Strategies to achieve this include:

- *Protect reservoirs, water mains and local storage facilities from potential contamination.*
- *Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.*

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

The objective of Clause 14.03 Resource Exploration and Extraction is “to encourage exploration and extraction of natural resources in accordance with acceptable environmental standards and to provide a planning approval process that is consistent with the relevant legislation”.

Strategies to that are relevant to this application are:

- *Protect the brown coal resource in Central Gippsland by ensuring that:*
 - *Changes in use and development of land overlying coal resources, as generally defined in Framework of the Future (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.*
 - *Ensure coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence, and visual intrusion.*
 - *Ensure uses and development within the buffer areas are compatible with uses and development adjacent to these areas.*

The objective of Clause 17.03-1 ‘Facilitating Tourism’ is ‘to encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination.’ Strategies to achieve this are:

- *Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, motel accommodation and smaller scale operations such as host farm, bed and breakfast and retail opportunities.*
- *Seek to ensure that tourism facilities have access to suitable transport and be compatible with and build upon the assets and qualities of surrounding urban or rural activities and cultural and natural attractions.*

The objective of Clause 19.03-2 ‘Water supply, sewerage and drainage’ is to ‘*plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.*’ The relevant strategies to assist in meeting this objective are:

- *Ensure water quality in water supply catchments is protected from possible contamination by urban, industrial and agricultural land uses.*
- *Provide for sewerage at the time of subdivision, or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.*

Clause 19.03-6 'Pipeline Infrastructure' seeks to '*plan for the development of pipeline infrastructure subject to the Pipelines Act 2005 to ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment*'. The relevant strategy to assist in meeting this objective is to:

- *Recognise existing transmission-pressure gas pipelines in planning schemes and protect from further encroachment by residential development or other sensitive land uses, unless suitable additional protection of pipelines is provided.*

Clause 21.07-3 Coal Resources Overview states that "*the coal resource in the Latrobe Valley is an asset of national and state importance and is a significant component in the economy of the municipality.*" Relevant objectives include:

- *To ensure that new development is not undertaken in such a way as to compromise the effective and efficient use of existing or future infrastructure or resources such as the airport, coal resources, timber production, and high quality agricultural land.*
- *Encourage extensive animal husbandry and other rural land uses in areas of potential coal production.*
- *Discourage 'incompatible uses' such as residential, rural living, commercial or non-coal related industrial land use and development in areas of potential coal production.*

Clause 21.07-9 Tourism Overview recognises that '*Latrobe City has existing infrastructure and the capacity to further develop infrastructure to consolidate a role as the hub of regional tourism. Lake Narracan and Hazelwood Pondage are...key tourism assets. Proximity to Melbourne and the diverse local and regional environment provides an opportunity to attract a greater share of tourism, including the conference market.*' The objective of this Clause is to '*encourage environmentally sustainable tourism opportunities*'. The relevant strategies to assist in meeting this objective are:

- *Support the development of a new direction for existing tourism assets.*
- *Strengthen the attraction of Latrobe City as a conference and major events destination.*

Zoning

The site is located within the Public Park and Recreation Zone, where the purpose includes:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To recognise areas for public recreation and open space.*
- *To protect and conserve areas of significance where appropriate.*

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- *To provide for commercial uses where appropriate.*

A Planning Permit is required for buildings and works in the Public Park and Recreation Zone pursuant to Clause 36.02-2. In accordance with Clause 36.02-5 of the Scheme, Council must consider the relevant decision guidelines of the Public Park and Recreation Zone. A discussion of decision guidelines is included in the issues section of this report.

Overlay

The site is subject to the Design and Development Overlay (DDO1- Major Pipeline Infrastructure) as there is a high pressure gas pipeline adjacent to the southern boundary of the property. The purpose of this overlay includes:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

A Planning Permit is required for building and works in the Design and Development Overlay (Pipeline Infrastructure) pursuant to Clause 43.02-2. A discussion of decision guidelines under this overlay is included in the issues section of this report.

The site is also subject to the State Resources Overlay Schedule 1 (SRO1). There is no planning permit trigger for works under the overlay however the purpose, statement of resource significance, objective and decision guidelines of the overlay must be taken into consideration in the assessment of an application.

Particular Provisions

Clause 52.17- Native Vegetation:

Twelve trees are proposed to be removed from the site for the construction of the three effluent ponds and land application area. There is no planning permit trigger for the removal of these trees as they are classed as 'planted vegetation' under the table of exemptions of Clause 52.17. Proposed planning permit conditions will ensure that the remaining trees on the site are suitably protected during construction and a landscaping plan will be required to show replacement planting of suitable native and indigenous plants.

Decision Guidelines (Clause 65):

Clause 65.01 sets out the decision guidelines to consider before deciding on an application or approval of a plan. These guidelines are discussed in the Key Points/Issues section of this report.

Clause 67 of the Latrobe Planning Scheme

Latrobe City Council is both the applicant and responsible planning authority in this application. This is allowed under Section 96 of the Planning and Environment Act 1987, which states that Council must obtain a permit from the Planning Minister for which it is a responsible authority, unless the planning scheme exempts the use or development from this section of the Act.

Clause 67 of the Latrobe Planning Scheme specifically exempts planning applications associated with the use or development of land for a Camping and Caravan park from Section 96(1) and 96(2) of the Act. Therefore the application for the upgrade and replacement of the new amenities blocks, along with the construction of the new wastewater system associated with the camping and Caravan Park can be made to Latrobe City Council, not the Minister, in this instance.

INTERNAL / EXTERNAL CONSULTATION*Engagement Method Used:*Notification:

The application was advertised pursuant to Sections 52(1)(a) and (d) of the Planning and Environment Act 1987. Notices were sent to all adjoining and adjacent landowners and occupiers and a site notice was displayed on the site frontage for 14 days.

Thirteen submissions in the form of written objections were received. A copy of these objections can be viewed at Attachment 2 of this report.

Detailed Information Letter:

A letter was sent out to all objectors on 16 October 2015 which responded to the issues raised in the objections. Each objector also received a clear site plan and depiction of how the treatment ponds would appear in the landscape once constructed, with proposed landscaping illustrated at early and late stages of maturity.

Information Sessions:

Information sessions were conducted by appointment on Wednesday 28th October 2015 between 2-7pm to provide an opportunity for community members to meet with Latrobe City Council officers and the consultants who designed the proposed project. Invitations to the information session were sent to objectors and all adjoining land owners and occupiers. The information sessions allowed people to ask questions of the officers and consultants to gain a better understanding of the project including all amenity concerns and how they would be addressed.

Section 55 Referral:

The application was referred in accordance with the requirements of Section 55 of the Act to Environment Protection Authority (EPA) under Clause 66.02-1 as a Works Approval is required under Section 19 of the EPA Act 1970. There was no objection to the granting of a planning permit subject to the inclusion of appropriate conditions.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

The application was also referred to Department of Economic Development, Jobs, Transport and Resources under the State Resources Overlay (Clause 44.07-4) and Design and Development Overlay (Clause 43.02). There was no objection to the granting of a planning permit subject to the inclusion of appropriate conditions.

Internal:

The application was referred internally to Council's Environmental Health team for consideration. There was no objection to the granting of a planning permit subject to the inclusion of appropriate conditions.

KEY POINTS/ISSUES

Strategic direction of the State and Local Planning Policy Frameworks:

Clause 10.02 of the State Planning Policy Framework states that planning is to be fostered through appropriate planning policies and practices and decisions are to be made in the interests of net community benefit and sustainable development. The State and Local Planning Policy Frameworks aim to protect waterways, groundwater and waterbodies whilst recognising Hazelwood Pondage as a key tourism asset to the municipality.

The issue of effective management of wastewater at the Hazelwood Pondage Caravan Park has been ongoing in recent years. The original system broke down and was replaced by septic holding tanks that have to be pumped out in peak periods. The existing system is inadequate to meet demand, expensive to operate and has potential for negative environmental impacts, such as odour emissions. The new system is designed to deal with these issues and to provide a long-term solution for the management of wastewater in the park.

'Purpose' and 'Decision Guidelines' of the Public Park and Recreation Zone

The purpose of the zone recognises that the land is set aside for public recreation and open space. It is considered that the improved wastewater management system, along with the new amenities blocks, will have the effect of making the park more attractive to both campers and day-use visitors.

'Purpose' and 'Decision Guidelines' of the Design and Development Overlay-Schedule 1 (DDO1):

The decision guidelines require the consideration of the following (as appropriate to this application):

- *Appropriateness of constructing any buildings or fences within 3 metres of any pipeline.*
- *The views of the Secretary of the Department administering the Pipelines Act 1967.*

The application has been referred to DEDJTR with respect to the above guidelines and no objections have been expressed subject to conditions being placed on the permit to ensure that the pipeline infrastructure is protected during construction and in the future.

'Purpose' and 'Decision Guidelines' of the State Resources Overlay Schedule 1 (SRO1):

The decision guidelines require the consideration of the following (as appropriate to this application):

- *The need to ensure development of the land does not inhibit the eventual development and use of the coal.*
- *The impact of the building and works on nearby existing or proposed brown coal mining or electricity generation and any nearby agricultural uses, mining or electricity generation and any nearby agricultural uses.*

The buildings and works associated with the existing camping and caravan park are considered appropriate to improve the standard of the existing facilities on the land, therefore the proposal is considered to be consistent with the SRO1. The application was also referred to DEDJTR with respect to the above points and no objections have been expressed subject to conditions.

Clause 65 (Decision Guidelines):

Clause 65.01 sets out the decision guidelines to consider before deciding on an application or approval of a plan. These guidelines are discussed in the Key Points/Issues section of this report.

RESPONSE TO SUBMISSIONS

The application received thirteen submissions in the form of objections. The issues raised were:

1. Odour Concerns:

The proposed system has been designed to ensure that it will not produce an offensive odour. The proposed system consists of a gravity sewer line that will connect both to the new and refurbished amenity blocks as well as existing buildings. This gravity sewer line will drain to a 20,000 litre below-ground septic tank.

The septic tank will act as the primary treatment and will screen solids and commence the aerobic conversion of the waste. Following this, an Aquatech pump station undertakes further screening along with the grinding of any remaining solids. After further settlement, this waste is pumped up hill to the first pond (known as the aerobic pond).

The septic tank and pump infrastructure will be located at the rear of the amenities block where the existing septic tanks are located. The aerobic pond has a capacity of 1.3 million litres and is designed to hold over half this volume of water at all times. Wastewater entering this pond will be heavily diluted and will not be mechanically agitated, further reducing the possibility of odour emission.

The aerobic pond overflows into the maturation pond (second pond) where the aerobic oxidation of the water continues. This pond has a capacity of approximately 700,000 litres and from this pond the water is flushed into a winter storage pond (third pond). In the wetter months this pond is expected to hold water and has a maximum capacity of 2.18 million litres. In peak summer months the aerobic pond will act as an evaporation bed for water exiting the maturation pond. Water stored in the winter storage pond will be a quality that allows for it to be used to drip irrigate a section of the caravan park land in the summer months.

This system design has been installed in a number of locations across Australia and is one favoured by water authorities such as Gippsland Water and Melbourne Water.

As previously noted, the closest dwellings to the proposed treatment ponds are situated on the southern side of Switchback Road, where the separation distance between the closest dwelling and the winter storage pond is approximately 120 metres. Given the predicted waste load and the type of system proposed, the recommended minimum separation distance between the treatment pond and nearest dwelling has been calculated at 100 metres under Clauses 40 and 41 of the *Environment Protection Act 1970*. A condition of permit will require the permit holder to provide an independent report on an annual basis to report on the operation of the effluent disposal system and rectify any issues that are identified.

2. Pollution Concerns:

The ponds will be constructed with a clay liner under a sand protection layer. They will have banked edges and a large capacity to accommodate peak inflows of wastewater during holiday periods and events at the caravan park. They have been designed to factor in one in 100 year rain events, and to not allow seepage or overflow pollution.

3. Possible different alternatives:

There are multiple options available to deal with on-site wastewater management and the secondary treatment of wastewater including bulk storage and sand filters with disposal through sub-surface irrigation or trenches, aerated/activated sludge, intermittent decant extended aeration and stabilisation ponds (the chosen system).

The stabilisation ponds system has been chosen over the alternative systems because it:

- can handle large fluctuations in wastewater loads;
- will not pollute the environment;
- will not produce offensive odour;
- is a simple, low maintenance and low on-going cost system;
- is a proven reliable system and has an expected life of 50+ years;
- it meets statutory and compliance obligations; and
- The stabilisation ponds system is not the cheapest to construct however, when taking into account the life cycle maintenance costs, it provides good value for the money invested.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)****4. Concern that land should be connected to sewer:**

Gippsland Water has estimated the cost to connect the caravan park to the nearest viable mains sewer at \$1.4m. This is approximately \$950,000 more than the on-site wastewater treatment option of having stabilisation ponds. This expense is currently beyond the financial means of Latrobe City Council and therefore, mains sewer connection is not possible. This option also has a high risk of odour emission as sewage would remain in situ in pipe work and pits for long periods until reaching the Churchill pumping station.

5. Process of Latrobe City issuing their own permit:

Latrobe City Council is both the applicant and responsible planning authority in this application. This is allowed under Section 96 of the Planning and Environment Act 1987, which states that Council must obtain a permit from the Planning Minister for which it is a responsible authority, unless the planning scheme exempts the use or development from this section of the Act.

Clause 67 of the Latrobe Planning Scheme specifically exempts planning applications associated with the use or development of land for a Camping and Caravan park from Section 96(1) and 96(2) of the Act. Therefore the application for the upgrade and replacement of the new amenities blocks, along with the construction of the new wastewater system associated with the camping and Caravan Park can be made to Latrobe City Council, not the Minister, in this instance.

6. Concerns with vegetation removal:

A landscaping illustration plan has been produced that depicts how the area around the ponds will be planted out with native and indigenous species. Proposed planning permit conditions will ensure that the remaining trees on the site are suitably protected during construction and a landscaping plan will be required to show replacement planting of suitable native and indigenous plants. As the trees to be removed are planted vegetation (not native remnant vegetation), a planning permit is not required for the removal of the trees under Clause 52.17 of the planning scheme.

7. Property devaluation concerns:

Property devaluation is not a relevant planning matter and therefore cannot be given any consideration in this matter.

8. Safety concerns associated with people falling into ponds:

The area around the ponds will be fenced off with rural type post and wire fencing. It is intended that this will provide a physical barrier but will not look out of place in the landscape.

9. Lack of consultation:

Numerous consultation methods have been used in the processing of this planning application including sending letters to adjoining land owners and occupiers, placing a sign on the site, sending a detailed information letter to all objectors and inviting all objectors and adjoining residents to attend an information session.

10. Lack of supporting technical documentation:

The level of documentation placed on public exhibition for the notification period showed the details of the proposed and refurbished amenities, location of the vegetation to be removed and the location and elevations of the proposed treatment ponds. A 'scope of works' summary was also provided, which detailed the type of wastewater treatment system proposed and what it would entail. Adjoining land owners and objectors seeking further technical detail could have their queries answered by the consultants who designed the system at the resident information session.

11. Revegetation and embankments should be provided

Slight embankments will be provided around the treatment ponds and as previously stated, proposed planning permit conditions will ensure that the remaining trees on the site are suitably protected during construction and a landscaping plan will be required to show replacement planting, to screen the treatment ponds from adjoining properties.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework. There is not considered to be any risks associated with this report. However, an appeal can be resourced within the Planning team should one be submitted.

FINANCIAL RESOURCES IMPLICATIONS

Additional resources or financial cost will only be incurred should the planning permit application require determination at the Victorian Civil and Administrative Tribunal (VCAT).

OPTIONS

Council has the following options in regard to this application:

1. Issue a Notice of Decision to grant a Planning Permit; or
2. Refuse to Grant a Planning Permit

Council's decision must be based on planning grounds, having regard to the provisions of the Latrobe Planning Scheme.

CONCLUSION

That Council issues a notice of decision to grant a planning permit for the refurbishment of the central amenities block, construction of two new amenity blocks and construction of a new wastewater treatment system at the Hazelwood Pondage Caravan Park situated at 261 Yinnar Road Hazelwood on the following grounds:

- The proposal is consistent with the State and Local Planning Policy Frameworks, which aim to protect waterways, groundwater and waterbodies whilst recognising Hazelwood Pondage as a key tourism asset. The new waste management system will ensure that the Hazelwood Pondage Caravan Park can treat wastewater onsite whilst protecting surrounding environmental values and protecting the amenity of adjoining residents.
- The proposal is consistent with the State Resources Overlay (SRO1) and Design and Development Overlay (DDO1) as the proposed works will not interfere with the future use of the significant coal resource, nor inhibit the potential of the existing pipeline infrastructure.
- The proposal is consistent with Clause 65 (Decision Guidelines).

Attachments



1. Site Context Plan
2. Proposed Pond location aerial image
3. Images of ponds with proposed landscaping at various stages of maturity
4. Overall site plan of Caravan Park and proposed works
5. Proposed Treatment Pond Detail
6. Objector's Submissions (Published Separately) (Confidential)

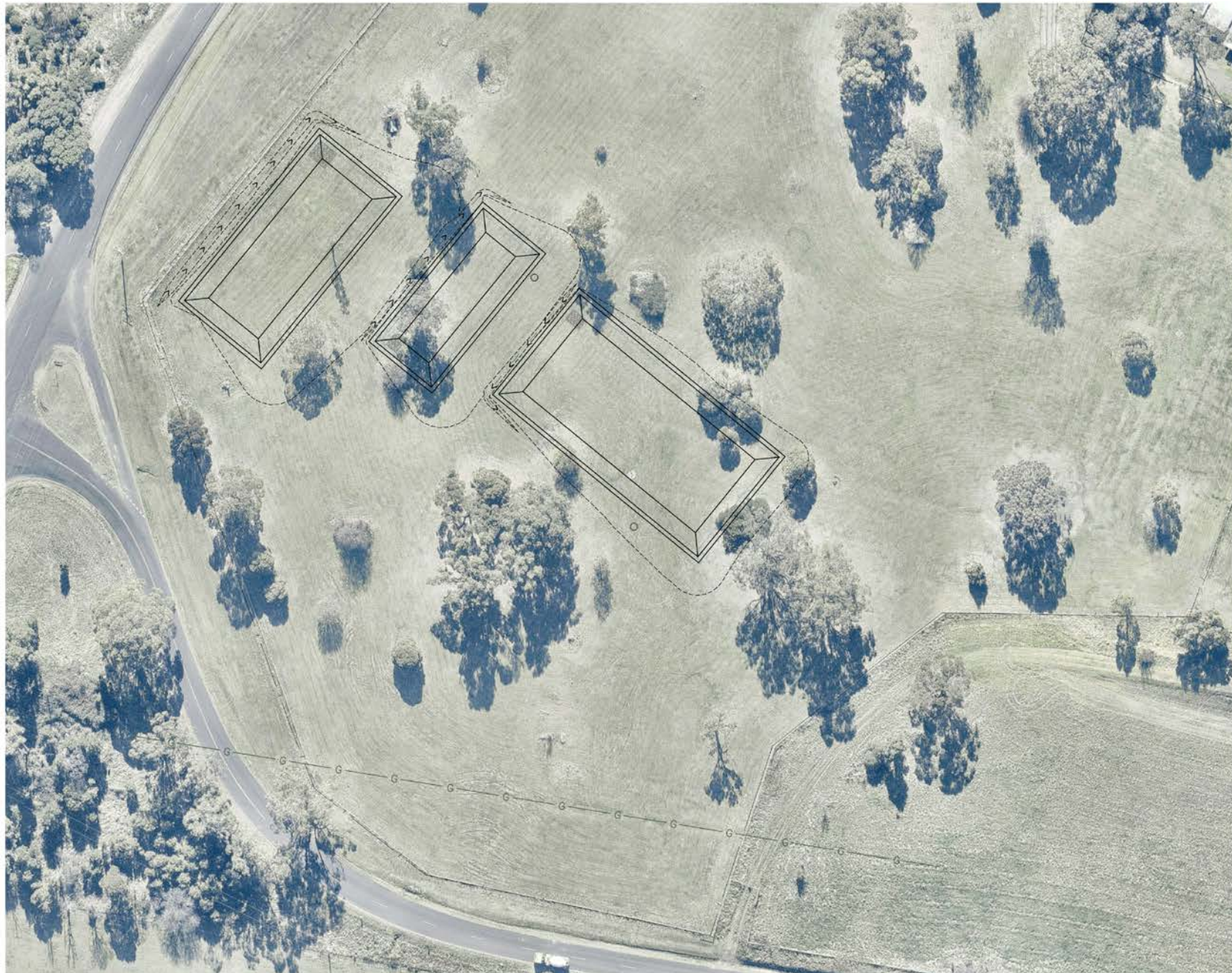
14.4

Planning Permit Application 2015/133- Refurbishment of amenities block, construction of two new amenities blocks and new wastewater treatment system at Hazelwood Pondage Caravan Park

1	Site Context Plan	651
2	Proposed Pond location aerial image	653
3	Images of ponds with proposed landscaping at various stages of maturity	655
4	Overall site plan of Caravan Park and proposed works	657
5	Proposed Treatment Pond Detail	659



	<p>Note The information shown on this map is derived from a variety of sources including, but not limited to, Vicmap Data, other State and Local Government Agencies data and Latrobe City Data.</p> <p>Disclaimer: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the state of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Latrobe City does not guarantee the accuracy or the currency of the information presented on this map and therefore Latrobe City will not be held liable for any loss or damage arising as a result of using this information. The location of features shown on this map is indicative only. The underground infrastructure location shown is not to be used as a substitute for Dig Before You Dig. The compilation of this map is subject to copyright laws and regulations, no part of this map can be reproduced without prior written consent of Latrobe City Council.</p>	Site context		29/10/2015	
				Scale 1:4000	





Existing site from Switchback Road



Proposed treatment ponds



Proposed treatment ponds with landscaping 10 years+

Hazelwood Pondage Caravan Park
1300367 - SKO1
October 2015

BW Beveridge Williams
development & environment consultants



Existing site from Yinnar Road



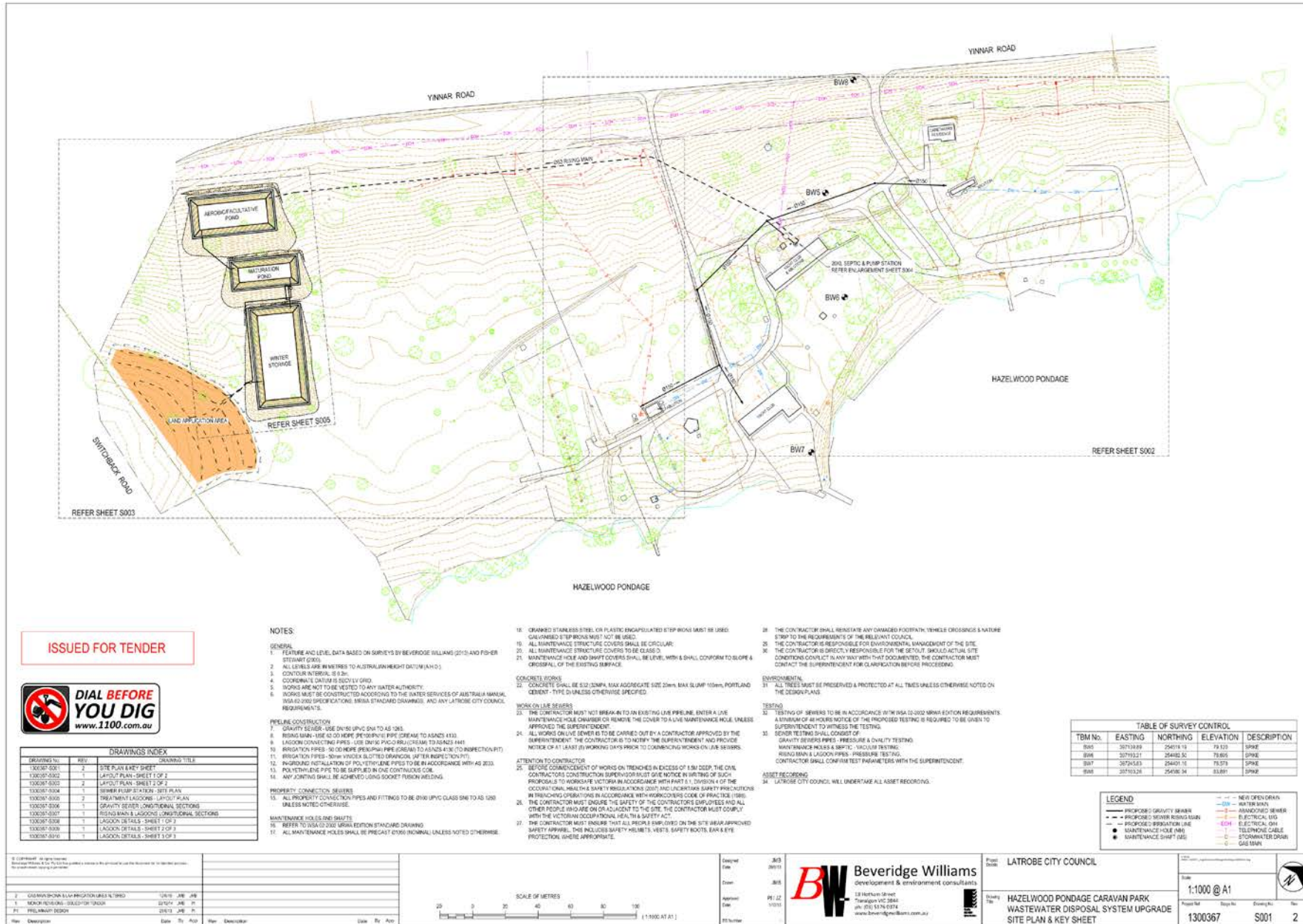
Proposed treatment ponds

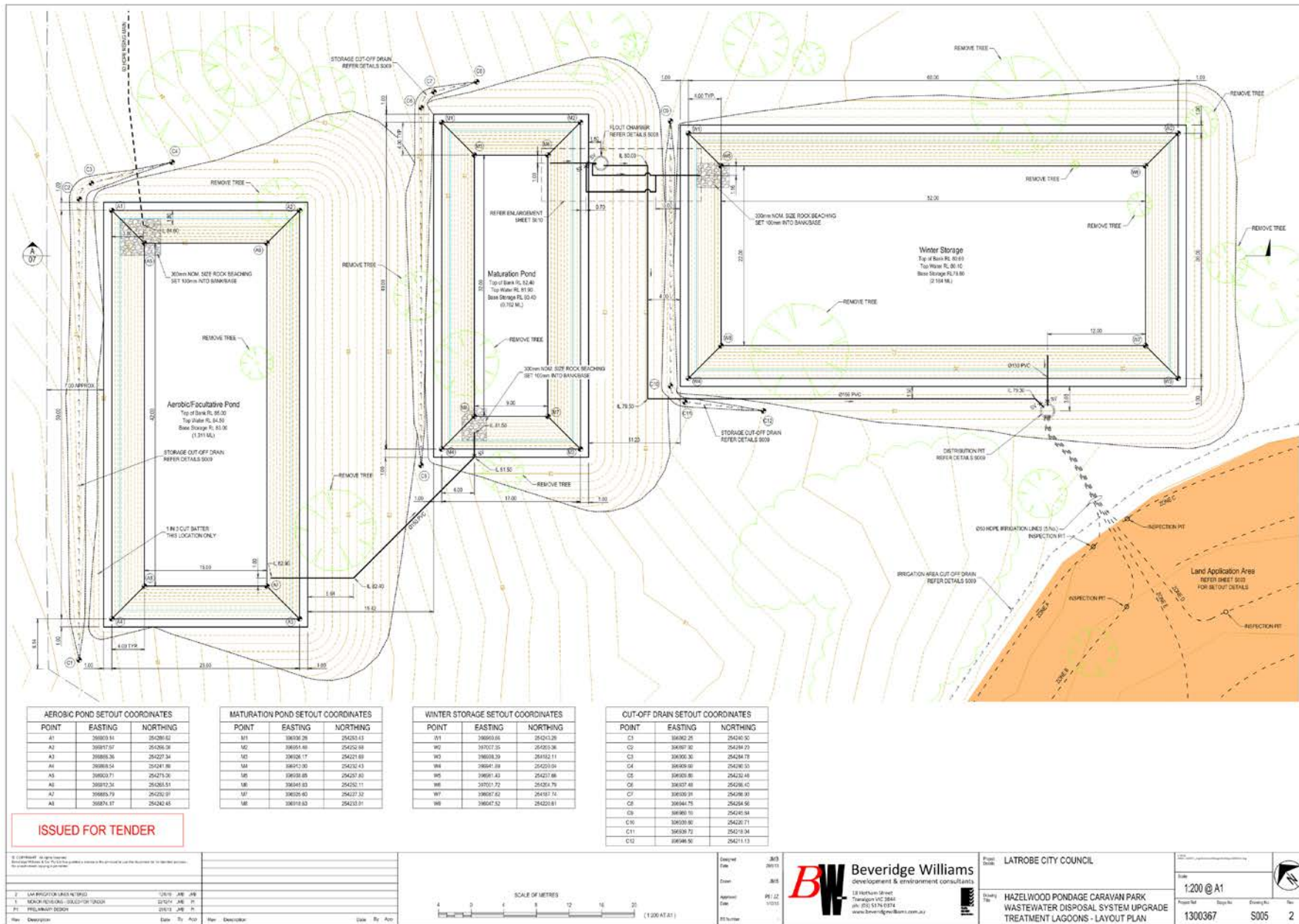


Proposed treatment ponds with landscaping 10 years+

Hazelwood Pondage Caravan Park
1300367 - SKO2
October 2015







AEROBIC POND SETOUT COORDINATES

POINT	EASTING	NORTHING
A1	39893.14	25426.02
A2	39897.57	25426.28
A3	39888.36	25427.34
A4	39888.34	25424.86
A5	39903.71	25427.20
A6	39892.24	25426.51
A7	39885.79	25422.07
A8	39884.17	25424.45

MATURATION POND SETOUT COORDINATES

POINT	EASTING	NORTHING
M1	39828.28	25423.11
M2	39854.48	25425.88
M3	39826.17	25421.89
M4	39821.30	25422.43
M5	39859.89	25427.80
M6	39844.83	25425.11
M7	39825.80	25427.32
M8	39818.83	25423.01

WINTER STORAGE SETOUT COORDINATES

POINT	EASTING	NORTHING
W1	39893.68	25423.28
W2	39727.35	25425.26
W3	39868.39	25422.11
W4	39841.89	25420.04
W5	39901.43	25427.68
W6	39844.83	25425.11
W7	39857.42	25418.72
W8	39847.52	25420.81

CUT-OFF DRAIN SETOUT COORDINATES

POINT	EASTING	NORTHING
C1	39892.25	25426.52
C2	39897.40	25424.23
C3	39890.30	25424.78
C4	39899.40	25426.33
C5	39893.80	25422.48
C6	39897.40	25426.42
C7	39890.91	25426.30
C8	39894.75	25424.56
C9	39890.10	25426.54
C10	39899.90	25422.71
C11	39899.72	25423.34
C12	39898.50	25421.13

ISSUED FOR TENDER

1	LAY OUT FOR LINES 16/17/18	12/16	JMB
2	REVISIONS		
3	PRELIMINARY DESIGN	12/13	JMB

SCALE OF METRES

(1:200 AT A1)

Designed	JMB
Drawn	JMB
Approved	PS/12
Date	1/1/15
BS Number	

Beveridge Williams
development & environment consultants

12 Northam Street
Perth WA 6004
ph: (08) 9474 0374
www.beveridge-williams.com.au

LATROBE CITY COUNCIL

Project: HAZELWOOD PONDAGE CARAVAN PARK WASTEWATER DISPOSAL SYSTEM UPGRADE TREATMENT LAGOONS - LAYOUT PLAN

Scale: 1:200 @ A1

Project Ref: 1300367

Sheet No: S005

Page: 2

INFRASTRUCTURE AND RECREATION

15. INFRASTRUCTURE AND RECREATION

Nil reports

COMMUNITY SERVICES

16. COMMUNITY SERVICES

Nil reports

CORPORATE SERVICES

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

17. CORPORATE SERVICES

17.1 ASSEMBLIES OF COUNCILLORS

General Manager

Corporate Services

For Decision

PURPOSE

The purpose of this report is to present to Council, the Assembly of Councillor forms submitted since the Ordinary Council Meeting held 26 October 2015.

EXECUTIVE SUMMARY

The following Assemblies of Councillors have taken place:

Date:	Assembly Details / Matters Discussed:	In Attendance:	Conflicts of Interest Declared:
14 October 2015	Morwell Town Common Development Plan Project Control Group	Councillors: Cr Middlemiss Officers: Simon Clark	Nil
15 October 2015	Australia Day Advisory Committee	Councillors: Cr White Officers: Wendy Hrynyszyn	Nil
21 October 2015	Victory Park Precinct Advisory Committee	Councillors: Cr Kam Officers: Simon Clark	Nil

COUNCIL MOTION

Moved: Cr Gibson
Seconded: Cr Harriman

That Council receives and notes the Assemblies of Councillors records submitted which have been held within the period 14 October 2015 to 21 October 2015.

CARRIED UNANIMOUSLY

DECLARATION OF INTEREST

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Attachments

1. Morwell Town Common Development Plan 14 October 2015
2. Australia Day Committee 15 October 2015
3. Victory Park Precinct Advisory Committee 21 October 2015

17.1

Assemblies of Councillors

1	Morwell Town Common Development Plan 14 October 2015.....	669
2	Australia Day Committee 15 October 2015.....	673
3	Victory Park Precinct Advisory Committee 21 October 2015.....	677



Assembly of Councillors Record

This form **MUST** be completed by the attending Council officer and returned **IMMEDIATELY** to the Council Operations Team for filing. {see over for Explanation/Guide Notes}.

Assembly details:	Morwell Town Common Development Plan Project Control Group
Date:	14 October 2015
Time:	5:03pm
Assembly Location:	BRATAUALOONG ROOM LATROBE CITY COUNCIL CORPORATE HEADQUARTERS COMMERCIAL ROAD, MORWELL

IN ATTENDANCE

Councillors:	<input type="checkbox"/> Cr Christine Sindt	<input checked="" type="checkbox"/> Cr Graeme Middlemiss	<input type="checkbox"/> Cr Peter Gibbons
	<input type="checkbox"/> Cr Dale Harriman	<input type="checkbox"/> Cr Kellie O'Callaghan	<input type="checkbox"/> Cr Sandy Kam
	<input type="checkbox"/> Cr Darrell White	<input type="checkbox"/> Cr Michael Rossiter	<input type="checkbox"/> Cr Sharon Gibson
Officer/s:	Simon Clark – Coordinator Recreation Liaison		
Matter/s and main topic/s discussed: <i>Provide dot points only, not the minutes of the meeting</i>	<ol style="list-style-type: none"> 1. Simon informed the meeting that he had sent an email to Tom Shanahan and Russell Northe MLA via Tayla Leek regarding the Committee's current position on Tom's proposed Liberty Swing project. Further discussions will be held on the proposal as part of the Committee's review of the Morwell Town Common Development Plan. Simon has not received any official advice from the Lions Club of Traralgon regarding the usage, key register etc of the Newman Park Liberty Swing however has been informed by a club representative that the swing is not extensively used. Simon to investigate the usage of other Liberty Swings within Victoria. 2. Bruce informed the meeting that he had found some information to assist in the design of the historical sign. This project remains as Committee business until there is sufficient information to commence discussions with the Graphic Designer. 3. Simon distributed copies of the existing 2004 Morwell Town Common Development Plan and requested that the Committee review the current plan and bring back their thoughts to the December meeting. Simon encouraged all members to engage in the review process and discuss amongst them or with him if they wished to. 4. Simon has passed on the Committee's request that any maintenance or alterations to the timber playground continue to be in the theme of the existing playground. Simon to investigate what the 2015/2016 timber playground budget allocation of \$21,000 is to be expended on. David suggested the painting of the White Street new fence if possible. 		
Confidential/	Are the matters considered confidential under the Local Government Act?		



Not confidential Yes No

CONFLICT OF INTEREST DISCLOSURES: (refer to page 2)

Councillors:	<input type="checkbox"/> Cr Christine Sindt	<input type="checkbox"/> Cr Graeme Middlemiss	<input type="checkbox"/> Cr Peter Gibbons
	<input type="checkbox"/> Cr Dale Harriman	<input type="checkbox"/> Cr Kellie O'Callaghan	<input type="checkbox"/> Cr Sandy Kam
	<input type="checkbox"/> Cr Darrell White	<input type="checkbox"/> Cr Michael Rossiter	<input type="checkbox"/> Cr Sharon Gibson
Officer/s:			
Times that Officers / Councillors left/returned to the room:			





Completed by: Simon Clark

Assembly of Councillors Record Explanation / Guide Notes
Required pursuant to the Local Government Act 1989 as amended.

1. Section 80A requirements (re: *Written Record to be made by Council staff member*):

Amendments to the Local Government Act 1989 (Section 80A), operative from 2 December 2008 now stipulate:

"At an assembly of Councillors, the Chief Executive Officer must ensure that a written record is kept of:

- the names of all Councillors and members of Council staff attending;
- the matters considered;
- any conflict of interest disclosures made by a Councillor attending under subsection (3);
- whether a Councillor who has disclosed a conflict of interest as required by subsection (3) leaves the assembly."

The above required information is:

- to be reported to an Ordinary meeting of the Council; and
- incorporated in the minutes of that Ordinary meeting.

2. Section 76AA definition:

"Assembly of Councillors (however titled, e.g. meeting / inspection / consultation etc) is a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of staff which considers matters that are intended or likely to be;

- The subject of a decision of the Council; or
- Subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee.

Brief Explanation:

Some examples of an *Assembly of Councillors* will include:

- Councillor Briefings;
- on site inspections, generally meetings re: any matters;
- meetings with residents, developers, other clients of Council, consultations;
- meetings with local organisations, Government Departments, statutory authorities (e.g. VicRoads, etc);

providing **at least 5 Councillors and 1 Council staff member are present** and the matter/s considered are intended **or likely to be** subject of a future decision by the Council **OR** an officer decision under delegated authority.

Effectively it is probable, that any meeting of at least 5 Councillors and 1 Council staff member will come under the new requirements as the assembly will in most cases be considering a matter which will come before Council or be the subject of a delegated officer's decision at some later time. If you require further clarification, please call the Manager Council Operations – Legal Counsel.

Please note: an Advisory Committee meeting requires only one Councillor to be in attendance. An advisory committee is defined as any committee established by the Council, other than a special committee, that provides advice to:

- the Council; or
- a special committee; or
- a member of Council staff who has been delegated a power, duty or function of the Council under section 98.

3. Section 80A and 80B requirements (re: *Conflict of Interest*):

Councillors and officers attending an Assembly of Councillors must disclose any conflict of interest.

Section 80A(3)

"If a Councillor attending an Assembly of Councillors knows, or would reasonably be expected to know, that a matter being considered by the assembly is a matter that, were the matter to be considered and decided by Council, the Councillor would have to disclose a conflict of interest under section 79, the Councillor must disclose either:

- (a) immediately before the matter in relation to the conflict is considered; or
- (b) if the Councillor realises that he/she has a conflict of interest after consideration of the matter has begun, as soon as the Councillor becomes aware of the conflict of interest, leave the assembly whilst the matter is being considered by the assembly."

Section 80B

A member of Council staff who has a conflict of interest (direct or indirect) in a matter in which they have a delegated power, duty or function must:

- not exercise the power or discharge the duty or function;
- disclose the type of interest and nature of interest to the in writing to the Chief Executive Officer as soon as he/she becomes aware of the conflict of interest. In the instance of the Chief Executive Officer having a pecuniary interest, disclosure in writing shall be made to the Mayor.



Assembly of Councillors Record

This form **MUST** be completed by the attending Council officer and returned **IMMEDIATELY** to the Council Operations Team for filing. {see over for Explanation/Guide Notes}.

Assembly details:	Australia Day Advisory Committee
Date:	15 October 2015
Time:	5.00 pm to 5.50 pm
Assembly Location:	Nambur Wariga, Council Headquarters, Morwell

IN ATTENDANCE

Councillors:	<input type="checkbox"/> Cr Christine Sindt	<input type="checkbox"/> Cr Graeme Middlemiss	<input type="checkbox"/> Cr Peter Gibbons
	<input type="checkbox"/> Cr Dale Harriman	<input type="checkbox"/> Cr Kellie O'Callaghan	<input type="checkbox"/> Cr Sandy Kam
	<input checked="" type="checkbox"/> Cr Darrell White	<input type="checkbox"/> Cr Michael Rossiter	<input type="checkbox"/> Cr Sharon Gibson
Officer/s:	Wendy Hrynyszyn		
Matter/s and main topic/s discussed: <i>Provide dot points only, not the minutes of the meeting</i>	Australia Day Program <ul style="list-style-type: none"> • Designs options for Australia Day flags • Australia Day Civic function - Engagement of Entertainment for Civic Function • 2016 Australia Day Nominations reviewed and assessed • Australia Day Ambassador Program • Australia Day Advertisement • Review of Council Advisory Committee – updating of terms of reference • Breakfast Sponsorship • Past winners images on website 		
Confidential/ Not confidential	Are the matters considered confidential under the Local Government Act? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

CONFLICT OF INTEREST DISCLOSURES: (refer to page 2)

Councillors:	<input type="checkbox"/> Cr Christine Sindt	<input type="checkbox"/> Cr Graeme Middlemiss	<input type="checkbox"/> Cr Peter Gibbons
	<input type="checkbox"/> Cr Dale Harriman	<input type="checkbox"/> Cr Kellie O'Callaghan	<input type="checkbox"/> Cr Sandy Kam
	<input type="checkbox"/> Cr Darrell White	<input type="checkbox"/> Cr Michael Rossiter	<input type="checkbox"/> Cr Sharon Gibson
Officer/s:	N/A		





Times that Officers / Councillors left/returned to the room:	N/A
--	-----

Completed by: Wendy Hrynyszyn, Senior Events Officer Latrobe City Council
16/10/2015

Assembly of Councillors Record Explanation / Guide Notes
Required pursuant to the Local Government Act 1989 as amended.

1. Section 80A requirements (re: Written Record to be made by Council staff member):

Amendments to the Local Government Act 1989 (Section 80A), operative from 2 December 2008 now stipulate: "At an assembly of Councillors, the Chief Executive Officer must ensure that a written record is kept of:

- the names of all Councillors and members of Council staff attending;
- the matters considered;
- any conflict of interest disclosures made by a Councillor attending under subsection (3);
- whether a Councillor who has disclosed a conflict of interest as required by subsection (3) leaves the assembly."

The above required information is:

- to be reported to an Ordinary meeting of the Council; and
- incorporated in the minutes of that Ordinary meeting.

2. Section 76AA definition:

"**Assembly of Councillors** (however titled, e.g: meeting / inspection / consultation etc) is a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of staff which considers matters that are intended or likely to be;

- The subject of a decision of the Council; or
- Subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee.

Brief Explanation:

Some examples of an *Assembly of Councillors* will include:

- Councillor Briefings;
- on site inspections, generally meetings re: any matters;
- meetings with residents, developers, other clients of Council, consultations;
- meetings with local organisations, Government Departments, statutory authorities (e.g. VicRoads, etc);

providing **at least 5 Councillors and 1 Council staff member are present** and the matter/s considered are intended **or likely to be** subject of a future decision by the Council **OR** an officer decision under delegated authority.

Effectively it is probable, that any meeting of at least 5 Councillors and 1 Council staff member will come under the new requirements as the assembly will in most cases be considering a matter which will come before Council or be the subject of a delegated officer's decision at some later time. If you require further clarification, please call the Manager Council Operations – Legal Counsel.

Please note: an Advisory Committee meeting requires only one Councillor to be in attendance. An advisory committee is defined as any committee established by the Council, other than a special committee, that provides advice to:

- the Council; or
- a special committee; or
- a member of Council staff who has been delegated a power, duty or function of the Council under section 98.

3. Section 80A and 80B requirements (re: Conflict of Interest):

Councillors and officers attending an Assembly of Councillors must disclose any conflict of interest.

Section 80A(3)

"If a Councillor attending an Assembly of Councillors knows, or would reasonably be expected to know, that a matter being considered by the assembly is a matter that, were the matter to be considered and decided by Council, the Councillor would have to disclose a conflict of interest under section 79, the Councillor must disclose either:



- (a) immediately before the matter in relation to the conflict is considered; or
- (b) if the Councillor realises that he/she has a conflict of interest after consideration of the matter has begun, as soon as the Councillor becomes aware of the conflict of interest, leave the assembly whilst the matter is being considered by the assembly."

Section 80B

A member of Council staff who has a conflict of interest (direct or indirect) in a matter in which they have a delegated power, duty or function must:

- not exercise the power or discharge the duty or function;
- disclose the type of interest and nature of interest to the in writing to the Chief Executive Officer as soon as he/she becomes aware of the conflict of interest. In the instance of the Chief Executive Officer having a pecuniary interest, disclosure in writing shall be made to the Mayor.



Assembly of Councillors Record

This form **MUST** be completed by the attending Council officer and returned **IMMEDIATELY** to the Council Operations Team for filing. {see over for Explanation/Guide Notes}.

Assembly details:	Victory Park Precinct Advisory Committee
Date:	21 October, 2015
Time:	5:15pm
Assembly Location:	MACFARLANE BURNETT MEETING ROOM LATROBE CITY COUNCIL, TRARALGON SERVICE CENTRE KAY STREET, TRARALGON

IN ATTENDANCE

Councillors:	<input type="checkbox"/> Cr Christine Sindt	<input type="checkbox"/> Cr Graeme Middlemiss	<input type="checkbox"/> Cr Peter Gibbons
	<input type="checkbox"/> Cr Dale Harriman	<input type="checkbox"/> Cr Kellie O'Callaghan	<input checked="" type="checkbox"/> Cr Sandy Kam
	<input type="checkbox"/> Cr Darrell White	<input type="checkbox"/> Cr Michael Rossiter	<input type="checkbox"/> Cr Sharon Gibson
Officer/s:	Simon Clark, Coordinator Recreation Liaison		
Matter/s and main topic/s discussed: <i>Provide dot points only, not the minutes of the meeting</i>	<p>1. Simon informed the meeting that he had received several submissions from Committee members regarding the Gippsland Model Engineering Societies (GMES) proposed Five Year Development Program. The meeting discussed the following questions from the submissions:</p> <ul style="list-style-type: none"> a) Simon and Ainsley to investigate the area of land that the GMES are proposing to develop within Doorty Park. b) Ainsley reported that the length and depth of the proposed cutting in the program was not calculated yet. This is due to not having yet received advice from the West Gippsland Catchment Management Authority (WGCMA) about where the track can cross. c) Simon could not confirm at this time when the next report on the GMES program would be presented to Council for consideration. d) Ainsley reported that the WGCMA are aware of the program proposal and have no issues with the works involved with the proposed bridge development in Doorty Park. e) Ainsley reported that the program has proposed fencing however the GMES have not considered what type of fencing would be used although the thinking would be to use similar fencing that currently exists within Newman Park. Ainsley also said that the GMES will also be open for suggestions. f) Ainsley reported that the unofficial carpark overflow area next to the small balloon loop, and any proposed fencing of the area were not part of the proposed program. 		



	<p>g) David McKenzie asked Ainsley about the proposed tunnel in Doorty Park. Ainsley informed the meeting that there was no detail about the tunnel in the proposed program however it would be lockable at both ends and would comply with any WGCMA directions.</p> <p>2. Cr Kam briefed the meeting on the "Broadening Horizons" program with the Traralgon Secondary College and VicRoads. Interest remains from the parties including the Public Transport Victoria to be involved in the program. David Langmore spoke to the Committee about possible installation of table units in the vicinity of the carpark area on Princes Highway for park visitors. The Committee are still interested to have the program involved in the installation of wooden bench seating in Victory Park. Cr. Kam will keep the Committee briefed on the possible project.</p> <p>3. Simon informed the meeting that the wooden decking's along the Traralgon Creek were Latrobe City's responsibility to manage and maintain. Cr Kam requested that Simon have a Risk Assessment undertaken on the decks to establish any possible risks including whether children could fall through the handrails.</p> <p>4. Simon reported that further internal meetings had been conducted in the progression of the Council's Committees review. Simon will continue to report back to the Committee on the adoption of the "Advisory Committee Guide", drafting of the "Committee of Management" template and guide, development of "Friends Groups" documentation and the agreement into the review process for each Committee and the review of each of the fifty nine (59) Committees.</p> <p>5. Simon and Ainsley have met onsite to discuss the GMES insurance companies concern with the Peterkin Street Loop and the potential hazard to the public on running days. Ainsley to formally write to Simon with a proposal to enclose the area. Simon will bring that proposal to the Committee prior to briefing Council management.</p> <p>6. Lorrel and Ainsley reported that the first week of the recent school holidays were the busiest seen at Newman park and the GMES. Ainsley said that the GMES had a record take for the weekend with nearly 800 people riding in four hours.</p> <p>7. The Committee would like to see a security camera installed on or in the vicinity of the Sound Shell due to the excessive amount of graffiti being sprayed on it. Simon to investigate.</p> <p>8. Cr Kam announced that "Music in the Park" type events were being planned for the Sound Shell in 2016 by members of the Latrobe Valley Community Choir. The Traralgon Community Association is supportive of the events.</p> <p>9. Cr Kam has spoken to a resident who would like to see a pedestrian link between the Traralgon Railway Reservoir Conservation Reserve and the Victory Park Precinct. Committee members have previously heard of such a link being proposed. Simon to investigate if the link exists in any strategies that have been adopted by Council or are in the planning stage.</p>
--	--



Confidential/ Not confidential	<i>Are the matters considered confidential under the Local Government Act?</i> <input type="checkbox"/> Yes X No
---	--

CONFLICT OF INTEREST DISCLOSURES: (refer to page 2)

Councillors:	<input type="checkbox"/> Cr Christine Sindt	<input type="checkbox"/> Cr Graeme Middlemiss	<input type="checkbox"/> Cr Peter Gibbons
	<input type="checkbox"/> Cr Dale Harriman	<input type="checkbox"/> Cr Kellie O'Callaghan	<input type="checkbox"/> Cr Sandy Kam
	<input type="checkbox"/> Cr Darrell White	<input type="checkbox"/> Cr Michael Rossiter	<input type="checkbox"/> Cr Sharon Gibson
Officer/s:			
Times that Officers / Councillors left/returned to the room:			





Completed by: Simon Clark

Assembly of Councillors Record Explanation / Guide Notes
Required pursuant to the Local Government Act 1989 as amended.

1. Section 80A requirements (re: *Written Record to be made by Council staff member*):

Amendments to the Local Government Act 1989 (Section 80A), operative from 2 December 2008 now stipulate:

"At an assembly of Councillors, the Chief Executive Officer must ensure that a written record is kept of:

- the names of all Councillors and members of Council staff attending;
- the matters considered;
- any conflict of interest disclosures made by a Councillor attending under subsection (3);
- whether a Councillor who has disclosed a conflict of interest as required by subsection (3) leaves the assembly."

The above required information is:

- to be reported to an Ordinary meeting of the Council; and
- incorporated in the minutes of that Ordinary meeting.

2. Section 76AA definition:

"Assembly of Councillors (however titled, e.g. meeting / inspection / consultation etc) is a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of staff which considers matters that are intended or likely to be;

- The subject of a decision of the Council; or
- Subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee.

Brief Explanation:

Some examples of an *Assembly of Councillors* will include:

- Councillor Briefings;
- on site inspections, generally meetings re: any matters;
- meetings with residents, developers, other clients of Council, consultations;
- meetings with local organisations, Government Departments, statutory authorities (e.g. VicRoads, etc);

providing **at least 5 Councillors and 1 Council staff member are present** and the matter/s considered are intended **or likely to be** subject of a future decision by the Council **OR** an officer decision under delegated authority.

Effectively it is probable, that any meeting of at least 5 Councillors and 1 Council staff member will come under the new requirements as the assembly will in most cases be considering a matter which will come before Council or be the subject of a delegated officer's decision at some later time. If you require further clarification, please call the Manager Council Operations – Legal Counsel.

Please note: an Advisory Committee meeting requires only one Councillor to be in attendance. An advisory committee is defined as any committee established by the Council, other than a special committee, that provides advice to:

- the Council; or
- a special committee; or
- a member of Council staff who has been delegated a power, duty or function of the Council under section 98.

3. Section 80A and 80B requirements (re: *Conflict of Interest*):

Councillors and officers attending an Assembly of Councillors must disclose any conflict of interest.

Section 80A(3)

"If a Councillor attending an Assembly of Councillors knows, or would reasonably be expected to know, that a matter being considered by the assembly is a matter that, were the matter to be considered and decided by Council, the Councillor would have to disclose a conflict of interest under section 79, the Councillor must disclose either:

- (a) immediately before the matter in relation to the conflict is considered; or
- (b) if the Councillor realises that he/she has a conflict of interest after consideration of the matter has begun, as soon as the Councillor becomes aware of the conflict of interest, leave the assembly whilst the matter is being considered by the assembly."

Section 80B

A member of Council staff who has a conflict of interest (direct or indirect) in a matter in which they have a delegated power, duty or function must:

- not exercise the power or discharge the duty or function;
- disclose the type of interest and nature of interest to the in writing to the Chief Executive Officer as soon as he/she becomes aware of the conflict of interest. In the instance of the Chief Executive Officer having a pecuniary interest, disclosure in writing shall be made to the Mayor.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)****17.2 DOCUMENTS FOR SIGNING AND SEALING - TRANSFER FROM
GRASS RIDGE DEVELOPMENTS PTY LTD****General Manager****Corporate Services****For Decision****PURPOSE**

The purpose of this report is to seek Council authorisation for the Chief Executive Officer to sign and seal a Transfer of Land document to facilitate the transfer of various roads and reserves from Grass Ridge Developments Pty Ltd to Latrobe City Council.

EXECUTIVE SUMMARY

The Australian Securities and Investments Commission (ASIC) have approached Council seeking to transfer various Certificates of Title for roads and reserves in Traralgon that remain in the name of Grass Ridge Developments Pty Ltd, a company that was deregistered in 1989.

Prior to amendments included in the *Subdivision Act* 1988 it was the responsibility of a subdivider to arrange for the transfer of roads and reserves created on a plan of subdivision to the relevant Council. In many instances this did not happen and, once a company was deregistered, the Certificates of Title for any roads or reserves were vested in ASIC.

ASIC have prepared the necessary Transfer of Land and Discharge of Mortgage documents to facilitate the transfer of these Certificates of Title from Grass Ridge Developments Pty Ltd. Once signed and sealed these documents will be lodged at Land Victoria and new Certificates of Title will issue in the name of Latrobe City Council.

The land to be transferred includes the roads and reserves shown on the attached aerial photograph, contained in the following Certificates of Title:

- Volume 9773 Folio 829 – Reserve 1 on PS 149616S
- Volume 9773 Folio 830 – Reserve 2 on PS 149616S
- Volume 9773 Folio 831 – Reserve 3 on PS 149616S
- Volume 9773 Folio 832 – Roads on PS 149616S
- Volume 9783 Folio 265 – Reserve on PS 205125D
- Volume 9783 Folio 266 – Roads on PS 205125D

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

COUNCIL MOTION

Moved: Cr Harriman
Seconded: Cr White

That Council authorises the Chief Executive Officer to sign and seal the Transfer of Land to facilitate the transfer of various roads and reserves from Grass Ridge Developments Pty Ltd as Transferor to Latrobe City Council as Transferee for a nominal consideration.

CARRIED UNANIMOUSLY

DECLARATION OF INTEREST

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

CONCLUSION

The Australian Securities and Investments Commission (ASIC) have approached Council seeking to transfer various roads and reserves from Grass Ridge Developments Pty Ltd, a company that was deregistered in 1989.

It is recommended that Council authorises the Chief Executive Officer to sign and seal the Transfer of Land document prepared by ASIC to enable these roads and reserves to be transferred into the name of Latrobe City Council.

SUPPORTING DOCUMENTS

Transfer of Land	Transfer of Land between Grass Ridge Developments Pty Ltd (Transferor) and Latrobe City Council (Transferee) in respect of land contained in Certificates of Title Volume 9773 Folios 829, 830, 831 and 832 together with Volume 9783 Folios 265 and 266 for a nominal consideration.
------------------	---

Attachments

1. Aerial photograph showing land to be transferred from Grass Ridge Developments Pty Ltd
2. LP149616
3. LP205125

17.2

Documents for Signing and Sealing - Transfer from Grass Ridge Developments Pty Ltd


- | | | |
|----------|---|------------|
| 1 | Aerial photograph showing land to be transferred from
Grass Ridge Developments Pty Ltd | 685 |
| 2 | LP149616 | 687 |
| 3 | LP205125 | 689 |



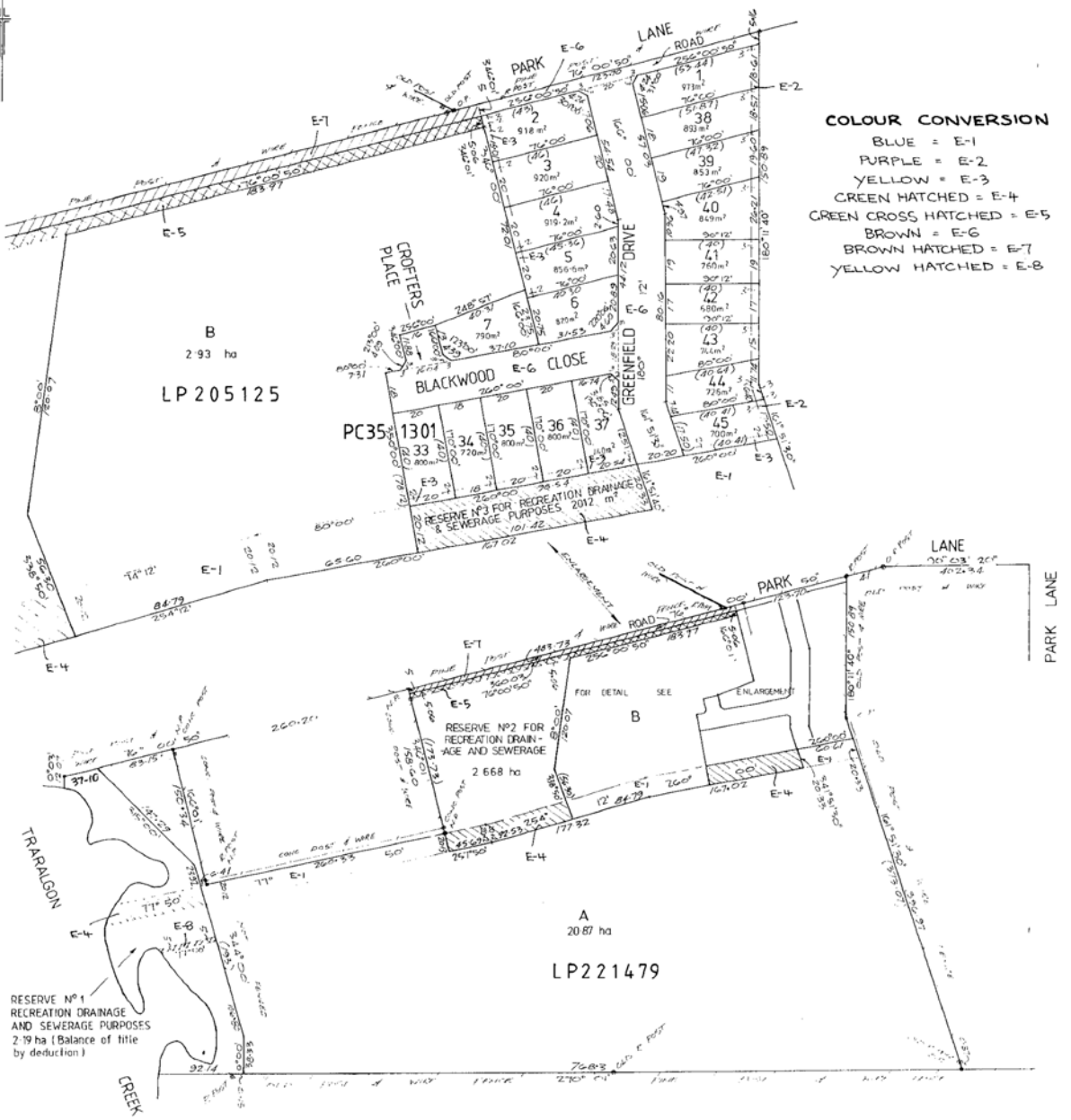
Delivered by LANDATA®. Land Victoria timestamp 22/01/2009 10:32 Page 1 of 1
 © State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

LP149616S EDITION 1

PARISH OF TRARALGON

<p>PLAN OF SUBDIVISION PART OF TRARALGON EAST PRE-EMPTIVE RIGHT SECTION A</p> <p>PARISH OF TRARALGON COUNTY OF BULN BULN</p> <p>SCALE: </p>	<p>APPROPRIATIONS</p> <p>BROWN & BROWN HATCHED - WAY, DRAINAGE & SEWERAGE</p> <p>YELLOW HATCHED - WATER SUPPLY</p> <p>YELLOW - SEWERAGE</p> <p>PURPLE - DRAINAGE & SEWERAGE</p>	<p>ENCUMBRANCES & OTHER NOTATIONS</p> <p>THE LAND COLOURED BLUE & GREEN HATCHED IS AN EASEMENT TO THE LATEORE VALLEY WATER & SEWERAGE BOARD VIDE INSTRUMENT N° A740200</p> <p>THE LAND COLOURED BROWN HATCHED & GREEN CROSS HATCHED IS A CARTRIDGEWAY EASEMENT FOR WAY AND DRAINAGE PURPOSES CREATED BY INST. N° 060702</p> <p>LOTS 8 TO 32 INCLUSIVE NOT OMITTED</p>
--	---	---

V 8623 F 770
APPROVED 14/10/87



Delivered by LANDATA®. Land Victoria timestamp 22/01/2009 11:07 Page 1 of 1
 © State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

LP205125 D
EDITION 2
 PARISH / FOWANHEP / CHAFFERT

APPROVED

NOTATIONS

LAND APPROPRIATED OR SET APART
 E-1 SEWERAGE
 E-2 DRAINAGE

ROADS WITHIN THE CONTINUOUS THICK LINES FOR WAY, DRAINAGE, SEWERAGE & SUPPLY OF WATER, ELECTRICITY, TELEPHONE & GAS.

LAND SUBJECT TO EASEMENT
 E-3 EASEMENT TO THE LATROBE VALLEY WATER & SEWERAGE BOARD VIDE INSTRUMENT A940200.

OTHER NOTATIONS
 LOTS 1 TO 7, 17 TO 29 & A,B & C EACH INCLUSIVE HAVE BEEN OMITTED.

IF COMPLETELY APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:
 THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES
 TITLE REF.: V. 9713 F. 826B
 LAST PLAN REF.: L.P. 149616 S LOT B

PLAN OF SUBDIVISION
 COUNTY BULN BULN
 PARISH TRARALGON
 PART OF TRARALGON EAST
 PRE-EMPTIVE RIGHT SECTION A

NUMBER OF SHEETS IN PLAN: 1
 NUMBER OF THIS SHEET: 1
 ORIGINAL SHEET SIZE: 1:750
 A2

LP 205125 D
 VICTORIA 205125 D

CERTIFICATION BY SURVEYOR

CERTIFICATE OF MUNICIPAL CLERK

LIST OF MODIFICATIONS

LAND	MODIFICATION	DEALING No:	ART	NEW EDN.
LOT D	SUBDIVISION	PS 333983		2

AMENDMENTS

SURVEYORS REF. T85469

PLAN APPROVED AT ON 8-12-87

(ASSISTANT) REGISTRAR OF TITLES

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED *DELETE WORDS NOT APPLICABLE

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)****17.3 DOCUMENTS FOR SIGNING AND SEALING - TRANSFER TO
JANNESDALE PTY LTD AND MOODVILLE PTY LTD****General Manager****Corporate Services****For Decision****PURPOSE**

The purpose of this report is to seek Council authorisation for the Chief Executive Officer to sign and seal a Transfer of Land document to facilitate the transfer a discontinued part of Verey Lane, Morwell, to the owners of 165 Princes Drive, Morwell, Jannesdale Pty Ltd and Moodville Pty Ltd.

EXECUTIVE SUMMARY

At its meeting held on 6 May 1985, the former Shire of Morwell resolved to discontinue part of Verey Lane, Morwell, and transfer the land to the adjoining property owner by private agreement. This section of the laneway, measuring approximately 60 square meters, was formally discontinued via a notice in the Victoria Government Gazette on 1 April 1987.

It is unclear why the transfer of this land was never finalised by the former Shire of Morwell however it has since been built upon by the owners of 165 Princes Drive, Morwell. To rectify this oversight it is intended that the land be transferred and consolidated with the property.

Given the size and location of this parcel of land it is proposed that it be transferred for a nominal consideration subject to the property owner meeting all survey and legal costs associated with the transfer.

Beveridge Williams, on behalf of the property owners, submitted a plan of consolidation (PC 362814W) to incorporate this land into 165 Princes Drive, Morwell. Certification and Statement of Compliance for this application were issued on 17 November 2014.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

COUNCIL MOTION

Moved: Cr Harriman
Seconded: Cr Middlemiss

That Council authorises the Chief Executive Officer to sign and seal the Transfer of Land to facilitate the transfer of a discontinued part of Verey Lane, Morwell, from Latrobe City Council as Transferor to Jannesdale Pty Ltd and Moodville Pty Ltd as Transferees for a nominal consideration.

For: Councillors Rossiter, White, Sindt, O'Callaghan, Middlemiss, Harriman, Gibbons and Gibson

Against: Councillor Kam

CARRIED

DECLARATION OF INTEREST

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

CONCLUSION

The former Shire of Morwell discontinued part of Verey Lane, Morwell, with the intention of transferring the land, measuring approximately 60 square meters, to the adjoining property owner by private agreement however this was never finalised.

It is recommended that Council authorises the Chief Executive Officer to sign and seal the Transfer of Land document to enable this land to be transferred to the owners of 165 Princes Drive, Morwell, Jannesdale Pty Ltd and Moodville Pty Ltd for a nominal consideration in finalisation of this matter.

SUPPORTING DOCUMENTS

Transfer of Land	Transfer of Land between Latrobe City Council (Transferor) and Jannesdale Pty Ltd and Moodville Pty Ltd (Transferees) for part of the road created on LP 33695, being part of the land contained in Certificate of Title Volume 9732 Folio 422, discontinued by the former Shire of Morwell on 1 April 1987 for the consideration of \$1.00.
------------------	--

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Attachments

1. Aerial photograph showing land to be transferred to Jannesdale Pty Ltd and Moodville Pty Ltd
2. Notice in the Victoria Government Gazette dated 1 April 1987 discontinuing part of Verey Lane, Morwell

17.3

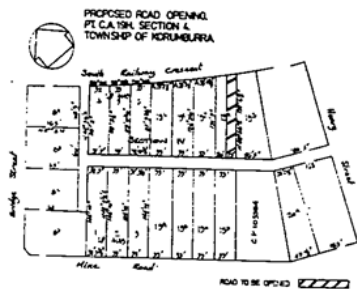
Documents for Signing and Sealing - Transfer to Jannesdale Pty Ltd and Moodville Pty Ltd

- 1 Aerial photograph showing land to be transferred to
Jannesdale Pty Ltd and Moodville Pty Ltd 695
- 2 Notice in the Victoria Government Gazette dated 1 April
1987 discontinuing part of Verey Lane, Morwell..... 697



762 G 13 1 April 1987

Victoria Government Gazette



The common seal of the President, Councillors and Ratepayers of the Shire of Korumburra was hereunder affixed 18 March 1987

R. W. BROOKS, Shire President
N. J. GREGG, Councillor
D. F. ROCHE, Shire Secretary

6515

SHIRE OF MORWELL
Road Discontinuance

Notice is hereby given that pursuant to section 528 (2) of the *Local Government Act 1958*, the Council of the Shire of Morwell having—

- (a) determined that the road shown by cross hatchure on the plan below is not required as a road for public use.
- (b) consulted with public statutory authorities in relation to the closure of the road as required by the Act;
- (c) not less than one (1) month prior to the date of the council meeting at which the road closure was to be considered, published a notice in the newspaper generally circulating within the municipal district, and given written notice to the registered proprietor of the land and the owners and occupiers of the land abutting the road to be closed of the proposal to discontinue and sell the road;
- (d) received no objections to the closure.

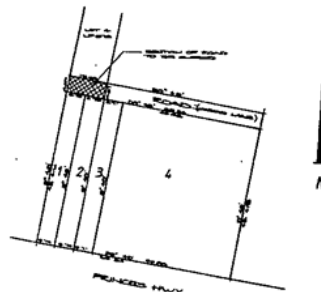
Resolved at its meeting held on 6 May 1985 that the laneway shown by cross hatchure on the plan hereunder be discontinued and sold by private treaty.

PLAN of ROAD CLOSURE

Pl. C.A. 69 L.P. 33695

PARISH of MARYVALE
COUNTY of BULN BULN

Scale 1:1000



The road closure shall take effect from the date of publication of this notice in the *Victoria Government Gazette*.

R. H. WATERS
Chief Executive Officer

6525

Form 2.1
Town and Country Planning Act 1961
SHIRE OF LILLYDALE PLANNING SCHEME
1958

Notice that a Planning Scheme has been Prepared and is Available for Inspection
Amendment No. 225

Notice is hereby given that the Council of the Shire of Lillydale in pursuance of its powers under the *Town and Country Planning Act 1961* has prepared a scheme for the rezoning of Plan of Consolidation No. 152358, Part Crown Allotment 46, Parish of Mooroolbark, Canterbury Road, Kilsyth, from part Commercial (Shopping) zone and part Residential G zone, to Commercial (General) zone.

A copy of the scheme has been deposited at the Shire Offices, Shire of Lillydale, Anderson Street, Lillydale, and at the Office of the Ministry for Planning and Environment, The Olderfleet Buildings, 477 Collins Street, Melbourne, and will be open for inspection during office hours by any person free of charge.

Any persons affected by the scheme are required to set forth in writing any submissions they may wish to make with respect to the scheme, addressed to the Shire Secretary, Shire Offices, Shire of Lillydale, Anderson Street, Lillydale, by 1 May 1987 and to state whether they wish to be heard in respect of their submissions.

G. L. FREEMAN
Shire Secretary

6524

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

17.4 COUNCIL DELEGATIONS REVIEW

General Manager

Corporate Services

For Decision

PURPOSE

The purpose of this report is to seek Council's adoption of the S6. *Instrument of Delegation to Members of Council Staff* 15 DEL-3 ("the instrument").

EXECUTIVE SUMMARY

The S6. Instrument of Delegation has been updated to reflect the organisational realignment which was implemented on 7 October 2015.

Council should note that there is also a *S7. Instrument of Sub-Delegation from Council's Chief Executive Officer to Staff*, this instrument is executed by the Chief Executive Officer should Council resolve to adopt the S6 Instrument of Delegation and once they have been signed and sealed.

COUNCIL MOTION

Moved: Cr White

Seconded: Cr Harriman

That Council:

S6. Delegation to members of Council staff

In the exercise of the powers of delegation conferred by section 98(1) of the *Local Government Act 1989* (the Act) and the other legislation referred to in the attached instrument of delegation, RESOLVES

- 1. That there be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached S6. *Instrument of Delegation to Members of Council Staff* [15 DEL-3], the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument.**
- 2. The instrument comes into force immediately upon the common seal of Council being affixed to the instrument.**
- 3. On the coming into force of the instrument, S6 Instrument of Delegation – Members to Staff [15 DEL-2] dated 15 September 2015 is revoked.**
- 4. The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.**

CARRIED UNANIMOUSLY

DECLARATION OF INTEREST

No Council officer has declared an interest under the *Local Government Act 1989* in the preparation of this report.

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives – Our Community

In 2026, Latrobe Valley is one of the most liveable regions in Victoria, known for its high quality health, education and community services, supporting communities that are safe, connected and proud.

Strategic Objectives – Governance

In 2026, Latrobe Valley has a reputation for conscientious leadership and governance, strengthened by an informed and engaged community, committed to enriching local decision making.

Latrobe City Council Plan 2013 - 2017

Theme and Objectives

Theme 3: Efficient, effective and accountable governance

Strategic Direction – To provide open, transparent and accountable governance

BACKGROUND

Local Government Act 1989

Section 98 of the *Local Government Act 1989* allows Council to delegate various powers and functions.

98. Delegations

A Council may by Instrument of Delegation delegate to a member of its staff any power, duty or function of a Council under this Act.

The Council must keep a register of delegations to members of Council staff.

S6 Delegation from Council to Staff

This instrument can be used by a Council to delegate powers directly to members of its staff pursuant to section 98(1) of the *Local Government Act*.

S7. Instrument of Sub-Delegation from Council's CEO to Staff

This instrument is intended to be executed by the Chief Executive Officer should Council resolve to adopt the S6. Instruments of Delegation and once it has been signed and sealed.

KEY POINTS/ISSUES

The Council as a legal entity can only act through Council resolution or through letting others act on Council's behalf. Where Council acts through others legal advice recommends that this be formalised through written 'instruments of delegation' where practicable. The decision of a delegate with delegated powers is legally binding on the Council as if the Council had made the decision itself.

The instrument of delegation submitted in this report has been prepared to reflect the organisational realignment that was effective from 7 October 2015.

Each proposed power, function and/or duty to be delegated by Council to other officers and the position title of each nominated officer is prescribed in the schedule to *S6. Instrument of Delegation from Council to Staff [15 DEL-3]*, this instrument is presented for adoption.

RISK IMPLICATIONS

Whilst it could be argued that Council could simply rely on the general delegation powers of the *Local Government Act 1989* to delegate matters under the Acts specified in the Instruments of Delegation, there is an appreciable risk in doing so. This would be to ignore a rule of statutory interpretation which dictates that the specific delegation takes priority over the general.

Accordingly, there are several reasons why delegations are carefully made and reviewed regularly, including:

- Accountability and responsibility for decisions is possible only if decision makers are identified;
- In delegating responsibility, Council can set conditions, limitations and guidelines for decision makers, including reporting requirements; and
- Council decisions are often subject to legal scrutiny in courts and tribunals and this in turn requires precision about what decision has been made, who made it and when it was made.

These risks have been considered as part of this review of delegations and this report and are considered to be consistent with the Risk Management framework.

FINANCIAL AND RESOURCES IMPLICATIONS

The financial and resource implications are minimal. Council subscribes to a service provided by Maddocks Lawyers that reviews relevant legislation for updates affecting Local Government functions and powers. An internal review is conducted at least twice annually by officers to ensure that the said functions and powers have been appropriately assigned to officers before presenting this information to Council.

INTERNAL/EXTERNAL CONSULTATION*Engagement Method Used:*

No external consultation has been engaged.

Details of Community Consultation / Results of Engagement:

Community consultation has not been undertaken as this is a statutory function required by the *Local Government Act 1989*.

OPTIONS

Council has the option to delete the specified legislation provisions from the schedule of delegations, or amend the designated officer receiving the delegation. In the first instance, if a specific provision is deleted from the delegation prepared by Maddocks Lawyers, it should be noted that Council will be the only body that can exercise that part/s of the legislation. To exercise those respective provisions would require a resolution of the Council at either an Ordinary or Special Council Meeting.

CONCLUSION

It is imperative from an accountability, transparency and risk management perspective, that Council delegations to staff are legislatively compliant, and accurately maintained. The proposed delegations before Council are mostly operational in nature and have been updated to reflect the organisational realignment which was effective from 7 October 2015.

The following attachments are presented for Council's consideration:

S6. Instrument of Delegation from Council to Staff [15 DEL-3]

A copy of the S6. Delegation is attached to this report as Attachment 1. A hard copy with changes will be provided separately for Councillors to view.

SUPPORTING DOCUMENTS

In addition to the above, the following supporting document should be noted:

S7. Instrument of Sub-Delegation from Council's CEO to Staff.

A hard copy of the S7. Delegation will be provided for Councillors to view.

Attachments

1. S6 Delegations - Update

17.4

Council Delegations Review

1	S6 Delegations - Update	703
----------	--------------------------------------	------------

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
ACT / REGULATION	PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS	DIVISION
Cemeteries and Crematoria Act 2003 [##The provisions of this Act apply to Councils appointed as a cemetery trust under section 5 and also apply to Councils appointed to manage a public cemetery under section 8(1)a(ii) as though were a cemetery trust (see section 53]			Not Delegated		General
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.7	function of entering into a written agreement with a caravan park owner	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r. 11	function of receiving applications for registration	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(4) & (5)	duty to issue a certificate of registration on granting registration	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(4) & (5)	duty to issue a certificate of registration on granting registration	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(1)	function of receiving notice of transfer of ownership	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(3)	power to determine where notice of transfer is displayed	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(3)	power to determine where notice of transfer is displayed	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.16(2)	duty to issue certificate of transfer of registration	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.16(2)	duty to issue certificate of transfer of registration	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.19(4)	power to determine where the emergency contact person's details are displayed	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.19(4)	power to determine where the emergency contact person's details are displayed	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.22(6)	duty to notify caravan park owners of emergency service agencies	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.22(6)	duty to notify caravan park owners of emergency service agencies	Manager Statutory Planning & Municipal Services		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.23(2)	power to determine places in which caravan park owner must display a copy of emergency procedures	Manager Statutory Planning & Municipal Services		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.24(1)	power to determine places in which caravan park owner must display copy of public emergency warnings	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.25(3)	duty to consult with relevant floodplain management authority	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.26	duty to have regard to any report of the relevant fire authority	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.28(c)	power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39	function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39(b)	power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.40(4)	function of receiving installation certificate	Manager Statutory Planning & Municipal Services		City Development
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.509(4)	power to recover in the Magistrates' Court, expenses from person responsible	Manager Statutory Planning & Municipal Services		City Development
Environment Protection Act 1970	s.53M(6)	power to refuse to issue septic tank permit	Environmental Health Officer	refusal must be ratified by Council or it is of no effect	City Development
Planning and Environment Act 1987	s.8A(3)	power to apply to Minister to prepare an amendment to the planning scheme	Coordinator strategic Planning		City Development
Planning and Environment Act 1987	s.12(3)	power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these persons	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.12B(5)	duty to report findings of review of planning scheme to Minister without delay	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.19	power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under s.19 to a planning scheme function of receiving notice of preparation of an amendment to a planning scheme	Coordinator Strategic Planning	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.	City Development
Planning and Environment Act 1987	s.23(1)(b)	duty to refer submissions which request a change to the amendment to a panel	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	Statutory Planning Compliance Officer		City Development
Planning and Environment Act 1987	s.46N(2)(d)	power to enter into an agreement with the applicant regarding payment of development infrastructure levy	Coordinator Strategic Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.46N(2)(d)	power to enter into an agreement with the applicant regarding payment of development infrastructure levy	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.46O(1)(d) & (2)(d)	power to enter into agreement with the applicant regarding payment of community infrastructure levy	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.46O(1)(d) & (2)(d)	power to enter into agreement with the applicant regarding payment of community infrastructure levy	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.46P(2)	power to accept provision of land, works, services or facilities in part or full payment of levy payable	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.46P(2)	power to accept provision of land, works, services or facilities in part or full payment of levy payable	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Coordinator Governance		Corporate Services
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Council Operations Administration Officer		Corporate Services
Cemeteries and Crematoria Regulations 2005			Not Delegated		General
Domestic Animals Act 1994	s.41A(1)	power to declare a dog to be a menacing dog	Manager Statutory Planning & Municipal Services	Council may delegate this power to an authorised officer	City Development
Domestic Animals Act 1994	s.41A(1)	power to declare a dog to be a menacing dog	Coordinator Local Laws	Council may delegate this power to an authorised officer	City Development
Environment Protection Act 1970	s.53M(3)	power to require further information	Coordinator Health Services		City Development
Environment Protection Act 1970	s.53M(3)	power to require further information	Senior Environmental Health Officer		City Development
Environment Protection Act 1970	s.53M(3)	power to require further information	Environmental Health Officer		City Development
Environment Protection Act 1970	s.53M(3)	power to require further information	Manager Statutory Planning & Municipal Services		City Development
Environment Protection Act 1970	s.53M(4)	duty to advise applicant that application is not to be dealt with	Coordinator Health Services		City Development
Environment Protection Act 1970	s.53M(4)	duty to advise applicant that application is not to be dealt with	Senior Environmental Health Officer		City Development
Environment Protection Act 1970	s.53M(4)	duty to advise applicant that application is not to be dealt with	Environmental Health Officer		City Development
Environment Protection Act 1970	s.53M(4)	duty to advise applicant that application is not to be dealt with	Manager Statutory Planning & Municipal Services		City Development
Environment Protection Act 1970	s.53M(5)	duty to approve plans, issue permit or refuse permit	Coordinator Health Services	refusal must be ratified by Council or it is of no effect	City Development
Environment Protection Act 1970	s.53M(5)	duty to approve plans, issue permit or refuse permit	Senior Environmental Health Officer	refusal must be ratified by Council or it is of no effect	City Development
Environment Protection Act 1970	s.53M(5)	duty to approve plans, issue permit or refuse permit	Environmental Health Officer	refusal must be ratified by Council or it is of no effect	City Development
Environment Protection Act 1970	s.53M(5)	duty to approve plans, issue permit or refuse permit	Manager Statutory Planning & Municipal Services	refusal must be ratified by Council or it is of no effect	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Environment Protection Act 1970	s.53M(6)	power to refuse to issue septic tank permit	Coordinator Health Services	refusal must be ratified by Council or it is of no effect	City Development
Environment Protection Act 1970	s.53M(6)	power to refuse to issue septic tank permit	Senior Environmental Health Officer	refusal must be ratified by Council or it is of no effect	City Development
Environment Protection Act 1970	s.53M(6)	power to refuse to issue septic tank permit	Senior Environmental Health Officer	refusal must be ratified by Council or it is of no effect	City Development
Environment Protection Act 1970	s.53M(7)	duty to refuse to issue a permit in circumstances in (a)-(c)	Coordinator Health Services	refusal must be ratified by council or it is of no effect	City Development
Environment Protection Act 1970	s.53M(7)	duty to refuse to issue a permit in circumstances in (a)-(c)	Senior Environmental Health Officer	refusal must be ratified by council or it is of no effect	City Development
Food Act 1984	s.19(2)(a)	power to direct by written order that the food premises be put into a clean and sanitary condition	Coordinator Health Services	If section 19(1) applies	City Development
Food Act 1984	s.19(2)(a)	power to direct by written order that the food premises be put into a clean and sanitary condition	Senior Environmental Health Officer	If section 19(1) applies	City Development
Food Act 1984	s.19(2)(a)	power to direct by written order that the food premises be put into a clean and sanitary condition	Environmental Health Officer	If section 19(1) applies	City Development
Food Act 1984	s.19(2)(b)	power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	Coordinator Health Services	If section 19(1) applies	City Development
Food Act 1984	s.19(2)(b)	power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	Senior Environmental Health Officer	If section 19(1) applies	City Development
Food Act 1984	s.19(2)(b)	power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	Environmental Health Officer	If section 19(1) applies	City Development
Food Act 1984	s.19(4)(a)	power to direct that an order made under section 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, and (ii) inform the public by notice in a published newspaper or otherwise	Coordinator Health Services	If section 19(1) applies	City Development
Food Act 1984	s.19(4)(a)	power to direct that an order made under section 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, and (ii) inform the public by notice in a published newspaper or otherwise	Senior Environmental Health Officer	If section 19(1) applies	City Development
Food Act 1984	s.19(4)(a)	power to direct that an order made under section 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, and (ii) inform the public by notice in a published newspaper or otherwise	Environmental Health Officer	If section 19(1) applies	City Development
Food Act 1984	s.19(6)(a)	duty to revoke any order under s.19 if satisfied that an order has been complied with	Coordinator Health Services	If section 19(1) applies	City Development
Food Act 1984	s.19(6)(a)	duty to revoke any order under s.19 if satisfied that an order has been complied with	Senior Environmental Health Officer	If section 19(1) applies	City Development
Food Act 1984	s.19(6)(a)	duty to revoke any order under s.19 if satisfied that an order has been complied with	Environmental Health Officer	If section 19(1) applies	City Development
Food Act 1984	s.19(6)(b)	duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	Coordinator Health Services	If section 19(1) applies	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Food Act 1984	s.19(6)(b)	duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	Senior Environmental Health Officer	If section 19(1) applies	City Development
Food Act 1984	s.19(6)(b)	duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	Environmental Health Officer	If section 19(1) applies	City Development
Food Act 1984	s.19AA(2)	Power to direct by written order, that a person must take any of the actions described in (a)-(c).	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.19AA(2)	Power to direct by written order, that a person must take any of the actions described in (a)-(c).	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19AA(2)	Power to direct by written order, that a person must take any of the actions described in (a)-(c).	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19AA(4)(c)	Power to direct, in an order made under s.19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises.	Coordinator Health Services	Note: the power to direct the matters under s19AA(4)(a) and (b) not capable of delegation and so such directions must be made by Council resolution	City Development
Food Act 1984	s.19AA(4)(c)	Power to direct, in an order made under s.19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises.	Senior Environmental Health Officer	Note: the power to direct the matters under s19AA(4)(a) and (b) not capable of delegation and so such directions must be made by Council resolution	City Development
Food Act 1984	s.19AA(4)(c)	Power to direct, in an order made under s.19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises.	Environmental Health Officer	Note: the power to direct the matters under s19AA(4)(a) and (b) not capable of delegation and so such directions must be made by Council resolution	City Development
Food Act 1984	s.19AA(7)	duty to revoke order issued under s.19AA and give written notice of revocation, if satisfied that the order has been complied with.	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.19AA(7)	duty to revoke order issued under s.19AA and give written notice of revocation, if satisfied that the order has been complied with.	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19AA(7)	duty to revoke order issued under s.19AA and give written notice of revocation, if satisfied that the order has been complied with.	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19CB(4)(b)	power to request copy of records	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.19CB(4)(b)	power to request copy of records	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19CB(4)(b)	power to request copy of records	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19E(1)(d)	power to request a copy of the food safety program	Coordinator Health Services	where Council is the registration authority	City Development
Food Act 1984	s.19E(1)(d)	power to request a copy of the food safety program	Senior Environmental Health Officer	where Council is the registration authority	City Development
Food Act 1984	s.19E(1)(d)	power to request a copy of the food safety program	Environmental Health Officer	where Council is the registration authority	City Development
Food Act 1984	s.19GB	power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	Coordinator Health Services	where council is the registration authority	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Food Act 1984	s.19GB	power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19GB	power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19M(4)(a) & (5)	power to conduct a food safety audit and take actions where deficiencies are identified	Not Delegated	where council is the registration authority	City Development
Food Act 1984	s.19NA(1)	power to request food safety audit reports	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.19NA(1)	power to request food safety audit reports	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19NA(1)	power to request food safety audit reports	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19U(3)	power to waive and vary the costs of a food safety audit if there are special circumstances	Coordinator Health Services		City Development
Food Act 1984	s.19U(3)	power to waive and vary the costs of a food safety audit if there are special circumstances	Senior Environmental Health Officer		City Development
Food Act 1984	s.19UA	power to charge fees for conducting a food safety assessment or inspection	Coordinator Health Services	except for an assessment required by a declaration under section 19C or an inspection under sections 38B(1)(c) or 39.	City Development
Food Act 1984	s.19UA	power to charge fees for conducting a food safety assessment or inspection	Senior Environmental Health Officer	except for an assessment required by a declaration under section 19C or an inspection under sections 38B(1)(c) or 39.	City Development
Food Act 1984	s.19W	power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.19W	power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19W	power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19W(3)(a)	power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.19W(3)(a)	power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19W(3)(a)	power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19W(3)(b)	power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.19W(3)(b)	power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.19W(3)(b)	power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the	Environmental Health Officer	where council is the registration authority	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Food Act 1984	---	power to register, renew or transfer registration	Coordinator Health Services	where council is the registration authority;	City Development
Food Act 1984	---	power to register, renew or transfer registration	Senior Environmental Health Officer	where council is the registration authority; refusal to grant/renew/transfer registration must be ratified by Council or the CEO (see section 58A(2))	City Development
Food Act 1984	---	power to register, renew or transfer registration	Environmental Health Officer	where council is the registration authority; refusal to grant/renew/transfer registration must be ratified by Council or the CEO (see section 58A(2))	City Development
Food Act 1984	s.38AA(5)	power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.38AA(5)	power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38AA(5)	power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38AB(4)	power to fix a fee for the receipt of a notification under section 38AA in accordance with a declaration under subsection (1)	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.38AB(4)	power to fix a fee for the receipt of a notification under section 38AA in accordance with a declaration under subsection (1)	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38A(4)	power to request a copy of a completed food safety program template	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.38A(4)	power to request a copy of a completed food safety program template	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38A(4)	power to request a copy of a completed food safety program template	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38B(1)(a)	duty to assess the application and determine which class of food premises under section 19C the food premises belongs	Coordinator Health Services	where council is the registration authority	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Food Act 1984	s.38B(1)(a)	duty to assess the application and determine which class of food premises under section 19C the food premises belongs	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38B(1)(a)	duty to assess the application and determine which class of food premises under section 19C the food premises belongs	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38B(1)(b)	duty to ensure proprietor has complied with requirements of section 38A	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.38B(1)(b)	duty to ensure proprietor has complied with requirements of section 38A	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38B(1)(b)	duty to ensure proprietor has complied with requirements of section 38A	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38B(2)	duty to be satisfied of the matters in section 38B(2)(a)-(b)	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.38B(2)	duty to be satisfied of the matters in section 38B(2)(a)-(b)	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38B(2)	duty to be satisfied of the matters in section 38B(2)(a)-(b)	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38D(1)	duty to ensure compliance with the applicable provisions of section 38C and inspect the premises if required by section 39	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.38D(1)	duty to ensure compliance with the applicable provisions of section 38C and inspect the premises if required by section 39	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38D(1)	duty to ensure compliance with the applicable provisions of section 38C and inspect the premises if required by section 39	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38D(2)	duty to be satisfied of the matters in section 38D(2)(a)-(d)	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.38D(2)	duty to be satisfied of the matters in section 38D(2)(a)-(d)	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38D(2)	duty to be satisfied of the matters in section 38D(2)(a)-(d)	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38D(3)	power to request copies of any audit reports	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.38D(3)	power to request copies of any audit reports	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38D(3)	power to request copies of any audit reports	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38E(2)	power to register the food premises on a conditional basis	Coordinator Health Services	where council is the registration authority; not exceeding the prescribed time limit defined under subsection (5).	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Food Act 1984	s.38E(2)	power to register the food premises on a conditional basis	Senior Environmental Health Officer	where council is the registration authority; not exceeding the prescribed time limit defined under subsection (5).	City Development
Food Act 1984	s.38E(2)	power to register the food premises on a conditional basis	Environmental Health Officer	where council is the registration authority; not exceeding the prescribed time limit defined under subsection (5).	City Development
Food Act 1984	s.38E(4)	duty to register the food premises when conditions are satisfied	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.38E(4)	duty to register the food premises when conditions are satisfied	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38E(4)	duty to register the food premises when conditions are satisfied	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38F(3)(b)	power to require proprietor to comply with requirements of this Act	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.38F(3)(b)	power to require proprietor to comply with requirements of this Act	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.38F(3)(b)	power to require proprietor to comply with requirements of this Act	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.39A	power to register, renew or transfer food premises despite minor defects	Coordinator Health Services	where council is the registration authority; only if satisfied of matters in subsections (2)(a)-(c)	City Development
Food Act 1984	s.39A	power to register, renew or transfer food premises despite minor defects	Senior Environmental Health Officer	where council is the registration authority;	City Development
Food Act 1984	s.39A	power to register, renew or transfer food premises despite minor defects	Environmental Health Officer	where council is the registration authority; only if satisfied of matters in subsections (2)(a)-(c)	City Development
Food Act 1984	s.40(2)	power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the <i>Public Health and Wellbeing Act 2008</i>	Coordinator Health Services		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Food Act 1984	s.40(2)	power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the <i>Public Health and Wellbeing Act 2008</i>	Senior Environmental Health Officer		City Development
Food Act 1984	s.40(2)	power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the <i>Public Health and Wellbeing Act 2008</i>	Environmental Health Officer		City Development
Food Act 1984	s.40C(2)	power to grant or renew the registration of food premises for a period of less than 1 year	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.40C(2)	power to grant or renew the registration of food premises for a period of less than 1 year	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.40C(2)	power to grant or renew the registration of food premises for a period of less than 1 year	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.40D(1)	power to suspend or revoke the registration of food premises	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.40D(1)	power to suspend or revoke the registration of food premises	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.40D(1)	power to suspend or revoke the registration of food premises	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.43F(6)	duty to be satisfied that registration requirements under Division 3 have been met prior to registering, transferring or renewing registration of a component of a food business	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.43F(6)	duty to be satisfied that registration requirements under Division 3 have been met prior to registering, transferring or renewing registration of a component of a food business	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.43F(6)	duty to be satisfied that registration requirements under Division 3 have been met prior to registering, transferring or renewing registration of a component of a food business	Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.43F(7)	power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.43F(7)	power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	Senior Environmental Health Officer	where council is the registration authority	City Development
Food Act 1984	s.43F(7)	power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	Environmental Health Officer	where council is the registration authority	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Food Act 1984	s.46(5)	power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	Coordinator Health Services	where council is the registration authority	City Development
Food Act 1984	s.46(5)	power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	Senior Environmental Health Officer	where council is the registration authority	City Development
Heritage Act 1995	s.84(2)	power to sub-delegate Executive Directors's function	Environmental Health Officer	must obtain Executive Director's written consent first.	City Development
Planning and Environment (Fees) Interim Regulations 2014 Note: these Regulation expire on 16 October 2015	r.16	power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	General Manager City Development		City Development
Planning and Environment (Fees) Interim Regulations 2014 Note: these Regulation expire on 16 October 2016	r.17	power to waive or rebate a fee relating to an amendment of a planning scheme	General Manager City Development		City Development
Planning and Environment (Fees) Interim Regulations 2014 Note: these Regulation expire on 16 October 2017	r.18	duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r.16 or 17	General Manager City Development		City Development
Planning and Environment Act 1987	s.84(2)	power to sub-delegate Executive Director's functions	Not Delegated	must obtain Executive Director's written consent first.	General
Planning and Environment Act 1987	s.4B	power to prepare an amendment to the Victoria Planning Provisions	General Manager City Development	if authorised by the Minister	City Development
Planning and Environment Act 1987	s.4B	power to prepare an amendment to the Victoria Planning Provisions	Manager Future Planning	if authorised by the Minister	City Development
Planning and Environment Act 1987	s.4B	power to prepare an amendment to the Victoria Planning Provisions	Coordinator Strategic Planning	if authorised by the Minister	City Development
Planning and Environment Act 1987	s.4G	function of receiving prescribed documents and a copy of the Victoria Planning Provisions from the Minister	General Manager City Development		City Development
Planning and Environment Act 1987	s.4B	power to prepare an amendment to the Victoria Planning Provisions	Manager Statutory Planning & Municipal Services	if authorised by the Minister	City Development
Planning and Environment Act 1987	s.4G	function of receiving prescribed documents and a copy of the Victoria Planning Provisions from the Minister	Manager Future Planning		City Development
Planning and Environment Act 1987	s.4G	function of receiving prescribed documents and a copy of the Victoria Planning Provisions from the Minister	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.4G	function of receiving prescribed documents and a copy of the Victoria Planning Provisions from the Minister	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.4G	function of receiving prescribed documents and a copy of the Victoria Planning Provisions from the Minister	Coordinator Strategic Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.4H	duty to make amendment to Victoria Planning Provisions available	Manager Future Planning		City Development
Planning and Environment Act 1987	s.4H	duty to make amendment to Victoria Planning Provisions available	General Manager City Development		City Development
Planning and Environment Act 1987	s.4H	duty to make amendment to Victoria Planning Provisions available	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.4I	duty to keep Victoria Planning Provisions and other documents available	Manager Future Planning		City Development
Planning and Environment Act 1987	s.4I	duty to keep Victoria Planning Provisions and other documents available	General Manager City Development		City Development
Planning and Environment Act 1987	s. 8A(2)	power to prepare amendments to the planning scheme where the Minister has given consent under s.8A			General
Planning and Environment Act 1987	s.8A(3)	power to apply to Minister to prepare an amendment to the planning scheme	Manager Future Planning		City Development
Planning and Environment Act 1987	s.8A(3)	power to apply to Minister to prepare an amendment to the planning scheme	General Manager City Development		City Development
Planning and Environment Act 1987	s.8A(5)	function of receiving notice of the Minister's decision			General
Planning and Environment Act 1987	s. 8A(7)	power to prepare the amendments specified in the application without the Minister's authorisation if no response received after 10 business days.			General
Planning and Environment Act 1987	s.8B(2)	power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district.			General
Planning and Environment Act 1987	s.12B(5)	duty to report findings of review of planning scheme to Minister without delay	General Manager City Development		City Development
Planning and Environment Act 1987	s.8A(3)	power to apply to Minister to prepare an amendment to the planning scheme	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.12(3)	power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure coordination of planning scheme with these persons	Manager Future Planning		City Development
Planning and Environment Act 1987	s.12(3)	power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure coordination of planning scheme with these persons	General Manager City Development		City Development
Planning and Environment Act 1987	s.12(3)	power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure coordination of planning scheme with these persons	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.12A(1)	duty to prepare a municipal strategic statement (including power to prepare a municipal strategic statement under s.19 of the <i>Planning and Environment (Planning Schemes) Act 1996</i>)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.12A(1)	duty to prepare a municipal strategic statement (including power to prepare a municipal strategic statement under s.19 of the <i>Planning and Environment (Planning Schemes) Act 1996</i>)	General Manager City Development		City Development
Planning and Environment Act 1987	s.12A(1)	duty to prepare a municipal strategic statement (including power to prepare a municipal strategic statement under s.19 of the <i>Planning and Environment (Planning Schemes) Act 1996</i>)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.12B(1)	duty to review planning scheme	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.12B(1)	duty to review planning scheme	General Manager City Development		City Development
Planning and Environment Act 1987	s.12B(1)	duty to review planning scheme	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.12B(2)	duty to review planning scheme at direction of Minister	Manager Future Planning		City Development
Planning and Environment Act 1987	s.12B(2)	duty to review planning scheme at direction of Minister	General Manager City Development		City Development
Planning and Environment Act 1987	s.12B(2)	duty to review planning scheme at direction of Minister	Manager Future Planning		City Development
Planning and Environment Act 1987	s.12B(5)	duty to report findings of review of planning scheme to	Manager Statutory Planning & Municipal		City Development
Planning and Environment Act 1987	s.12B(5)	duty to report findings of review of planning scheme to	Manager Future Planning		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in	Manager Future Planning		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	General Manager City Development		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Statutory Planner		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Planning Officer		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Trainee Planner		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Statutory Planning Compliance Officer		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Senior Strategic Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Strategic Planner		City Development
Planning and Environment Act 1987	s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.17(1)	duty of giving copy amendment to the planning scheme	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.17(1)	duty of giving copy amendment to the planning scheme	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.17(1)	duty of giving copy amendment to the planning scheme	Manager Future Planning		City Development
Planning and Environment Act 1987	s.17(1)	duty of giving copy amendment to the planning scheme	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.17(1)	duty of giving copy amendment to the planning scheme	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.17(1)	duty of giving copy amendment to the planning scheme	Strategic Planner		City Development
Planning and Environment Act 1987	s.17(2)	duty of giving copy s.173 agreement	Manager Future Planning		City Development
Planning and Environment Act 1987	s.17(2)	duty of giving copy s.173 agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.17(2)	duty of giving copy s.173 agreement	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.17(2)	duty of giving copy s.173 agreement	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.17(2)	duty of giving copy s.173 agreement	Strategic Planner		City Development
Planning and Environment Act 1987	s.17(2)	duty of giving copy s.173 agreement	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.17(3)	duty of giving copy amendment , explanatory report and relevant documents to the Minister within 10 business days.		Note: this amendment is not yet in force and will commence on 28 October 2013, if not proclaimed earlier.	City Development
Planning and Environment Act 1987	s.18	duty to make amendment etc. available	General Manager City Development		City Development
Planning and Environment Act 1987	s.18	duty to make amendment etc. available	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.18	duty to make amendment etc. available	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.18	duty to make amendment etc. available	Strategic Planner		City Development
Planning and Environment Act 1987	s.18	duty to make amendment etc. available	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.17(2)	duty of giving copy s.173 agreement	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.18	duty to make amendment etc. available	Manager Future Planning		City Development
Planning and Environment Act 1987	s.18	duty to make amendment etc. available	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.19	power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and	Manager Future Planning	where Council is not the planning authority and the amendmant	City Development
Planning and Environment Act 1987	s.19	power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and	General Manager City Development	where Council is not the planning authority and the amendmant	City Development
Planning and Environment Act 1987	s.19	power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under s.19 to a planning	Manager Statutory Planning & Municipal Services	where Council is not the planning authority and the amendmant effects land within Council's	City Development
Planning and Environment Act 1987	s.20(1)	power to apply to Minister for exemption from the requirements of s.19	Manager Future Planning		City Development
Planning and Environment Act 1987	s.20(1)	power to apply to Minister for exemption from the requirements of s.20	General Manager City Development		City Development
Planning and Environment Act 1987	s.20(1)	power to apply to Minister for exemption from the requirements of s.19	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.21(2)	duty to make submissions available	Manager Future Planning		City Development
Planning and Environment Act 1987	s.21(2)	duty to make submissions available	General Manager City Development		City Development
Planning and Environment Act 1987	s.21(2)	duty to make submissions available	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.21(2)	duty to make submissions available	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.21(2)	duty to make submissions available	Strategic Planner		City Development
Planning and Environment Act 1987	s.21(2)	duty to make submissions available	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.21A(4)	duty to publish notice in accordance with section	General Manager City Development		City Development
Planning and Environment Act 1987	s.21A(4)	duty to publish notice in accordance with section	Manager Future Planning		City Development
Planning and Environment Act 1987	s.21A(4)	duty to publish notice in accordance with section	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.21A(4)	duty to publish notice in accordance with section	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.21A(4)	duty to publish notice in accordance with section	Strategic Planner		City Development
Planning and Environment Act 1987	s.21A(4)	duty to publish notice in accordance with section	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.22	duty to consider all submissions	Not Delegated		
Planning and Environment Act 1987	s.23(2)	power to refer to a panel submissions which do not require a change to the amendment	Not Delegated		

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.21A(4)	duty to publish notice in accordance with section	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.23(1)(b)	duty to refer submissions which request a change to the amendment to a panel	General Manager City Development		City Development
Planning and Environment Act 1987	s.23(1)(b)	duty to refer submissions which request a change to the amendment to a panel	Manager Future Planning		City Development
Planning and Environment Act 1987	s.23(1)(b)	duty to refer submissions which request a change to the amendment to a panel	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	General Manager City Development		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	Statutory Planner		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	Strategic Planner		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.26(1)	power to make report available for inspection	General Manager City Development		City Development
Planning and Environment Act 1987	s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in s.96D)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.26(1)	power to make report available for inspection	Manager Future Planning		City Development
Planning and Environment Act 1987	s.26(1)	power to make report available for inspection	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.26(1)	power to make report available for inspection	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.26(1)	power to make report available for inspection	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.26(1)	power to make report available for inspection	Strategic Planner		City Development
Planning and Environment Act 1987	s.26(1)	power to make report available for inspection	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.26(1)	power to make report available for inspection	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	Manager Future Planning		City Development
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	General Manager City Development		City Development
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	Statutory Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	Strategic Planner		City Development
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.27(2)	power to apply for exemption if panel's report not received	General Manager City Development		City Development
Planning and Environment Act 1987	s.28	duty to notify the Minister if abandoning an amendment	General Manager City Development	Note; the power to make a decision to abandon an amendment cannot be delegated	City Development
Planning and Environment Act 1987	s.26(2)	duty to keep report of panel available for inspection	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.28	duty to notify the Minister if abandoning an amendment	Manager Future Planning	Note; the power to make a decision to abandon an amendment cannot be delegated	City Development
Planning and Environment Act 1987	s.28	duty to notify the Minister if abandoning an amendment	Coordinator Strategic Planning	Note; the power to make a decision to abandon an amendment cannot be delegated	City Development
Planning and Environment Act 1987	s.30(4)(a)	duty to say if amendment has lapsed	Manager Future Planning		City Development
Planning and Environment Act 1987	s.30(4)(a)	duty to say if amendment has lapsed	General Manager City Development		City Development
Planning and Environment Act 1987	s.30(4)(a)	duty to say if amendment has lapsed	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.30(4)(a)	duty to say if amendment has lapsed	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.30(4)(b)	duty to provide information in writing upon request	Manager Future Planning		City Development
Planning and Environment Act 1987	s.30(4)(b)	duty to provide information in writing upon request	General Manager City Development		City Development
Planning and Environment Act 1987	s.30(4)(b)	duty to provide information in writing upon request	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.30(4)(b)	duty to provide information in writing upon request	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.30(4)(b)	duty to provide information in writing upon request	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.30(4)(b)	duty to provide information in writing upon request	Strategic Planner		City Development
Planning and Environment Act 1987	s.30(4)(b)	duty to provide information in writing upon request	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.32(2)	duty to give more notice if required	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.32(2)	duty to give more notice if required	General Manager City Development		City Development
Planning and Environment Act 1987	s.32(2)	duty to give more notice if required	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.32(2)	duty to give more notice if required	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.32(2)	duty to give more notice if required	Strategic Planner		City Development
Planning and Environment Act 1987	s.32(2)	duty to give more notice if required	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.32(2)	duty to give more notice if required	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.32(2)	duty to give more notice if required	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.33(1)	duty to give more notice of changes to an amendment	Manager Future Planning		City Development
Planning and Environment Act 1987	s.33(1)	duty to give more notice of changes to an amendment	General Manager City Development		City Development
Planning and Environment Act 1987	s.33(1)	duty to give more notice of changes to an amendment	Coordinator Strategic Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.33(1)	duty to give more notice of changes to an amendment	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.33(1)	duty to give more notice of changes to an amendment	Strategic Planner		City Development
Planning and Environment Act 1987	s.33(1)	duty to give more notice of changes to an amendment	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.33(1)	duty to give more notice of changes to an amendment	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.33(1)	duty to give more notice of changes to an amendment	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.36(2)	duty to give notice of approval of amendment	Manager Future Planning		City Development
Planning and Environment Act 1987	s.36(2)	duty to give notice of approval of amendment	General Manager City Development		City Development
Planning and Environment Act 1987	s.36(2)	duty to give notice of approval of amendment	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.36(2)	duty to give notice of approval of amendment	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.36(2)	duty to give notice of approval of amendment	Strategic Planner		City Development
Planning and Environment Act 1987	s.36(2)	duty to give notice of approval of amendment	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.36(2)	duty to give notice of approval of amendment	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.36(2)	duty to give notice of approval of amendment	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.38(5)	duty to give notice of revocation of an amendment	Manager Future Planning		City Development
Planning and Environment Act 1987	s.38(5)	duty to give notice of revocation of an amendment	General Manager City Development		City Development
Planning and Environment Act 1987	s.38(5)	duty to give notice of revocation of an amendment	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.38(5)	duty to give notice of revocation of an amendment	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.38(5)	duty to give notice of revocation of an amendment	Strategic Planner		City Development
Planning and Environment Act 1987	s.38(5)	duty to give notice of revocation of an amendment	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.38(5)	duty to give notice of revocation of an amendment	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.38(5)	duty to give notice of revocation of an amendment	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.39	function of being a party to a proceeding commenced under s.39 and duty to comply with determination by VCAT	Manager Future Planning		City Development
Planning and Environment Act 1987	s.39	function of being a party to a proceeding commenced under s.39 and duty to comply with determination by VCAT	General Manager City Development		City Development
Planning and Environment Act 1987	s.39	function of being a party to a proceeding commenced under s.39 and duty to comply with determination by VCAT	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.39	function of being a party to a proceeding commenced under s.39 and duty to comply with determination by VCAT	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.39	function of being a party to a proceeding commenced under s.39 and duty to comply with determination by VCAT	Strategic Planner		City Development
Planning and Environment Act 1987	s.39	function of being a party to a proceeding commenced under s.39 and duty to comply with determination by VCAT	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.39	function of being a party to a proceeding commenced under s.39 and duty to comply with determination by VCAT	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.40(1)	function of lodging copy of approved amendment	Manager Future Planning		City Development
Planning and Environment Act 1987	s.40(1)	function of lodging copy of approved amendment	General Manager City Development		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.40(1)	function of lodging copy of approved amendment	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.40(1)	function of lodging copy of approved amendment	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.40(1)	function of lodging copy of approved amendment	Strategic Planner		City Development
Planning and Environment Act 1987	s.40(1)	function of lodging copy of approved amendment	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.40(1)	function of lodging copy of approved amendment	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.40(1)	function of lodging copy of approved amendment	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.41	duty to make approved amendment available	General Manager City Development		City Development
Planning and Environment Act 1987	s.41	duty to make approved amendment available	Manager Future Planning		City Development
Planning and Environment Act 1987	s.41	duty to make approved amendment available	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.41	duty to make approved amendment available	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.41	duty to make approved amendment available	Strategic Planner		City Development
Planning and Environment Act 1987	s.41	duty to make approved amendment available	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.41	duty to make approved amendment available	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.42	duty to make copy of planning scheme available	General Manager City Development		City Development
Planning and Environment Act 1987	s.42	duty to make copy of planning scheme available	Manager Future Planning		City Development
Planning and Environment Act 1987	s.42	duty to make copy of planning scheme available	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.42	duty to make copy of planning scheme available	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.42	duty to make copy of planning scheme available	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.42	duty to make copy of planning scheme available	Strategic Planner		City Development
Planning and Environment Act 1987	s.42	duty to make copy of planning scheme available	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.42	duty to make copy of planning scheme available	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.41	duty to make approved amendment available	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.46AS(ac)	power to request the Growth Areas Authority to provide advice on any matter relating to land in Victoria or an objective of planning in Victoria			City Development
Planning and Environment Act 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	Manager Future Planning		City Development
Planning and Environment Act 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	General Manager City Development		City Development
Planning and Environment Act 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	Coordinator Strategic Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	Statutory Planner		City Development
Planning and Environment Act 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	Planning Officer		City Development
Planning and Environment Act 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	Trainee Planner		City Development
Planning and Environment Act 1987	s.46N(2)(c)	function of determining time and manner for receipt of development contributions levy	General Manager City Development		City Development
Planning and Environment Act 1987	s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.46N(2)(c)	function of determining time and manner for receipt of development contributions levy	Manager Future Planning		City Development
Planning and Environment Act 1987	s.46N(2)(d)	power to enter into an agreement with the applicant regarding payment of development infrastructure levy	General Manager City Development		City Development
Planning and Environment Act 1987	s.46N(2)(d)	power to enter into an agreement with the applicant regarding payment of development infrastructure levy	Manager Future Planning		City Development
Planning and Environment Act 1987	s.46O(1)(a) & (2)(a)	power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	General Manager City Development		City Development
Planning and Environment Act 1987	s.46N(2)(d)	power to enter into an agreement with the applicant regarding payment of development infrastructure levy	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.46O(1)(a) & (2)(a)	power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	Manager Future Planning		City Development
Planning and Environment Act 1987	s.46O(1)(a) & (2)(a)	power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	Municipal Building Surveyor		City Development
Planning and Environment Act 1987	s.46O(1)(d) & (2)(d)	power to enter into agreement with the applicant regarding payment of community infrastructure levy	General Manager City Development		City Development
Planning and Environment Act 1987	s.46O(1)(a) & (2)(a)	power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.46O(1)(d) & (2)(d)	power to enter into agreement with the applicant regarding payment of community infrastructure levy	Manager Future Planning		City Development
Planning and Environment Act 1987	s.46O(1)(d) & (2)(d)	power to enter into agreement with the applicant regarding payment of community infrastructure levy	Manager Statutory Planning & Municipal Services		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.46P(1)	power to require payment of amount of levy under s.46N or s.46O to be satisfactorily secured	Manager Future Planning		City Development
Planning and Environment Act 1987	s.46P(1)	power to require payment of amount of levy under s.46N or s.46O to be satisfactorily secured	General Manager City Development		City Development
Planning and Environment Act 1987	s.46P(2)	power to accept provision of land, works, services or facilities in part or full payment of levy payable	General Manager City Development		City Development
Planning and Environment Act 1987	s.46P(1)	power to require payment of amount of levy under s.46N or s.46O to be satisfactorily secured	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.46P(2)	power to accept provision of land, works, services or facilities in part or full payment of levy payable	Manager Future Planning		City Development
Planning and Environment Act 1987	s.46Q(1)	duty to keep proper accounts of levies paid	General Manager City Development		City Development
Planning and Environment Act 1987	s.46P(2)	power to accept provision of land, works, services or facilities in part or full payment of levy payable	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.46Q(1)	duty to keep proper accounts of levies paid	Manager Future Planning		City Development
Planning and Environment Act 1987	s.46Q(1A)	duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on	General Manager City Development		City Development
Planning and Environment Act 1987	s.46Q(1)	duty to keep proper accounts of levies paid	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.46Q(1A)	duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency	Manager Future Planning		City Development
Planning and Environment Act 1987	s.46Q(2)	duty to apply levy only for a purpose relating to the provision of the works, services and facilities in respect of which the levy was paid etc	General Manager City Development		City Development
Planning and Environment Act 1987	s.46Q(1A)	duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.46Q(2)	duty to apply levy only for a purpose relating to the provision of the works, services and facilities in respect of which the levy was paid etc	Manager Future Planning		City Development
Planning and Environment Act 1987	s.46Q(3)	power to refund any amount of levy paid if it is satisfied the development is not to proceed	General Manager City Development	only applies when levy is paid to Council as a 'development agency'	City Development
Planning and Environment Act 1987	s.46Q(2)	duty to apply levy only for a purpose relating to the provision of the works, services and facilities in respect of which the levy was paid etc	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.46Q(3)	power to refund any amount of levy paid if it is satisfied the development is not to proceed	Manager Future Planning	only applies when levy is paid to Council as a 'development	City Development
Planning and Environment Act 1987	s.46Q(4)(c)	duty to pay amount to current owners of land in the area	General Manager City Development	· must be done within six months of the end of the period required	City Development
Planning and Environment Act 1987	s.46Q(3)	power to refund any amount of levy paid if it is satisfied the development is not to proceed	Manager Statutory Planning & Municipal Services	only applies when levy is paid to Council as a 'development	City Development
Planning and Environment Act 1987	s.46Q(4)(c)	duty to pay amount to current owners of land in the area	Manager Future Planning	· must be done within six months of the end of the period required	City Development
Planning and Environment Act 1987	s.46Q(4)(d)	duty to submit to the Minister an amendment to the approved development contributions plan	General Manager City Development	· must be done in accordance with Part 3	City Development
Planning and Environment Act 1987	s.46Q(4)(c)	duty to pay amount to current owners of land in the area	Manager Statutory Planning & Municipal Services	· must be done within six months of the end of the period required	City Development
Planning and Environment Act 1987	s.46Q(4)(d)	duty to submit to the Minister an amendment to the approved development contributions plan	Manager Future Planning	· must be done in accordance with Part 3	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.46Q(4)(e)	duty to expend that amount on other works etc	General Manager City Development	· with the consent of, and in the manner approved by, the Minister	City Development
Planning and Environment Act 1987	s.46Q(4)(d)	duty to submit to the Minister an amendment to the approved development contributions plan	Manager Statutory Planning & Municipal Services	· must be done in accordance with Part 3	City Development
Planning and Environment Act 1987	s.46Q(4)(e)	duty to expend that amount on other works etc	Manager Future Planning	· with the consent of, and in the manner approved by, the Minister	City Development
Planning and Environment Act 1987	s.46QC	power to recover any amount of levy payable under Part 3B	General Manager City Development		City Development
Planning and Environment Act 1987	s.46Q(4)(e)	duty to expend that amount on other works etc	Manager Statutory Planning & Municipal Services	· with the consent of, and in the manner approved by, the Minister	City Development
Planning and Environment Act 1987	s.46QC	power to recover any amount of levy payable under Part 3B	Manager Future Planning		City Development
Planning and Environment Act 1987	s.46V(3)	duty to make a copy of the approved strategy plan (being	Not Delegated		General
Planning and Environment Act 1987	s.46Y	duty to carry out works in conformity with the approved strategy plan	Not Delegated		General
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.46QC	power to recover any amount of levy payable under Part 3B	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.46QC	power to recover any amount of levy payable under Part 3B	Manager Future Planning		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	General Manager City Development		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Manager Future Planning		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Statutory Planner		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Planning Officer		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Strategic Planner		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Trainee Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.47	power to decide that an application for a planning permit does not comply with that Act	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.46QC	power to recover any amount of levy payable under Part 3B	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	Manager Future Planning		City Development
Planning and Environment Act 1987	s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	General Manager City Development		City Development
Planning and Environment Act 1987	s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	Strategic Planner		City Development
Planning and Environment Act 1987	s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	General Manager City Development		City Development
Planning and Environment Act 1987	s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Manager Future Planning		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Statutory Planner		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Planning Officer		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Trainee Planner		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Strategic Planner		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.49(2)	duty to make register available for inspection	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Manager Future Planning		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	General Manager City Development		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Statutory Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.50(4)	duty to amend application	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Strategic Planner		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Planning Officer		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Trainee Planner		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.50(4)	duty to amend application	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Manager Future Planning		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	General Manager City Development		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Statutory Planner		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Strategic Planner		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Planning Officer		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Trainee Planner		City Development
Planning and Environment Act 1987	s.50(5)	power to refuse to amend application	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Manager Future Planning		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	General Manager City Development		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Statutory Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Planning Officer		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Strategic Planner		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Trainee Planner		City Development
Planning and Environment Act 1987	s.50(6)	duty to make note of amendment to application in register	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Manager Future Planning		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	General Manager City Development		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Statutory Planner		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Strategic Planner		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Planning Officer		City Development
Planning and Environment Act 1987	s.50A(1)	power to make amendment to application	Trainee Planner		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	General Manager City Development		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Statutory Planner		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Manager Future Planning		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Strategic Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Planning Officer		City Development
Planning and Environment Act 1987	s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	Trainee Planner		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Manager Future Planning		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	General Manager City Development		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Statutory Planner		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Strategic Planner		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Planning Officer		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Trainee Planner		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	General Manager City Development		City Development
Planning and Environment Act 1987	s.50A(4)	duty to note amendment to application in register	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Manager Future Planning		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Statutory Planner		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Planning Officer		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Senior Strategic Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Strategic Planner		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Trainee Planner		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	General Manager City Development		City Development
Planning and Environment Act 1987	s.51	duty to make copy of application available for inspection	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Manager Future Planning		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Statutory Planner		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Strategic Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Trainee Planner		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	General Manager City Development		City Development
Planning and Environment Act 1987	s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Manager Future Planning		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Statutory Planner		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Trainee Planner		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	General Manager City Development		City Development
Planning and Environment Act 1987	s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Manager Future Planning		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Senior Statutory Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Statutory Planner		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Trainee Planner		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	General Manager City Development		City Development
Planning and Environment Act 1987	s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Manager Future Planning		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Statutory Planner		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Coordinator Strategic Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Trainee Planner		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	General Manager City Development		City Development
Planning and Environment Act 1987	s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Manager Future Planning		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Statutory Planner		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Trainee Planner		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Senior Strategic Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	General Manager City Development		City Development
Planning and Environment Act 1987	s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Manager Future Planning		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Statutory Planner		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Planning Officer		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Trainee Planner		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	General Manager City Development		City Development
Planning and Environment Act 1987	s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Manager Future Planning		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Senior Statutory Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Statutory Planner		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Planning Officer		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Trainee Planner		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Strategic Planner		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	General Manager City Development		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Manager Future Planning		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Statutory Planner		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Planning Officer		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Strategic Planner		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Trainee Planner		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	General Manager City Development		City Development
Planning and Environment Act 1987	s.52(3)	power to give any further notice of an application where appropriate	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Statutory Planner		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Planning Officer		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Strategic Planner		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Trainee Planner		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	General Manager City Development		City Development
Planning and Environment Act 1987	s.53(1)	power to require the applicant to give notice under s.52(1) to persons specified by it	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Statutory Planner		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Planning Officer		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Strategic Planner		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Trainee Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	General Manager City Development		City Development
Planning and Environment Act 1987	s.53(1A)	power to require the applicant to give the notice under s.52(1AA)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Manager Future Planning		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Statutory Planner		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Planning Officer		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Strategic Planner		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Trainee Planner		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	General Manager City Development		City Development
Planning and Environment Act 1987	s.54(1)	power to require the applicant to provide more information	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Statutory Planner		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Planning Officer		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Strategic Planner		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Trainee Planner		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	General Manager City Development		City Development
Planning and Environment Act 1987	s.54(1A)	duty to give notice in writing of information required under s.54(1)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Manager Future Planning		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Statutory Planner		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Planning Officer		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Strategic Planner		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Trainee Planner		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	General Manager City Development		City Development
Planning and Environment Act 1987	s.54(1B)	duty to specify the lapse date for an application	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Manager Future Planning		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Statutory Planner		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Planning Officer		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Senior Strategic Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Strategic Planner		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Trainee Planner		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	General Manager City Development		City Development
Planning and Environment Act 1987	s.54A(3)	power to decide to extend time or refuse to extend time to give required information	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Statutory Planner		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Planning Officer		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Strategic Planner		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Trainee Planner		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	General Manager City Development		City Development
Planning and Environment Act 1987	s.54A(4)	duty to give written notice of decision to extend or refuse to extend time under s.54A(3)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Statutory Planner		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Planning Officer		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Strategic Planner		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Trainee Planner		City Development
Planning and Environment Act 1987	s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	General Manager City Development		City Development
Planning and Environment Act 1987	s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	Manager Future Planning		City Development
Planning and Environment Act 1987	s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	Strategic Planner		City Development
Planning and Environment Act 1987	s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	General Manager City Development		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Manager Future Planning		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Statutory Planner		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Planning Officer		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Strategic Planner		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Trainee Planner		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Administration Team Leader		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	General Manager City Development		City Development
Planning and Environment Act 1987	s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Manager Future Planning		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Statutory Planner		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Planning Officer		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Strategic Planner		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Trainee Planner		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	General Manager City Development		City Development
Planning and Environment Act 1987	s.57(5)	duty to make available for inspection copy of all objections	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Statutory Planner		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Planning Officer		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Strategic Planner		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Trainee Planner		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	General Manager City Development		City Development
Planning and Environment Act 1987	s.57A(4)	duty to amend application in accordance with applicant's request, subject to s.57A(5)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Manager Future Planning		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Statutory Planner		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Planning Officer		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Strategic Planner		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.57A(5)	power to refuse to amend application	Trainee Planner		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	General Manager City Development		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Manager Future Planning		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Coordinator Statutory Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Statutory Planner		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Planning Officer		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Strategic Planner		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Trainee Planner		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	General Manager City Development		City Development
Planning and Environment Act 1987	s.57A(6)	duty to note amendments to application in register	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Manager Future Planning		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Statutory Planner		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Planning Officer		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Strategic Planner		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Trainee Planner		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	General Manager City Development		City Development
Planning and Environment Act 1987	s.57B(1)	duty to determine whether and to whom notice should be given	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Manager Future Planning		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Statutory Planning Enforcement Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Statutory Planner		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Planning Officer		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Strategic Planner		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Trainee Planner		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	General Manager City Development		City Development
Planning and Environment Act 1987	s.57B(2)	duty to consider certain matters in determining whether notice should be given	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Manager Future Planning		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Statutory Planner		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Planning Officer		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Strategic Planner		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Trainee Planner		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	General Manager City Development		City Development
Planning and Environment Act 1987	s.57C(1)	duty to give copy of amended application to referral authority	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Manager Future Planning		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Senior Statutory Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Statutory Planner		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Planning Officer		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Trainee Planner		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Strategic Planner		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.58A	power to request advice from the Planning Application Committee			City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	General Manager City Development		City Development
Planning and Environment Act 1987	s.58	duty to consider every application for a permit	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.60	duty to consider certain matters	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	Statutory Planner		City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.60	duty to consider certain matters	Trainee Planner		City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	Strategic Planner		City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	General Manager City Development		City Development
Planning and Environment Act 1987	s.60	duty to consider certain matters	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Manager Future Planning		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Statutory Planner		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Planning Officer		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Strategic Planner		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Trainee Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	General Manager City Development	If the permit has one to five objectors or recommended for refusal must be approved by	City Development
Planning and Environment Act 1987	s.60(1A)	power to consider certain matters before deciding on application	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Manager Statutory Planning & Municipal Services	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Coordinator Statutory Planning	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Senior Statutory Planner	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Statutory Planning Enforcement Officer	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Statutory Planner	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Planning Officer	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Trainee Planner	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Manager Future Planning	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Coordinator Strategic Planning	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Senior Strategic Planner	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Strategic Planner	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Strategic Planning Officer	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.61(1)	power to determine permit application, either to decide to grant a permit to decide to grant a permit with conditions or to refuse a permit application.	Urban Growth Project Officer	If the permit has one to five objectors or recommended for refusal must be approved by CEO. If permit has more than five objectors must be heard at ordinary Council Meeting. The permit must not be inconsistent with a Cultural heritage management plan under the Aboriginal Heritage Act 2006.	City Development
Planning and Environment Act 1987	s.61(2)	duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	Manager Statutory Planning & Municipal Services	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2)	duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	Manager Future Planning	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2)	duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	Coordinator Statutory Planning	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2)	duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	Senior Planning Officer	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2)	duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	Planning Officer	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2)	duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	Statutory Planning Officer	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2)	duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	Trainee Planner	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending authority objects to the grant of permit.	Manager Statutory Planning & Municipal Services	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending authority objects to the grant of permit.	Manager Future Planning	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending authority objects to the grant of permit.	Coordinator Statutory Planning	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending authority objects to the grant of permit.	Statutory Planner	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant	Senior Statutory Planner	With approval from the Chief	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant	Planning Officer	With approval from the Chief	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant	Senior Planning Officer	With approval from the Chief	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant	Statutory Planner	With approval from the Chief	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant	Coordinator Strategic Planning	With approval from the Chief	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant	Senior Strategic Planner	With approval from the Chief	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending authority objects to the grant of permit.	Strategic Planner	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending authority objects to the grant of permit.	Strategic Planning Officer	With approval from the Chief Executive Officer	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending authority objects to the grant of permit.	Urban Growth Project Officer	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending authority objects to the grant of permit.	Trainee Planner	With approval from the Chief Executive Officer	City Development
Planning and Environment Act 1987	s.61(3)(a)	duty not to decide to grant a permit to use coastal Crown land without Minister's consent	Not Delegated		General
Planning and Environment Act 1987	s.61(3)(b)	duty to refuse to grant the permit without the Minister's consent	Not Delegated		General
Planning and Environment Act 1987	s.61(4)	duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	Not Delegated		General
Planning and Environment Act 1987	s.61(4)	duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	Not Delegated		General
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	General Manager City Development		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Manager Future Planning		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Statutory Planner		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Planning Officer		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Strategic Planner		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Trainee Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.62(2)	power to include other conditions	General Manager City Development		City Development
Planning and Environment Act 1987	s.62(1)	duty to include certain conditions in deciding to grant a permit	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Manager Future Planning		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Statutory Planner		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Planning Officer		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Strategic Planner		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Trainee Planner		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	General Manager City Development		City Development
Planning and Environment Act 1987	s.62(2)	power to include other conditions	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Statutory Planner		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Strategic Planner		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Trainee Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan	Manager Future Planning		City Development
Planning and Environment Act 1987	s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan	Strategic Planner		City Development
Planning and Environment Act 1987	s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.62(4)	duty to ensure conditions are consistent with subsections (a),(b) and (c)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Manager Future Planning		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Statutory Planner		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Planning Officer		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Strategic Planner		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Trainee Planner		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	General Manager City Development		City Development
Planning and Environment Act 1987	s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s.173 agreement	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Manager Future Planning		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Statutory Planner		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Planning Officer		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Strategic Planner		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Trainee Planner		City Development
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	General Manager City Development		City Development
Planning and Environment Act 1987	s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	Statutory Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	Planning Officer		City Development
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	Strategic Planner		City Development
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s.62(5) or s.46N	Trainee Planner		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s.62(1)(a)	General Manager City Development		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s.62(1)(a)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s.62(1)(a)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as	Statutory Planner		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as	Planning Officer		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as	Senior Strategic Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s.62(1)(a)	Strategic Planner		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s.62(1)(a)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s.62(1)(a)	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s.62(1)(a)	Trainee Planner		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	General Manager City Development		City Development
Planning and Environment Act 1987	s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s.62(1)(a)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Statutory Planner		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Planning Officer		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Trainee Planner		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Strategic Planner		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	General Manager City Development	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	Manager Statutory Planning & Municipal Services		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Manager Future Planning	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Coordinator Statutory Planning	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Senior Statutory Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Statutory Planning Enforcement Officer	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Statutory Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Planning Officer	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Trainee Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	General Manager City Development	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Manager Statutory Planning & Municipal Services	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Coordinator Strategic Planning	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Senior Strategic Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Strategic Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Strategic Planning Officer	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	Urban Growth Project Officer	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Manager Future Planning	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Coordinator Statutory Planning	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Senior Statutory Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Statutory Planning Enforcement Officer	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Statutory Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Planning Officer	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Trainee Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Coordinator Strategic Planning	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Senior Strategic Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Strategic Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Strategic Planning Officer	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Urban Growth Project Officer	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	General Manager City Development	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(3)	duty not to issue a permit until after the specified period	Manager Statutory Planning & Municipal Services	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Manager Future Planning	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Coordinator Statutory Planning	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Senior Statutory Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Statutory Planning Enforcement Officer	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Statutory Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Planning Officer	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Trainee Planner	this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.64A	duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit.		this provision applies to a decision to grant an amendment to a permit - see section 75A	City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	General Manager City Development		City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Senior Strategic Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Strategic Planner		City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.64(5)	duty to give each objector a copy of an exempt decision	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Manager Future Planning		City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Senior Statutory Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Statutory Planner		City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Planning Officer		City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Trainee Planner		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	General Manager City Development		City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Manager Statutory Planning & Municipal Services		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Strategic Planner		City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Urban Growth Project Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Manager Future Planning		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Statutory Planning Enforcement Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Statutory Planner		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Planning Officer		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Strategic Planner		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Trainee Planner		City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	General Manager City Development	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Manager Statutory Planning & Municipal Services	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Manager Future Planning	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Coordinator Statutory Planning	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Senior Statutory Planner	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Statutory Planner	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Coordinator Strategic Planning	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Senior Strategic Planner	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Strategic Planner	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Strategic Planning Officer	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit	City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Urban Growth Project Officer	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Planning Officer	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Trainee Planner	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	Planning Administration Officer	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	General Manager City Development	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Manager Statutory Planning & Municipal Services	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Manager Future Planning	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Coordinator Statutory Planning	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Senior Statutory Planner	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Statutory Planner	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Planning Officer	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Trainee Planner	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Coordinator Strategic Planning	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Senior Strategic Planner	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Strategic Planner	if the recommending referral authority did not object to the grant of the permit or the	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Strategic Planning Officer	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Urban Growth Project Officer	if the recommending referral authority did not object to the	City Development
Planning and Environment Act 1987	s.64 (4)	duty to give a recommending referral authority notice of its decision to refuse a permit.	Planning Administration Officer	if the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition to be included on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	General Manager City Development	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Manager Statutory Planning & Municipal Services	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority.	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Manager Future Planning	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Coordinator Statutory Planning	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Senior Statutory Planner	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Statutory Planner	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Coordinator Strategic Planning	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Senior Strategic Planner	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to included a condition on the permit recommended by the recommending referral authority.	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Strategic Planner	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Strategic Planning Officer	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Urban Growth Project Officer	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of	Planning Officer	if the recommending referral authority objected to the grant of	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of	Trainee Planner	if the recommending referral authority objected to the grant of	City Development
Planning and Environment Act 1987	s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Planning Administration Officer	if the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority.	City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	General Manager City Development		City Development
Planning and Environment Act 1987	s.66(1)	duty to give notice under s.64 or s.65 and copy permit to relevant determining referral authorities	Manager Future Planning		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Manager Future Planning		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Statutory Planner		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Strategic Planner		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Trainee Planner		City Development
Planning and Environment Act 1987	s.69(1)	function of receiving application for extension of time of permit	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.69(1A)	function of receiving application for extension of time to complete development.	General Manager City Development		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	General Manager City Development		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Manager Future Planning		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Statutory Planner		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Planning Officer		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Strategic Planner		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Trainee Planner		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	General Manager City Development		City Development
Planning and Environment Act 1987	s.69(2)	power to extend time	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Manager Future Planning		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Statutory Planner		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Planning Officer		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Strategic Planner		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Trainee Planner		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	General Manager City Development		City Development
Planning and Environment Act 1987	s.70	duty to make copy permit available for inspection	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Statutory Planner		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Planning Officer		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Strategic Planner		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Trainee Planner		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	General Manager City Development		City Development
Planning and Environment Act 1987	s.71(1)	power to correct certain mistakes	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Manager Future Planning		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Statutory Planner		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Strategic Planner		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Planning Officer		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Trainee Planner		City Development
Planning and Environment Act 1987	s.71(2)	duty to note corrections in register	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	General Manager City Development		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Statutory Planner		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Strategic Planner		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Planning Officer		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Trainee Planner		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	General Manager City Development		City Development
Planning and Environment Act 1987	s.73	power to decide to grant amendment subject to conditions	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Manager Future Planning		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Statutory Planner		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Trainee Planner		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	General Manager City Development		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Strategic Planner		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.74	duty to issue amended permit to applicant if no objectors	Planning Administration Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Manager Future Planning		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	General Manager City Development		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Planning Officer		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Statutory Planner		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Coordinator Strategic Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Strategic Planner		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Trainee Planner		City Development
Planning and Environment Act 1987	s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Manager Future Planning		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Coordinator Statutory Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Statutory Planner		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Strategic Planner		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Urban Growth Project Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Planning Officer		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Trainee Planner		City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	General Manager City Development	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Manager Statutory Planning & Municipal Services	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Coordinator Statutory Planning	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Senior Statutory Planner	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Statutory Planner	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Manager Future Planning	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Coordinator Strategic Planning	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the referral authority .	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Senior Strategic Planner	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the referral authority .	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Strategic Planner	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the referral authority .	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Strategic Planning Officer	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Urban Growth Project Officer	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Planning Officer	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the referral authority .	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Trainee Planner	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the referral authority .	City Development
Planning and Environment Act 1987	s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Planning Administration Officer	if the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the referral authority .	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	General Manager City Development	If the recommending referral authority objected to the	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Manager Statutory Planning & Municipal Services	If the recommending referral authority objected to the	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Coordinator Statutory Planning	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Senior Statutory Planner	If the recommending referral authority objected to the amendment of the permit or the	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Statutory Planner	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit.	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Planning Officer	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit.	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Manager Future Planning	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit.	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Coordinator Strategic Planning	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit.	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Senior Strategic Planner	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit.	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Strategic Planner	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit.	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Strategic Planning Officer	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit.	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Urban Growth Project Officer	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit.	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Trainee Planner	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit.	City Development
Planning and Environment Act 1987	s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	Planning Administration Officer	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit.	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	General Manager City Development	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Manager Statutory Planning & Municipal Services	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Coordinator Statutory Planning	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Senior Statutory Planner	if the recommending referral authority did not object to the amendment of the permit or the	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Statutory Planner	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Planning Officer	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Manager Future Planning	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Coordinator Strategic Planning	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Senior Strategic Planner	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Strategic Planner	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Strategic Planning Officer	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Urban Growth Project Officer	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Trainee Planner	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development
Planning and Environment Act 1987	s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant a copy of any given under section 64 or 76	Planning Administration Officer	if the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit	City Development
Planning and Environment Act 1987	s.76D	duty to comply with direction of Minister to issue amended permit	General Manager City Development		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	Manager Future Planning		City Development
Planning and Environment Act 1987	s.76D	duty to comply with direction of Minister to issue amended permit	Manager Future Planning		City Development
Planning and Environment Act 1987	s.83	function of being respondent to an appeal	Not Delegated		City Development
Planning and Environment Act 1987	s.83B	duty to give or publish notice of application for review	Not Delegated		City Development
Planning and Environment Act 1987	s.84(1)	power to decide on an application at any time after an appeal is lodged against failure to grant a permit	General Manager City Development		City Development
Planning and Environment Act 1987	s.76D	duty to comply with direction of Minister to issue amended permit	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.84(1)	power to decide on an application at any time after an appeal is lodged against failure to grant a permit	Not Delegated		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	General Manager City Development		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Manager Future Planning		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Senior Statutory Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Statutory Planner		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Strategic Planner		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Planning Officer		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Trainee Planner		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	General Manager City Development		City Development
Planning and Environment Act 1987	s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Manager Future Planning		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Statutory Planner		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Senior Strategic Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Strategic Planner		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Planning Officer		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Trainee Planner		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	General Manager City Development		City Development
Planning and Environment Act 1987	s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Manager Future Planning		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Statutory Planner		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Planning Officer		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Strategic Planner		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Trainee Planner		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	General Manager City Development		City Development
Planning and Environment Act 1987	s.84(6)	duty to issue permit on receipt of advice within 3 working days	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Manager Future Planning		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Coordinator Statutory Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Statutory Planner		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Strategic Planner		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Planning Officer		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Trainee Planner		City Development
Planning and Environment Act 1987	s.87(3)	power to apply to VCAT for the cancellation or amendment of a permit	General Manager City Development		City Development
Planning and Environment Act 1987	s.86	duty to issue a permit at order of Tribunal within 3 working days	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.87(3)	power to apply to VCAT for the cancellation or amendment of a permit	Manager Future Planning		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	General Manager City Development		City Development
Planning and Environment Act 1987	s.87(3)	power to apply to VCAT for the cancellation or amendment of a permit	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.87(3)	power to apply to VCAT for the cancellation or amendment of a permit	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.87(3)	power to apply to VCAT for the cancellation or amendment of a permit	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.87(3)	power to apply to VCAT for the cancellation or amendment of a permit	Strategic Planner		City Development
Planning and Environment Act 1987	s.87(3)	power to apply to VCAT for the cancellation or amendment of a permit	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.87(3)	power to apply to VCAT for the cancellation or amendment of a permit	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Manager Future Planning		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Statutory Planner		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Planning Officer		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Coordinator Strategic Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Strategic Planner		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Trainee Planner		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	General Manager City Development		City Development
Planning and Environment Act 1987	s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Manager Future Planning		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Statutory Planner		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Strategic Planner		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Planning Officer		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Trainee Planner		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	General Manager City Development		City Development
Planning and Environment Act 1987	s.91(2)	duty to comply with the directions of VCAT	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Manager Future Planning		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Statutory Planner		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Strategic Planner		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Planning Officer		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Trainee Planner		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	General Manager City Development		City Development
Planning and Environment Act 1987	s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Manager Future Planning		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Statutory Planner		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Strategic Planner		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Planning Officer		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Trainee Planner		City Development
Planning and Environment Act 1987	s.93(2)	duty to give notice of VCAT order to stop development	General Manager City Development		City Development
Planning and Environment Act 1987	s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	Manager Statutory Planning & Municipal Services		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.93(2)	duty to give notice of VCAT order to stop development	Manager Future Planning		City Development
Planning and Environment Act 1987	s.93(2)	duty to give notice of VCAT order to stop development	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.93(2)	duty to give notice of VCAT order to stop development	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.93(2)	duty to give notice of VCAT order to stop development	Strategic Planner		City Development
Planning and Environment Act 1987	s.93(2)	duty to give notice of VCAT order to stop development	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.93(2)	duty to give notice of VCAT order to stop development	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.95(3)	function of referring certain applications to the Minister	General Manager City Development		City Development
Planning and Environment Act 1987	s.93(2)	duty to give notice of VCAT order to stop development	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.95(3)	function of referring certain applications to the Minister	Manager Future Planning		City Development
Planning and Environment Act 1987	s.95(3)	function of referring certain applications to the Minister	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.95(3)	function of referring certain applications to the Minister	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.95(3)	function of referring certain applications to the Minister	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.95(3)	function of referring certain applications to the Minister	Strategic Planner		City Development
Planning and Environment Act 1987	s.95(3)	function of referring certain applications to the Minister	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.95(3)	function of referring certain applications to the Minister	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	General Manager City Development		City Development
Planning and Environment Act 1987	s.95(3)	function of referring certain applications to the Minister	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Manager Future Planning		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Statutory Planner		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Strategic Planner		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Planning Officer		City Development
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Trainee Planner		City Development
Planning and Environment Act 1987	s.96(1)	duty to obtain a permit from the Minister to use and develop its land	General Manager City Development		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.95(4)	duty to comply with an order or direction	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.96(1)	duty to obtain a permit from the Minister to use and develop its land	Manager Future Planning		City Development
Planning and Environment Act 1987	s.96(1)	duty to obtain a permit from the Minister to use and develop its land	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.96(1)	duty to obtain a permit from the Minister to use and develop its land	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.96(1)	duty to obtain a permit from the Minister to use and develop its land	Strategic Planner		City Development
Planning and Environment Act 1987	s.96(1)	duty to obtain a permit from the Minister to use and develop its land	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.96(1)	duty to obtain a permit from the Minister to use and develop its land	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.96(2)	function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	General Manager City Development		City Development
Planning and Environment Act 1987	s.96(1)	duty to obtain a permit from the Minister to use and develop its land	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.96(2)	function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Manager Future Planning		City Development
Planning and Environment Act 1987	s.96(2)	function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.96(2)	function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.96(2)	function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Strategic Planner		City Development
Planning and Environment Act 1987	s.96(2)	function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.96(2)	function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.96A(2)	power to agree to consider an application for permit concurrently with preparation of proposed amendment	General Manager City Development		City Development
Planning and Environment Act 1987	s.96(2)	function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.96A(2)	power to agree to consider an application for permit concurrently with preparation of proposed amendment	Manager Future Planning		City Development
Planning and Environment Act 1987	s.96A(2)	power to agree to consider an application for permit concurrently with preparation of proposed amendment	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.96A(2)	power to agree to consider an application for permit concurrently with preparation of proposed amendment	Senior Strategic Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.96A(2)	power to agree to consider an application for permit concurrently with preparation of proposed amendment	Strategic Planner		City Development
Planning and Environment Act 1987	s.96A(2)	power to agree to consider an application for permit concurrently with preparation of proposed amendment	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.96A(2)	power to agree to consider an application for permit concurrently with preparation of proposed amendment	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s.96C	General Manager City Development		City Development
Planning and Environment Act 1987	s.96A(2)	power to agree to consider an application for permit concurrently with preparation of proposed amendment	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s.96C	Manager Future Planning		City Development
Planning and Environment Act 1987	s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s.96C	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s.96C	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s.96C	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s.96C	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s.96C	Strategic Planner		City Development
Planning and Environment Act 1987	s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s.96C	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s.96C	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	General Manager City Development		City Development
Planning and Environment Act 1987	s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s.96C	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Manager Future Planning		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Statutory Planner		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Senior Strategic Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Strategic Planner		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Planning Officer		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Trainee Planner		City Development
Planning and Environment Act 1987	s.96G(1)	power to determine to recommend that a permit be granted or to refuse to recommend that a permit be	Not Delegated		City Development
Planning and Environment Act 1987	s.96H(3)	power to give notice in compliance with Minister's	General Manager City Development		City Development
Planning and Environment Act 1987	s.96F	duty to consider the panel's report under section 96E	Manager Statutory Planning & Municipal		City Development
Planning and Environment Act 1987	s.96H(3)	power to give notice in compliance with Minister's	Manager Future Planning		City Development
Planning and Environment Act 1987	s.96H(3)	power to give notice in compliance with Minister's	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.96H(3)	power to give notice in compliance with Minister's	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.96H(3)	power to give notice in compliance with Minister's	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.96H(3)	power to give notice in compliance with Minister's	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.96H(3)	power to give notice in compliance with Minister's	Strategic Planner		City Development
Planning and Environment Act 1987	s.96H(3)	power to give notice in compliance with Minister's	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.96H(3)	power to give notice in compliance with Minister's	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.96J	power to issue permit as directed by the Minister	General Manager City Development		City Development
Planning and Environment Act 1987	s.96H(3)	power to give notice in compliance with Minister's	Manager Statutory Planning & Municipal		City Development
Planning and Environment Act 1987	s.96J	power to issue permit as directed by the Minister	Manager Future Planning		City Development
Planning and Environment Act 1987	s.96J	power to issue permit as directed by the Minister	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.96J	power to issue permit as directed by the Minister	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.96K	duty to comply with direction of the Minister to give notice	General Manager City Development		City Development
Planning and Environment Act 1987	s.96J	power to issue permit as directed by the Minister	Manager Statutory Planning & Municipal		City Development
Planning and Environment Act 1987	s.96J	power to issue permit as directed by the Minister	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.96J	power to issue permit as directed by the Minister	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.96J	power to issue permit as directed by the Minister	Strategic Planner		City Development
Planning and Environment Act 1987	s.96J	power to issue permit as directed by the Minister	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.96J	power to issue permit as directed by the Minister	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.96K	duty to comply with direction of the Minister to give notice	Manager Future Planning		City Development
Planning and Environment Act 1987	s.96K	duty to comply with direction of the Minister to give notice	Coordinator Strategic Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.96K	duty to comply with direction of the Minister to give notice of refusal	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.96K	duty to comply with direction of the Minister to give notice of refusal	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.96K	duty to comply with direction of the Minister to give notice of refusal	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.96K	duty to comply with direction of the Minister to give notice of refusal	Strategic Planner		City Development
Planning and Environment Act 1987	s.96K	duty to comply with direction of the Minister to give notice of refusal	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.96K	duty to comply with direction of the Minister to give notice of refusal	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.96K	duty to comply with direction of the Minister to give notice of refusal	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.97C	power to request Minister to decide the application	Manager Future Planning		City Development
Planning and Environment Act 1987	s.97C	power to request Minister to decide the application	General Manager City Development		City Development
Planning and Environment Act 1987	s.97C	power to request Minister to decide the application	Manager Future Planning		City Development
Planning and Environment Act 1987	s.97C	power to request Minister to decide the application	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.97C	power to request Minister to decide the application	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.97C	power to request Minister to decide the application	Strategic Planner		City Development
Planning and Environment Act 1987	s.97C	power to request Minister to decide the application	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.97C	power to request Minister to decide the application	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.97D(1)	duty to comply with directions of Minister to supply any document or assistance relating to application	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97D(1)	duty to comply with directions of Minister to supply any document or assistance relating to application	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.97D(1)	duty to comply with directions of Minister to supply any document or assistance relating to application	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.97D(1)	duty to comply with directions of Minister to supply any document or assistance relating to application	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.97D(1)	duty to comply with directions of Minister to supply any document or assistance relating to application	Statutory Planner		City Development
Planning and Environment Act 1987	s.97D(1)	duty to comply with directions of Minister to supply any document or assistance relating to application	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.97D(1)	duty to comply with directions of Minister to supply any document or assistance relating to application	Planning Officer		City Development
Planning and Environment Act 1987	s.97D(1)	duty to comply with directions of Minister to supply any document or assistance relating to application	Trainee Planner		City Development
Planning and Environment Act 1987	s.97G(3)	function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	General Manager City Development		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.97C	power to request Minister to decide the application	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.97G(3)	function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	Manager Future Planning		City Development
Planning and Environment Act 1987	s.97G(3)	function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.97G(3)	function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	General Manager City Development		City Development
Planning and Environment Act 1987	s.97G(3)	function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Manager Future Planning		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Statutory Planner		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Planning Officer		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Trainee Planner		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	General Manager City Development		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Strategic Planner		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.97G(6)	duty to make a copy of permits issued under s.97F available for inspection	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Manager Future Planning		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Coordinator Statutory Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Statutory Planner		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Strategic Planner		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Planning Officer		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Trainee Planner		City Development
Planning and Environment Act 1987	s.97L	duty to include Ministerial decisions in a register kept under s.49	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	General Manager City Development		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Manager Future Planning		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Statutory Planner		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Strategic Planner		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Planning Officer		City Development
Planning and Environment Act 1987	s.97MH	duty to provide assistance to the development assessment committee	Trainee Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	General Manager City Development		City Development
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Manager Future Planning		City Development
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Statutory Planner		City Development
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Strategic Planner		City Development
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	General Manager City Development		City Development
Planning and Environment Act 1987	s.97O	duty to consider application and issue or refuse to issue certificate of compliance	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Manager Future Planning		City Development
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Statutory Planner		City Development
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Strategic Planner		City Development
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	General Manager City Development		City Development
Planning and Environment Act 1987	s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Manager Future Planning		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Statutory Planner		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Strategic Planner		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	General Manager City Development		City Development
Planning and Environment Act 1987	s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	Manager Future Planning		City Development
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	Statutory Planner		City Development
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	Strategic Planner		City Development
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.97Q(4)	duty to comply with directions of VCAT	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Manager Future Planning		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	General Manager City Development		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Statutory Planner		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Planning Officer		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Trainee Planner		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Strategic Planner		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.98(1)&(2)	function of receiving claim for compensation in certain circumstances	General Manager City Development		City Development
Planning and Environment Act 1987	s.97R	duty to keep register of all applications for certificate of compliance and related decisions	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.98(1)&(2)	function of receiving claim for compensation in certain circumstances	Manager Future Planning		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	General Manager City Development		City Development
Planning and Environment Act 1987	s.98(1)&(2)	function of receiving claim for compensation in certain circumstances	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Manager Future Planning		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Coordinator Statutory Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Statutory Planner		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Planning Officer		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Trainee Planner		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Strategic Planner		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.101	function of receiving claim for expenses in conjunction with claim	General Manager City Development		City Development
Planning and Environment Act 1987	s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.101	function of receiving claim for expenses in conjunction with claim	Manager Future Planning		City Development
Planning and Environment Act 1987	s.103	power to reject a claim for compensation in certain circumstances	General Manager City Development		City Development
Planning and Environment Act 1987	s.101	function of receiving claim for expenses in conjunction with claim	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.103	power to reject a claim for compensation in certain circumstances	Manager Future Planning		City Development
Planning and Environment Act 1987	s.107(1)	function of receiving claim for compensation	General Manager City Development		City Development
Planning and Environment Act 1987	s.103	power to reject a claim for compensation in certain circumstances	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.107(1)	function of receiving claim for compensation	Manager Future Planning		City Development
Planning and Environment Act 1987	s.107(3)	power to agree to extend time for making claim	General Manager City Development		City Development
Planning and Environment Act 1987	s.107(1)	function of receiving claim for compensation	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.107(1)	function of receiving claim for compensation	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.114(1)	power to apply to the VCAT for an enforcement order	General Manager City Development		City Development
Planning and Environment Act 1987	s.107(1)	function of receiving claim for compensation	Manager Statutory Planning & Municipal Services		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.114(1)	power to apply to the VCAT for an enforcement order	Manager Future Planning		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	General Manager City Development		City Development
Planning and Environment Act 1987	s.114(1)	power to apply to the VCAT for an enforcement order	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.114(1)	power to apply to the VCAT for an enforcement order	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.114(1)	power to apply to the VCAT for an enforcement order	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Manager Future Planning		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Planning Officer		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Coordinator Strategic Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Strategic Planner		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Statutory Planner		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Trainee Planner		City Development
Planning and Environment Act 1987	s.120(1)	power to apply for an interim enforcement order where s.114 application has been made	General Manager City Development		City Development
Planning and Environment Act 1987	s.117(1)(a)	function of making a submission to the VCAT where objections are received	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.120(1)	power to apply for an interim enforcement order where s.114 application has been made	Manager Future Planning		City Development
Planning and Environment Act 1987	s.123(1)	power to carry out work required by enforcement order and recover costs	General Manager City Development		City Development
Planning and Environment Act 1987	s.120(1)	power to apply for an interim enforcement order where s.114 application has been made	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.123(1)	power to carry out work required by enforcement order and recover costs	Manager Future Planning		City Development
Planning and Environment Act 1987	s.123(2)	power to sell buildings, materials, etc salvaged in carrying out work under s.123(1)	Not Delegated	except Crown Land	General
Planning and Environment Act 1987	s.125	power to apply for an injunction restraining a person from contravening an enforcement order or interim enforcement order	General Manager City Development		City Development
Planning and Environment Act 1987	s.129	function of recovering penalties	General Manager City Development		City Development
Planning and Environment Act 1987	s.123(1)	power to carry out work required by enforcement order and recover costs	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.129	function of recovering penalties	Manager Future Planning		City Development
Planning and Environment Act 1987	s.130(5)	power to allow person served with an infringement notice further time	General Manager City Development	Note: we must authorise an officer from planning to firstly issue the notice	City Development
Planning and Environment Act 1987	s.129	function of recovering penalties	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.130(1)	An authorised officer of a responsible authority may serve a planning infringement notice on any person, if the authorised officer has reason to believe that the person has committed an offence against section 126 in an area for which the authority is responsible	General Manager City Development		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.130(1)	An authorised officer of a responsible authority may serve a planning infringement notice on any person, if the authorised officer has reason to believe that the person has committed an offence against section 126 in an area for which the authority is responsible	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.130(1)	An authorised officer of a responsible authority may serve a planning infringement notice on any person, if the authorised officer has reason to believe that the person has committed an offence against section 126 in an area for which the authority is responsible	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.130(1)	An authorised officer of a responsible authority may serve a planning infringement notice on any person, if the authorised officer has reason to believe that the person has committed an offence against section 126 in an area for which the authority is responsible	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.130(1)	An authorised officer of a responsible authority may serve a planning infringement notice on any person, if the authorised officer has reason to believe that the person has committed an offence against section 126 in an area for which the authority is responsible	Manager Future Planning		City Development
Planning and Environment Act 1987	s.130(5)	power to allow person served with an infringement notice further time	Manager Future Planning	Note: we must authorise an officer from planning to firstly issue the notice	City Development
Planning and Environment Act 1987	s.149A(1)	power to refer a matter to the VCAT for determination	General Manager City Development		City Development
Planning and Environment Act 1987	s.130(5)	power to allow person served with an infringement notice further time	Manager Statutory Planning & Municipal Services	Note: we must authorise an officer from planning to firstly issue the notice	City Development
Planning and Environment Act 1987	s.149A(1)	power to refer a matter to the VCAT for determination	Manager Future Planning		City Development
Planning and Environment Act 1987	s.149A(1A)	power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.149A(1A)	power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.156	duty to pay fees and allowances (including a payment to the Crown under subsection (2A)) and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under subsection (2B); power to ask for contribution under subsection (3) and power to abandon amendment or part of it under subsection (4)	General Manager City Development	where council is the relevant planning authority	City Development
Planning and Environment Act 1987	s.149A(1)	power to refer a matter to the VCAT for determination	Manager Statutory Planning & Municipal Services		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.156	duty to pay fees and allowances (including a payment to the Crown under subsection [2A]) and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under subsection (2B), power to ask for contribution under subsection (3) and power to abandon amendment or part of it under subsection (4)	Manager Future Planning	where council is the relevant planning authority	City Development
Planning and Environment Act 1987	s.156	duty to pay fees and allowances (including a payment to the Crown under subsection [2A]) and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under subsection (2B), power to ask for contribution under subsection (3) and power to abandon amendment or part of it under subsection (4)	Coordinator Strategic Planning	where council is the relevant planning authority	City Development
Planning and Environment Act 1987	s.156	duty to pay fees and allowances (including a payment to the Crown under subsection [2A]) and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless	Coordinator Statutory Planning	where council is the relevant planning authority	City Development
Planning and Environment Act 1987	s.171(2)(f)	power to carry out studies and commission reports	General Manager City Development		City Development
Planning and Environment Act 1987	s.156	duty to pay fees and allowances (including a payment to the Crown under subsection [2A]) and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under subsection (2B), power to ask for contribution under subsection (3) and power to abandon amendment or part of it under subsection (4)	Manager Statutory Planning & Municipal Services	where council is the relevant planning authority	City Development
Planning and Environment Act 1987	s.171(2)(f)	power to carry out studies and commission reports	Manager Future Planning		City Development
Planning and Environment Act 1987	s.171(2)(g)	power to grant and reserve easements	Not Delegated		City Development
Planning and Environment Act 1987	s.173	power to enter into agreement covering matters set out in s.174	General Manager City Development	Must be signed by the CEO	City Development
Planning and Environment Act 1987	s.171(2)(f)	power to carry out studies and commission reports	Manager Statutory Planning & Municipal Services		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.173	power to enter into agreement covering matters set out in s.174	Manager Future Planning	Must be signed by the CEO	City Development
Planning and Environment Act 1987	s.173	power to enter into agreement covering matters set out in s.174	Manager Statutory Planning & Municipal Services	Must be signed by the CEO	City Development
Planning and Environment Act 1987	s.173	power to enter into agreement covering matters set out in s.174	Municipal Building Surveyor	Must be signed by the CEO	City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	General Manager City Development		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Senior Statutory Planner		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Planning Officer		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Manager Future Planning		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Senior Strategic Planner		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Strategic Planner		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Strategic Planning Officer		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Urban Growth Project Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Trainee Planner		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Municipal Building Surveyor		City Development
Planning and Environment Act 1987	s.173	power to enter into agreement covering matters set out in s.174	Manager Statutory Planning & Municipal Services	Must be signed by the CEO	City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Manager Future Planning		City Development
Planning and Environment Act 1987	---	power to give consent on behalf of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires that something may not be done without the consent of Council or Responsible	General Manager City Development		City Development
Planning and Environment Act 1987	---	power to decide whether something is to the satisfaction of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	---	power to give consent on behalf of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires that something may not be done without the consent of Council or Responsible	Manager Future Planning		City Development
Planning and Environment Act 1987	s.177(2)	power to end a section 173 agreement with the agreement all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	General Manager City Development		City Development
Planning and Environment Act 1987	---	power to give consent on behalf of Council, where an agreement made under s.173 of the <i>Planning and Environment Act 1987</i> requires that something may not be done without the consent of Council or Responsible	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.177(2)	power to end a section 173 agreement with the agreement all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Manager Future Planning		City Development
Planning and Environment Act 1987	s.177(2)	power to end a section 173 agreement with the agreement all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178	power to amend a s.173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	General Manager City Development		City Development
Planning and Environment Act 1987	s.178	power to amend a s.173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Municipal Building Surveyor		City Development
Planning and Environment Act 1987	s.177(2)	power to end a section 173 agreement with the agreement all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.177(2)	power to end a section 173 agreement with the agreement all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178	power to amend a s.173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178	power to amend a s.173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Manager Future Planning		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Statutory Planner		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Planning Officer		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Trainee Planner		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Strategic Planner		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178A(1)	function of receiving application to amend or end an agreement	Urban Growth Project Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	General Manager City Development		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Statutory Planner		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Planning Officer		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Trainee Planner		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Strategic Planner		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	General Manager City Development		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Manager Future Planning		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Coordinator Statutory Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Statutory Planner		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Planning Officer		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Trainee Planner		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Strategic Planner		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Manager Future Planning		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Statutory Planner		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Planning Officer		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Trainee Planner		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Strategic Planner		City Development
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178A(5)	power to propose to amend or end an agreement	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Manager Future Planning		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Statutory Planner		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Planning Officer		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Trainee Planner		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Strategic Planner		City Development
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Manager Future Planning		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Statutory Planner		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Planning Officer		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Trainee Planner		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Strategic Planner		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	General Manager City Development		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Manager Future Planning		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Statutory Planner		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Planning Officer		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Trainee Planner		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Strategic Planner		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	General Manager City Development		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Statutory Planner		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Planning Officer		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Trainee Planner		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Strategic Planner		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178C(4)	function of determining how to give notice under s.178C(2)	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	General Manager City Development		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Manager Future Planning		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Coordinator Statutory Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Statutory Planner		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Planning Officer		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Trainee Planner		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Strategic Planner		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178E(1)	duty not to make decision until after 14 days after notice has been given	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	General Manager City Development	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Manager Statutory Planning & Municipal Services	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Manager Future Planning	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Coordinator Statutory Planning	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Planning Enforcement Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Senior Statutory Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Statutory Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Planning Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Trainee Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Coordinator Strategic Planning	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Senior Strategic Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Strategic Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Strategic Planning Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	Urban Growth Project Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	General Manager City Development	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Manager Statutory Planning & Municipal Services	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Manager Future Planning	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Coordinator Statutory Planning	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Planning Enforcement Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Senior Statutory Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Statutory Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Planning Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Trainee Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Coordinator Strategic Planning	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Senior Strategic Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Strategic Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Strategic Planning Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Urban Growth Project Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	General Manager City Development	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Manager Statutory Planning & Municipal Services	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Manager Future Planning	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Coordinator Statutory Planning	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Planning Enforcement Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Senior Statutory Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Statutory Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Planning Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Trainee Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Coordinator Strategic Planning	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Senior Strategic Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Strategic Planner	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Strategic Planning Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(2)(c)	power to refuse to amend or end the agreement	Urban Growth Project Officer	If on objections are made under s.178D, Must consider matters in s.178B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	General Manager City Development	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Manager Statutory Planning & Municipal Services	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Manager Future Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Coordinator Statutory Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Planning Enforcement Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Senior Statutory Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Statutory Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Planning Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Trainee Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Coordinator Strategic Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Senior Strategic Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Strategic Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Strategic Planning Officer	After considering objections, submissions and matters in s.148B	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	Urban Growth Project Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	General Manager City Development	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Manager Statutory Planning & Municipal Services	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Manager Future Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Coordinator Statutory Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Planning Enforcement Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Senior Statutory Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Statutory Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Planning Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Trainee Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Coordinator Strategic Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Senior Strategic Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Strategic Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Strategic Planning Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	Urban Growth Project Officer	After considering objections, submissions and matters in s.148B	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	General Manager City Development	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Manager Statutory Planning & Municipal Services	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Manager Future Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Coordinator Statutory Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Planning Enforcement Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Senior Statutory Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Statutory Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Planning Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Trainee Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Coordinator Strategic Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Senior Strategic Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Strategic Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Strategic Planning Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	Urban Growth Project Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	General Manager City Development	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Manager Statutory Planning & Municipal Services	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Manager Future Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Coordinator Statutory Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Planning Enforcement Officer	After considering objections, submissions and matters in s.148B	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Senior Statutory Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Statutory Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Planning Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Trainee Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Coordinator Strategic Planning	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Senior Strategic Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Strategic Planner	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Strategic Planning Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178E(3)(d)	power to refuse to amend or end the agreement	Urban Growth Project Officer	After considering objections, submissions and matters in s.148B	City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	General Manager City Development		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Statutory Planner		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Planning Officer		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Trainee Planner		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Strategic Planner		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	Urban Growth Project Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	General Manager City Development		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Manager Future Planning		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Statutory Planner		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Planning Officer		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Trainee Planner		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Strategic Planner		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	General Manager City Development		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Statutory Planner		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Planning Officer		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Trainee Planner		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Strategic Planner		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Statutory Planner		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Planning Officer		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Trainee Planner		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Strategic Planner		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178G	duty to sign amended agreement and give copy to each other party to the agreement	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Manager Future Planning		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Statutory Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Planning Officer		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Trainee Planner		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Strategic Planner		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	General Manager City Development		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Manager Future Planning		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Statutory Planner		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Planning Officer		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Trainee Planner		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Coordinator Strategic Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Strategic Planner		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Municipal Building Surveyor		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Manager Future Planning		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Coordinator Property and Statutory Services		Corporate Services
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Property and Statute Officer		Corporate Services
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Legal Officer		Corporate Services
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Statutory Planner		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Planning Officer		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Trainee Planner		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Strategic Planner		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.181	power to apply to the Registrar of Titles for registration of the agreement and to deliver a memorial to Registrar-General	General Manager City Development		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles for registration of to record the agreement and to deliver a memorial to Registrar-General	Municipal Building Surveyor		City Development
Planning and Environment Act 1987	s.179(2)	duty to make available for inspection copy agreement	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Manager Future Planning		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Coordinator Property and Statutory Services		Corporate Services
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Property and Statute Officer		Corporate Services
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Legal Officer		Corporate Services
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Statutory Planner		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Planning officer		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Trainee Planner		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Strategic Planner		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Strategic Planning Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.181(1A)(a)	power to apply to the Registrar of Titles to record the agreement			City Development
Planning and Environment Act 1987	s.181(1A)(b)	duty to apply to the Registrar of Titles, without delay, to record the agreement			City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Manager Future Planning		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Coordinator Property and Statutory Services		Corporate Services
Planning and Environment Act 1987	s.182	power to enforce an agreement	Property and Statute Officer		Corporate Services
Planning and Environment Act 1987	s.182	power to enforce an agreement	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Statutory Planner		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Planning Officer		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Trainee Planner		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Municipal Building Surveyor		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Strategic Planner		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Urban Growth Project Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	General Manager City Development		City Development
Planning and Environment Act 1987	s.182	power to enforce an agreement	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Manager Future Planning		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Statutory Planner		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Planning Officer		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Trainee Planner		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Municipal Building Surveyor		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Strategic Planner		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.184F(1)	power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision			City Development
Planning and Environment Act 1987	s.184F(2)	duty not to amend or end the agreement or give			City Development
Planning and Environment Act 1987	s.184F(3)	duty to inform the principal registrar if the responsible authority decides to amend or end an			City Development
Planning and Environment Act 1987	s.184F(5)	function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision			City Development
Planning and Environment Act 1987	s.184G(2)	duty to comply with a direction of the Tribunal			City Development
Planning and Environment Act 1987	s.184G(3)	duty to give notice as directed by the Tribunal			City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	General Manager City Development		City Development
Planning and Environment Act 1987	s.183	duty to tell Registrar of Titles of ending/amendment of agreement	Manager Statutory Planning & Municipal Services		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Manager Future Planning		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Statutory Planner		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Planning officer		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Trainee Planner		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	General Manager City Development		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Strategic Planner		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.198(1)	function to receive application for planning certificate	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Manager Future Planning		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Statutory Planner		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Planning Officer		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Trainee Planner		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	General Manager City Development		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Strategic Planner		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.199(1)	duty to give planning certificate to applicant	Urban Growth Project Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Manager Future Planning		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Statutory Planner		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Planning Administration Officer		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Planning Officer		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Trainee Planner		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Strategic Planner		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	General Manager City Development		City Development
Planning and Environment Act 1987	s.201(1)	function of receiving application for declaration of underlying zoning	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	Manager Future Planning		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	Senior Statutory Planner		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	Statutory Planning Enforcement Officer		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	Statutory Planner		City Development
Planning and Environment Act 1987	---	power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	Strategic Planner		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.201(3)	duty to make declaration	Urban Growth Project Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	---	power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	Manager Future Planning		City Development
Planning and Environment Act 1987	---	power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	---	power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	---	power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Manager Future Planning		City Development
Planning and Environment Act 1987	---	power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	---	power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Senior Strategic Planner		City Development
Planning and Environment Act 1987	---	power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Strategic Planner		City Development
Planning and Environment Act 1987	---	power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Strategic Planning Officer		City Development
Planning and Environment Act 1987	---	power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	---	power to approve any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	---	power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	---	power to approve any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	Manager Future Planning		City Development
Planning and Environment Act 1987	---	power to give written authorisation in accordance with a provision of a planning scheme	Coordinator Statutory Planning		City Development
Planning and Environment Act 1987	---	power to approve any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	---	power to give written authorisation in accordance with a provision of a planning scheme	Manager Future Planning		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	s.201UAB(1)	function of providing the Growth Areas Authority with information relating to any land within municipal district	General Manager City Development		City Development
Planning and Environment Act 1987	---	power to give written authorisation in accordance with a provision of a planning scheme	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.201UAB(1)	function of providing the Growth Areas Authority with information relating to any land within municipal district	Manager Future Planning		City Development
Planning and Environment Act 1987	s.201UAB(1)	function of providing the Growth Areas Authority with information relating to any land within municipal district	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.201UAB(1)	function of providing the Growth Areas Authority with information relating to any land within municipal district	General Manager City Development		City Development
Planning and Environment Act 1987	s.201UAB(1)	function of providing the Growth Areas Authority with information relating to any land within municipal district	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	s.201UAB(1)	function of providing the Growth Areas Authority with information relating to any land within municipal district	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.201UAB(1)	function of providing the Growth Areas Authority with information relating to any land within municipal district	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	s.201UAB(1)	function of providing the Growth Areas Authority with information relating to any land within municipal district	Senior Strategic Planner		City Development
Planning and Environment Act 1987	s.201UAB(1)	function of providing the Growth Areas Authority with information relating to any land within municipal district	Strategic Planner		City Development
Planning and Environment Act 1987	s.201UAB(1)	function of providing the Growth Areas Authority with information relating to any land within municipal district	Strategic Planning Officer		City Development
Planning and Environment Act 1987	s.201UAB(1)	function of providing the Growth Areas Authority with information relating to any land within municipal district	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	S.201UAB(2)	duty to provide the Growth Areas Authority with information requested under subsection (1) as soon as possible	General Manager City Development		City Development
Planning and Environment Act 1987	S.201UAB(2)	duty to provide the Growth Areas Authority with information requested under subsection (1) as soon as possible	Manager Future Planning		City Development
Planning and Environment Act 1987	S.201UAB(2)	duty to provide the Growth Areas Authority with information requested under subsection (1) as soon as possible	Manager Statutory Planning & Municipal Services		City Development
Planning and Environment Act 1987	S.201UAB(2)	duty to provide the Growth Areas Authority with information requested under subsection (1) as soon as possible	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	S.201UAB(2)	duty to provide the Growth Areas Authority with information requested under subsection (1) as soon as possible	General Manager City Development		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Planning and Environment Act 1987	S.201UAB(2)	duty to provide the Growth Areas Authority with information requested under subsection (1) as soon as possible	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	S.201UAB(2)	duty to provide the Growth Areas Authority with information requested under subsection (1) as soon as possible	Coordinator Strategic Planning		City Development
Planning and Environment Act 1987	S.201UAB(2)	duty to provide the Growth Areas Authority with information requested under subsection (1) as soon as possible	Senior Strategic Planner		City Development
Planning and Environment Act 1987	S.201UAB(2)	duty to provide the Growth Areas Authority with information requested under subsection (1) as soon as possible	Strategic Planner		City Development
Planning and Environment Act 1987	S.201UAB(2)	duty to provide the Growth Areas Authority with information requested under subsection (1) as soon as possible	Strategic Planning Officer		City Development
Planning and Environment Act 1987	S.201UAB(2)	duty to provide the Growth Areas Authority with information requested under subsection (1) as soon as possible	Urban Growth Project Officer		City Development
Planning and Environment Act 1987	s.96Z	duty to keep levy certificates given to it under ss. 47 or 96A for no less than 5 years from receipt of the certificate		Note: this provision is not yet in force and will commence on 1 July 2015	City Development
Railway Safety (Local Operations) Act 2006	s.33	duty to comply with a direction of the Safety Director under this section	General Manager Infrastructure & Recreation	where council is a utility under section 3	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.33	duty to comply with a direction of the Safety Director under this section	Manager Infrastructure Operations and Waste	where council is a utility under section 3	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.33A	duty to comply with a direction of the Safety Director to give effect to arrangements under this section	General Manager Infrastructure & Recreation	duty of council as a road authority under the <i>Road Management Act 2004</i>	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.33A	duty to comply with a direction of the Safety Director to give effect to arrangements under this section	Manager Infrastructure Operations and Waste	duty of council as a road authority under the <i>Road Management Act 2004</i>	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34	duty to comply with a direction of the Safety Director to alter, demolish or take away works carried out contrary to a direction under s.33(1)	General Manager Infrastructure & Recreation	where council is a utility under section 3	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34	duty to comply with a direction of the Safety Director to alter, demolish or take away works carried out contrary to a direction under s.33(1)	Manager Infrastructure Operations and Waste	where council is a utility under section 3	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34C(2)	function of entering into safety interface agreements with rail infrastructure manager	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34C(2)	function of entering into safety interface agreements with rail infrastructure manager	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34D(1)	function of working in conjunction with rail infrastructure manager in determining whether risks to safety need to be managed	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Railway Safety (Local Operations) Act 2006	s.34D(1)	function of working in conjunction with rail infrastructure manager in determining whether risks to safety need to be managed	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34D(2)	function of receiving written notice of opinion	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34D(2)	function of receiving written notice of opinion	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34D(4)	function of entering into safety interface agreement with infrastructure manager	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34D(4)	function of entering into safety interface agreement with infrastructure manager	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34E(1)(a)	duty to identify and assess risks to safety	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34E(1)(a)	duty to identify and assess risks to safety	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34E(1)(b)	duty to determine measures to manage any risks identified and assessed having regard to items set out in section 34E(2)(a)-(c)	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34E(1)(b)	duty to determine measures to manage any risks identified and assessed having regard to items set out in section 34E(2)(a)-(c)	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34E(3)	duty to seek to enter into a safety interface agreement with rail infrastructure manager	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34E(3)	duty to seek to enter into a safety interface agreement with rail infrastructure manager	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34F(1)(a)	duty to identify and assess risks to safety, if written notice has been received under section 34D(2)(a)	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34F(1)(a)	duty to identify and assess risks to safety, if written notice has been received under section 34D(2)(a)	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34F(1)(b)	duty to determine measures to manage any risks identified and assessed, if written notice has been received under section 34D(2)(a)	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34F(1)(b)	duty to determine measures to manage any risks identified and assessed, if written notice has been received under section 34D(2)(a)	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34F(2)	duty to seek to enter into a safety interface agreement with rail infrastructure manager	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34F(2)	duty to seek to enter into a safety interface agreement with rail infrastructure manager	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Railway Safety (Local Operations) Act 2006	s.34H	power to identify and assess risks to safety as required under sections 34B, 34C, 34D, 34E or 34F in accordance	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34H	power to identify and assess risks to safety as required under sections 34B, 34C, 34D, 34E or 34F in accordance	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34I	function of entering into safety interface agreements	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34I	function of entering into safety interface agreements	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34J(2)	function of receiving notice from Safety Director	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34J(2)	function of receiving notice from Safety Director	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34J(7)	duty to comply with a direction of the Safety Director given under section 34J(5)	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34J(7)	duty to comply with a direction of the Safety Director given under section 34J(5)	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Railway Safety (Local Operations) Act 2006	s.34K(2)	duty to maintain a register of items set out in subsections (a)-(b)	Manager People Safety & Risk	where council is the relevant road-authority	Corporate Services
Railway Safety (Local Operations) Act 2006	s.34K(2)	duty to maintain a register of items set out in subsections (a)-(b)	Manager Infrastructure Development	where council is the relevant road-authority	Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.7	function of entering into a written agreement with a caravan park owner	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.7	function of entering into a written agreement with a caravan park owner	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.7	function of entering into a written agreement with a caravan park owner	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.7	function of entering into a written agreement with a caravan park owner	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.7	function of entering into a written agreement with a caravan park owner	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r. 11	function of receiving applications for registration	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r. 11	function of receiving applications for registration	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r. 11	function of receiving applications for registration	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r. 11	function of receiving applications for registration	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r. 11	function of receiving applications for registration	Coordinator Leisure Facilities		Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(1)	duty to grant registration, if satisfied that the caravan park complies with these regulations	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(1)	duty to grant registration, if satisfied that the caravan park complies with these regulations	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(1)	duty to grant registration, if satisfied that the caravan park complies with these regulations	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(1)	duty to grant registration, if satisfied that the caravan park complies with these regulations	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(1)	duty to grant registration, if satisfied that the caravan park complies with these regulations	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(2)	duty to renew the registration if satisfied that the caravan park complies with these regulations	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(2)	power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations			Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(4) & (5)	duty to issue a certificate of registration on granting registration	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(4) & (5)	duty to issue a certificate of registration on granting registration	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(4) & (5)	duty to issue a certificate of registration on granting registration	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.13(4) & (5)	duty to issue a certificate of registration on granting registration	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(1)	function of receiving notice of transfer of ownership	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(1)	function of receiving notice of transfer of ownership	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(1)	function of receiving notice of transfer of ownership	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(1)	function of receiving notice of transfer of ownership	Manager Recreation		Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(1)	function of receiving notice of transfer of ownership	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(3)	power to determine where notice of transfer is displayed	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(3)	power to determine where notice of transfer is displayed	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(3)	power to determine where notice of transfer is displayed	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.15(3)	power to determine where notice of transfer is displayed	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.16(1)	duty to transfer registration to new caravan park owner	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.16(1)	duty to transfer registration to new caravan park owner	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.16(1)	duty to transfer registration to new caravan park owner	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.16(1)	duty to transfer registration to new caravan park owner	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.16(1)	duty to transfer registration to new caravan park owner	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.16(2)	duty to issue certificate of transfer of registration	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.16(2)	duty to issue certificate of transfer of registration	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.16(2)	duty to issue certificate of transfer of registration	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.16(2)	duty to issue certificate of transfer of registration	Coordinator Leisure Facilities		Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.17(1)	power to determine the fee to accompany applications for registration or applications for renewal of registration	Reference to Council's Fees & Charges schedule 2013/2014. 17 Fees (1) The fee to accompany or an application for renewal of registration is the relevant fee determined by the Council in accordance with this regulation. The fee must not exceed - (a) if the period of registration is to be 3 years, for a caravan park with the number of sites specified in column 2 of schedule 2, the corresponding fee specified in column 3 of that schedule; or if the period of registration is to be less than 3 years, one thirty-sixth of the fee referred to in paragraph (a) for each whole month of the intended registration period.		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.18	duty to keep register of caravan parks	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.18	duty to keep register of caravan parks	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.18	duty to keep register of caravan parks	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.18	duty to keep register of caravan parks	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.18	duty to keep register of caravan parks	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.19(4)	power to determine where the emergency contact person's details are displayed	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.19(4)	power to determine where the emergency contact person's details are displayed	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.19(4)	power to determine where the emergency contact person's details are displayed	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.19(4)	power to determine where the emergency contact person's details are displayed	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.19(6)	power to determine where certain information is displayed	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.19(6)	power to determine where certain information is displayed	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.19(6)	power to determine where certain information is displayed	Environmental Health Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.19(6)	power to determine where certain information is displayed	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.19(6)	power to determine where certain information is displayed	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.22(6)	duty to notify caravan park owners of emergency service agencies	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.22(6)	duty to notify caravan park owners of emergency service agencies	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.22(6)	duty to notify caravan park owners of emergency service agencies	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.22(6)	duty to notify caravan park owners of emergency service agencies	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.22(7)	duty to consult with relevant emergency services agency	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.22(7)	duty to consult with relevant emergency services agency	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.22(7)	duty to consult with relevant emergency services agency	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.22(7)	duty to consult with relevant emergency services agency	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.22(7)	duty to consult with relevant emergency services agency	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.23(2)	power to determine places in which caravan park owner must display a copy of emergency procedures	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.23(2)	power to determine places in which caravan park owner must display a copy of emergency procedures	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.23(2)	power to determine places in which caravan park owner must display a copy of emergency procedures	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.23(2)	power to determine places in which caravan park owner must display a copy of emergency procedures	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.23(2)	power to determine places in which caravan park owner must display a copy of emergency procedures	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.24(1)	power to determine places in which caravan park owner must display copy of public emergency warnings	Coordinator Health Services		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.24(1)	power to determine places in which caravan park owner must display copy of public emergency warnings	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.24(1)	power to determine places in which caravan park owner must display copy of public emergency warnings	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.24(1)	power to determine places in which caravan park owner must display copy of public emergency warnings	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.24(1)	power to determine places in which caravan park owner must display copy of public emergency warnings	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.25(3)	duty to consult with relevant floodplain management authority	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.25(3)	duty to consult with relevant floodplain management authority	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.25(3)	duty to consult with relevant floodplain management authority	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.25(3)	duty to consult with relevant floodplain management authority	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.25(3)	duty to consult with relevant floodplain management authority	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.26	duty to have regard to any report of the relevant fire authority	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.26	duty to have regard to any report of the relevant fire authority	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.26	duty to have regard to any report of the relevant fire authority	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.26	duty to have regard to any report of the relevant fire authority	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.26	duty to have regard to any report of the relevant fire authority	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.28(c)	power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.28(c)	power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.28(c)	power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling	Environmental Health Officer		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.28(c)	power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.28(c)	power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39	function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39	function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39	function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39	function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39	function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39(b)	power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39(b)	power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39(b)	power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39(b)	power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.39(b)	power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.40(4)	function of receiving installation certificate	Coordinator Health Services		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.40(4)	function of receiving installation certificate	Senior Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.40(4)	function of receiving installation certificate	Environmental Health Officer		City Development
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.40(4)	function of receiving installation certificate	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.40(4)	function of receiving installation certificate	Coordinator Leisure Facilities		Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.42	power to approve use of a non-habitable structure as a dwelling or part of a dwelling	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	r.42	power to approve use of a non-habitable structure as a dwelling or part of a dwelling	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	Schedule 3 clause 4(3)	power to approve the removal of wheels and axles from unregistrable movable dwelling	Manager Recreation		Infrastructure & Recreation
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010	Schedule 3 clause 4(3)	power to approve the removal of wheels and axles from unregistrable movable dwelling	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies Act 1997	s.142D	function of receiving notice regarding an unregistered rooming house	Coordinator Health Services		City Development
Residential Tenancies Act 1997	s.142D	function of receiving notice regarding an unregistered rooming house	Senior Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.142D	function of receiving notice regarding an unregistered rooming house	Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.142G(1)	duty to enter required information in Rooming House Register for each rooming house in municipal.	Coordinator Health Services		City Development
Residential Tenancies Act 1997	s.142G(1)	duty to enter required information in Rooming House Register for each rooming house in municipal.	Senior Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.142G(1)	duty to enter required information in Rooming House Register for each rooming house in municipal.	Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.142G(1)	duty to enter required information in Rooming House Register for each rooming house in municipal.	Health Administration Officer		City Development
Residential Tenancies Act 1997	s.142G(2)	power to enter certain information in the Rooming House Register.	Coordinator Health Services		City Development
Residential Tenancies Act 1997	s.142G(2)	power to enter certain information in the Rooming House Register.	Senior Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.142G(2)	power to enter certain information in the Rooming House Register.	Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.142G(2)	power to enter certain information in the Rooming House Register.	Health Administration Officer		City Development
Residential Tenancies Act 1997	142(2)	power to amend or revoke an entry in the rooming House Register if necessary to maintain the accuracy of the entry	Coordinator Health Services		City Development
Residential Tenancies Act 1997	142(2)	power to amend or revoke an entry in the rooming House Register if necessary to maintain the accuracy of the entry	Senior Environmental Health Officer		City Development
Residential Tenancies Act 1997	142(2)	power to amend or revoke an entry in the rooming House Register if necessary to maintain the accuracy of the entry	Environmental Health Officer		City Development
Residential Tenancies Act 1997	142(2)	power to amend or revoke an entry in the rooming House Register if necessary to maintain the accuracy of the entry	Health Administration Officer		City Development
Residential Tenancies Act 1997	s.252	power to give tenant a notice to vacate rented premises if subsection (1) applies	Coordinator Health Services	where council is the landlord	City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Residential Tenancies Act 1997	s.252	power to give tenant a notice to vacate rented premises if subsection (1) applies	Senior Environmental Health Officer	where council is the landlord	City Development
Residential Tenancies Act 1997	s.252	power to give tenant a notice to vacate rented premises if subsection (1) applies	Environmental Health Officer	where council is the landlord	City Development
Residential Tenancies Act 1997	s.262(1)	power to give tenant a notice to vacate rented premises	Coordinator Health Services	where council is the landlord	City Development
Residential Tenancies Act 1997	s.262(1)	power to give tenant a notice to vacate rented premises	Senior Environmental Health Officer	where council is the landlord	City Development
Residential Tenancies Act 1997	s.262(1)	power to give tenant a notice to vacate rented premises	Environmental Health Officer	where council is the landlord	City Development
Residential Tenancies Act 1997	s.262(3)	power to publish its criteria for eligibility for the provision of housing by council	Coordinator Health Services	where council is the landlord	City Development
Residential Tenancies Act 1997	s.262(3)	power to publish its criteria for eligibility for the provision of housing by council	Senior Environmental Health Officer	where council is the landlord	City Development
Residential Tenancies Act 1997	s.262(3)	power to publish its criteria for eligibility for the provision of housing by council	Environmental Health Officer	where council is the landlord	City Development
Residential Tenancies Act 1997	s.518F	power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	Coordinator Health Services		City Development
Residential Tenancies Act 1997	s.518F	power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	Senior Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.518F	power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.518F	power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	Manager Recreation		Infrastructure & Recreation
Residential Tenancies Act 1997	s.518F	power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	Coordinator Leisure Facilities		Infrastructure & Recreation
Residential Tenancies Act 1997	s.522(1)	power to give a compliance notice to a person	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Residential Tenancies Act 1997	s.522(1)	power to give a compliance notice to a person	Planning Administration Officer		City Development
Residential Tenancies Act 1997	s.522(1)	power to give a compliance notice to a person	Planning Officer		City Development
Residential Tenancies Act 1997	s.522(1)	power to give a compliance notice to a person	Manager Governance		Corporate Services
Residential Tenancies Act 1997	s.522(1)	power to give a compliance notice to a person	Coordinator Property and Statutory Services		Corporate Services
Residential Tenancies Act 1997	s.522(1)	power to give a compliance notice to a person	Property and Statute Officer		Corporate Services
Residential Tenancies Act 1997	s.522(1)	power to give a compliance notice to a person	Senior Environmental Health Officer		Corporate Services
Residential Tenancies Act 1997	s.522(1)	power to give a compliance notice to a person	Coordinator Health Services		City Development
Residential Tenancies Act 1997	s.522(1)	power to give a compliance notice to a person	Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.525(2)	power to authorise an officer to exercise powers in s.526 (either generally or in a particular case)	Manager Governance		Corporate Services
Residential Tenancies Act 1997	s.525(2)	power to authorise an officer to exercise powers in s.526 (either generally or in a particular case)	Coordinator Property and Statutory Services		Corporate Services
Residential Tenancies Act 1997	s.525(2)	power to authorise an officer to exercise powers in s.526 (either generally or in a particular case)	Planning Administration Officer		City Development
Residential Tenancies Act 1997	s.522(1)	power to give a compliance notice to a person	Trainee Planner		City Development
Residential Tenancies Act 1997	s.525(2)	power to authorise an officer to exercise powers in s.526 (either generally or in a particular case)	Planning Officer		City Development
Residential Tenancies Act 1997	s.525(2)	power to authorise an officer to exercise powers in s.526 (either generally or in a particular case)	Trainee Planner		City Development

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Residential Tenancies Act 1997	s.525(2)	power to authorise an officer to exercise powers in s.526 (either generally or in a particular case)	Property and Statute Officer		Corporate Services
Residential Tenancies Act 1997	s.525(2)	power to authorise an officer to exercise powers in s.526 (either generally or in a particular case)	Coordinator Health Services		City Development
Residential Tenancies Act 1997	s.525(2)	power to authorise an officer to exercise powers in s.526 (either generally or in a particular case)	Senior Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.525(2)	power to authorise an officer to exercise powers in s.526 (either generally or in a particular case)	Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.525(4)	duty to issue identity card to authorised officers	Manager Governance		Corporate Services
Residential Tenancies Act 1997	s.525(4)	duty to issue identity card to authorised officers	Coordinator Governance		Corporate Services
Residential Tenancies Act 1997	s.525(4)	duty to issue identity card to authorised officers	Coordinator Human Resources		Corporate Services
Residential Tenancies Act 1997	s.525(4)	duty to issue identity card to authorised officers	Human Resources Advisor		Corporate Services
Residential Tenancies Act 1997	s.525(4)	duty to issue identity card to authorised officers	Human Resources Officer		Corporate Services
Residential Tenancies Act 1997	s.525(4)	duty to issue identity card to authorised officers	Compliance Officer		City Development
Residential Tenancies Act 1997	s.526(5)	duty to keep record of entry by authorised officer under s.526	Coordinator Health Services		City Development
Residential Tenancies Act 1997	s.526(5)	duty to keep record of entry by authorised officer under s.526	Senior Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.526(5)	duty to keep record of entry by authorised officer under s.526	Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.526A(3)	report of inspection	Coordinator Health Services		City Development
Residential Tenancies Act 1997	s.526A(3)	report of inspection	Coordinator Property and Statutory Services		City Development
Residential Tenancies Act 1997	s.526A(3)	report of inspection	Senior Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.526A(3)	report of inspection	Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.527	power to authorise a person to institute proceedings (either generally or in a particular case)	Manager Governance		Corporate Services
Residential Tenancies Act 1997	s.527	power to authorise a person to institute proceedings (either generally or in a particular case)	Manager Statutory Planning & Municipal Services		City Development
Residential Tenancies Act 1997	s.527	power to authorise a person to institute proceedings (either generally or in a particular case)	Coordinator Health Services		City Development
Residential Tenancies Act 1997	s.527	power to authorise a person to institute proceedings (either generally or in a particular case)	Senior Environmental Health Officer		City Development
Residential Tenancies Act 1997	s.527	power to authorise a person to institute proceedings (either generally or in a particular case)	Environmental Health Officer		City Development
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.301(1)	duty to conduct reviews of road management plan	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.301(1)	duty to conduct reviews of road management plan	Manager Infrastructure Development		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.301(1)	duty to conduct reviews of road management plan	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.302(2)	duty to give notice of review of road management plan	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.302(2)	duty to give notice of review of road management plan	Manager Infrastructure Development		Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.302(2)	duty to give notice of review of road management plan	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.302(5)	duty to produce written report of review of road management plan and make report available	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.302(5)	duty to produce written report of review of road management plan and make report available	Manager Infrastructure Development		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.302(5)	duty to produce written report of review of road management plan and make report available	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.303	duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s.41 of the Act	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.303	duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s.41 of the Act	Manager Infrastructure Development		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.303	duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s.41 of the Act	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.306(2)	duty to record on road management plan the substance and date of effect of amendment	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.306(2)	duty to record on road management plan the substance and date of effect of amendment	Manager Infrastructure Development		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.306(2)	duty to record on road management plan the substance and date of effect of amendment	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.501(1)	power to issue permit	Coordinator Civil Works Projects	where council is the coordinating road authority	Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.501(1)	power to issue permit	Asset Protection Officer	where council is the coordinating road authority	Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.501(4)	power to charge fee for issuing permit under r.501(1)	Coordinator Civil Works Projects	where council is the coordinating road authority	Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.501(4)	power to charge fee for issuing permit under r.501(1)	Asset Protection Officer	where council is the coordinating road authority	Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.503(1)	power to give written consent to person to drive on road a vehicle which is likely to cause damage to road	Coordinator Civil Works Projects	where council is the coordinating road authority	Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.508(3)	power to make submission to Tribunal	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.508(3)	power to make submission to Tribunal	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.508(3)	power to make submission to Tribunal	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.509(1)	power to remove objects, refuse, rubbish or other material deposited or left on road	Coordinator Infrastructure Maintenance	where council is the responsible road authority	Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.509(1)	power to remove objects, refuse, rubbish or other material deposited or left on road	Manager Infrastructure Operations and Waste	where council is the responsible road authority	Infrastructure & Recreation
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.509(1)	power to remove objects, refuse, rubbish or other material deposited or left on road	Coordinator Local Laws	where council is the responsible road authority	City Development
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.509(2)	power to sell or destroy things removed from road or part of road (after first complying with r.509(3))	Executive Team	where council is the responsible road authority	General
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.509(2)	power to sell or destroy things removed from road or part of road (after first complying with r.509(3))	Manager Governance	where council is the responsible road authority	Corporate Services
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.509(2)	power to sell or destroy things removed from road or part of road (after first complying with r.509(3))	Manager Statutory Planning & Municipal Services	where council is the responsible road authority	City Development
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.509(2)	power to sell or destroy things removed from road or part of road (after first complying with r.509(3))	Coordinator Local Laws	where council is the responsible road authority	City Development
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.509(4)	power to recover in the Magistrates' Court, expenses from person responsible	Executive Team		General
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.509(4)	power to recover in the Magistrates' Court, expenses from person responsible	Manager Governance		Corporate Services
Road Management (General) Regulations 2005 (extended to 20 March 2016)	r.509(4)	power to recover in the Magistrates' Court, expenses from person responsible	Coordinator Local Laws		City Development
Road Management (Works and Infrastructure) Regulations 2005. (Expiry 21 June 2015)	r.10	power, where consent given under s.63(1) of the Act, to exempt a person from requirement under Clause 13(1) of Schedule 7 to that Act to give notice as to the completion of those work	Coordinator Civil Works Projects	where council is the coordinating road authority	Infrastructure & Recreation
Road Management (Works and Infrastructure) Regulations 2005. (Expiry 21 June 2015)	r.10	power, where consent given under s.63(1) of the Act, to exempt a person from requirement under Clause 13(1) of Schedule 7 to that Act to give notice as to the completion of those work	Project Engineer Civil Works Projects	where council is the coordinating road authority	Infrastructure & Recreation
Road Management (Works and Infrastructure) Regulations 2005. (Expiry 21 June 2015)	r.10	power, where consent given under s.63(1) of the Act, to exempt a person from requirement under Clause 13(1) of Schedule 7 to that Act to give notice as to the completion of those work	Asset Protection Officer	where council is the coordinating road authority	Infrastructure & Recreation
Road Management (Works and Infrastructure) Regulations 2005. (Expiry 21 June 2015)	r.18(2)	power to waive whole or part of fee in certain circumstances	Coordinator Civil Works Projects	where council is the coordinating road authority	Infrastructure & Recreation
Road Management (Works and Infrastructure) Regulations 2005. (Expiry 21 June 2015)	r.18(2)	power to waive whole or part of fee in certain circumstances	Asset Protection Officer	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.11(1)	power to declare a road by publishing a notice in the Government Gazette	Manager Infrastructure Development	obtain consent in circumstances specified in s.11(2)	Infrastructure & Recreation
Road Management Act 2004	s.11(1)	power to declare a road by publishing a notice in the Government Gazette	General Manager Infrastructure & Recreation	obtain consent in circumstances specified in s.11(2)	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	s.11(1)	power to declare a road by publishing a notice in the Government Gazette	Manager Infrastructure Operations and Waste	obtain consent in circumstances specified in s.11(2)	Infrastructure & Recreation
Road Management Act 2004	s.11(8)	power to name a road or change the name of a road by publishing notice in Government Gazette	Coordinator Property and Statutory Services		Corporate Services
Road Management Act 2004	s.11(8)	power to name a road or change the name of a road by publishing notice in Government Gazette	Manager Governance		Corporate Services
Road Management Act 2004	s.11(8)	power to name a road or change the name of a road by publishing notice in Government Gazette	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.11(8)	power to name a road or change the name of a road by publishing notice in Government Gazette	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.11(8)	power to name a road or change the name of a road by publishing notice in Government Gazette	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.11(9)(b)	duty to advise Registrar	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.11(9)(b)	duty to advise Registrar	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.11(9)(b)	duty to advise Registrar	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.11(9)(b)	duty to advise Registrar	Manager Governance		Corporate Services
Road Management Act 2004	s.11(9)(b)	duty to advise Registrar	Coordinator Property and Statutory Services		Corporate Services
Road Management Act 2004	s.11(10)	duty to inform Secretary to Department of Sustainability and Environment of declaration etc	Manager Infrastructure Development	clause subject to s.11(10A)	Infrastructure & Recreation
Road Management Act 2004	s.11(10)	duty to inform Secretary to Department of Sustainability and Environment of declaration etc	General Manager Infrastructure & Recreation	clause subject to s.11(10A)	Infrastructure & Recreation
Road Management Act 2004	s.11(10)	duty to inform Secretary to Department of Sustainability and Environment of declaration etc	Manager Infrastructure Operations and Waste	clause subject to s.11(10A)	Infrastructure & Recreation
Road Management Act 2004	s.11(10A)	duty to inform Secretary to Department of Sustainability and Environment or nominated person	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.11(10A)	duty to inform Secretary to Department of Sustainability and Environment or nominated person	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.11(10A)	duty to inform Secretary to Department of Sustainability and Environment or nominated person	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.12(2)	power to discontinue road or part of a road	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.12(2)	power to discontinue road or part of a road	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.12(2)	power to discontinue road or part of a road	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.12(4)	power to publish, and provide copy, notice of proposed discontinuance	Manager Infrastructure Development	power of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation
Road Management Act 2004	s.12(4)	power to publish, and provide copy, notice of proposed discontinuance	General Manager Infrastructure & Recreation	power of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	s.12(4)	power to publish, and provide copy, notice of proposed discontinuance	Manager Infrastructure Operations and Waste	power of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation
Road Management Act 2004	s.12(5)	duty to consider written submissions received within 28 days of notice	Manager Infrastructure Development	duty of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation
Road Management Act 2004	s.12(5)	duty to consider written submissions received within 28 days of notice	General Manager Infrastructure & Recreation	duty of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation
Road Management Act 2004	s.12(5)	duty to consider written submissions received within 28 days of notice	Manager Infrastructure Operations and Waste	duty of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation
Road Management Act 2004	s.12(6)	function of hearing a person in support of their written submission	Manager Infrastructure Development	function of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation
Road Management Act 2004	s.12(6)	function of hearing a person in support of their written submission	General Manager Infrastructure & Recreation	function of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation
Road Management Act 2004	s.12(6)	function of hearing a person in support of their written submission	Manager Infrastructure Operations and Waste	function of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation
Road Management Act 2004	s.12(7)	duty to fix day, time and place of meeting under subsection (6) and to give notice	Manager Infrastructure Development	duty of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation
Road Management Act 2004	s.12(7)	duty to fix day, time and place of meeting under subsection (6) and to give notice	General Manager Infrastructure & Recreation	duty of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation
Road Management Act 2004	s.12(7)	duty to fix day, time and place of meeting under subsection (6) and to give notice	Manager Infrastructure Operations and Waste	duty of coordinating road authority where it is the discontinuing body - unless subsection (11) applies	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	s.12(10)	duty to notify of decision made	Manager Infrastructure Development	duty of coordinating road authority where it is the discontinuing body - does not apply where an exemption is specified by the regulations or given by the Minister	Infrastructure & Recreation
Road Management Act 2004	s.12(10)	duty to notify of decision made	General Manager Infrastructure & Recreation	duty of coordinating road authority where it is the discontinuing body - does not apply where an exemption is specified by the regulations or given by the Minister	Infrastructure & Recreation
Road Management Act 2004	s.12(10)	duty to notify of decision made	Manager Infrastructure Operations and Waste	duty of coordinating road authority where it is the discontinuing body - does not apply where an exemption is specified by the regulations or given by the Minister	Infrastructure & Recreation
Road Management Act 2004	s.13(1)	power to fix a boundary of a road by publishing notice in Government Gazette	Manager Infrastructure Development	power of coordinating road authority and obtain consent under s.13(3) and s.13(4) as appropriate	Infrastructure & Recreation
Road Management Act 2004	s.13(1)	power to fix a boundary of a road by publishing notice in Government Gazette	Manager Infrastructure Development	power of coordinating road authority and obtain consent under s.13(3) and s.13(4) as appropriate	Infrastructure & Recreation
Road Management Act 2004	s.13(1)	power to fix a boundary of a road by publishing notice in Government Gazette	Manager Infrastructure Development	power of coordinating road authority and obtain consent under s.13(3) and s.13(4) as appropriate	Infrastructure & Recreation
Road Management Act 2004	s.14(4)	function of receiving notice from VicRoads	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.14(4)	function of receiving notice from VicRoads	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.14(7)	power to appeal against decision of VicRoads	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.14(7)	power to appeal against decision of VicRoads	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.14(7)	power to appeal against decision of VicRoads	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.15(1)	power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.15(1)	power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport	General Manager Infrastructure & Recreation		Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	s.15(1)	power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.15(1A)	power to enter into an agreement with a utility to transfer a road management function of the utility to the road authority	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.15(1A)	power to enter into an agreement with a utility to transfer a road management function of the utility to the road authority	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.15(1A)	power to enter into an agreement with a utility to transfer a road management function of the utility to the road authority	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.15(2)	duty to include details of arrangement in public roads register	Coordinator Infrastructure Design		Infrastructure & Recreation
Road Management Act 2004	s.16(7)	power to enter into an arrangement under s.15	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.16(7)	power to enter into an arrangement under s.15	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.16(7)	power to enter into an arrangement under s.15	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.16(8)	duty to enter details of determination in public roads register	Coordinator Infrastructure Design		Infrastructure & Recreation
Road Management Act 2004	s.17(2)	duty to register public road in public roads register	Coordinator Infrastructure Design	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.17(3)	power to decide that a road is reasonably required for general public use	Coordinator Infrastructure Design	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.17(3)	duty to register a road reasonably required for general public use in public roads register	Coordinator Infrastructure Design	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.17(4)	power to decide that a road is no longer reasonably required for general public use	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.17(4)	power to decide that a road is no longer reasonably required for general public use	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.17(4)	power to decide that a road is no longer reasonably required for general public use	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.17(4)	duty to remove road no longer reasonably required for general public use from public roads register	Coordinator Infrastructure Design	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.18(1)	power to designate ancillary area	Coordinator Infrastructure Design	where council is the coordinating road authority, and obtain consent in circumstances specified in s.18(2)	Infrastructure & Recreation
Road Management Act 2004	s.18(3)	duty to record designation in public roads register	Coordinator Infrastructure Design	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.19(1)	duty to keep register of public roads in respect of which it is the coordinating road authority	Coordinator Infrastructure Design		Infrastructure & Recreation
Road Management Act 2004	s.19(4)	duty to specify details of discontinuance in public roads register	Coordinator Infrastructure Design		Infrastructure & Recreation
Road Management Act 2004	s.19(5)	duty to ensure public roads register is available for public inspection	Coordinator Infrastructure Design		Infrastructure & Recreation
Road Management Act 2004	s.21	function of replying to request for information or advice	Manager Infrastructure Development	obtain consent in circumstances specified in s.11(2)	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	s.21	function of replying to request for information or advice	General Manager Infrastructure & Recreation	obtain consent in circumstances specified in s.11(2)	Infrastructure & Recreation
Road Management Act 2004	s.21	function of replying to request for information or advice	Manager Infrastructure Operations and Waste	obtain consent in circumstances specified in s.11(2)	Infrastructure & Recreation
Road Management Act 2004	s.22(2)	function of commenting on proposed direction	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.22(2)	function of commenting on proposed direction	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.22(2)	function of commenting on proposed direction	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.22(4)	duty to publish a copy or summary of any direction made under section 22 by the Minister in its annual report.	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.22(4)	duty to publish a copy or summary of any direction made under section 22 by the Minister in its annual report.	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.22(5)	duty to give effect to a direction under this section.	General Manager City Development		City Development
Road Management Act 2004	s.22(5)	duty to give effect to a direction under this section.	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.40(1)	duty to inspect, maintain and repair a public road	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.40(1)	duty to inspect, maintain and repair a public road	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.40(1)	duty to inspect, maintain and repair a public road	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.40(5)	power to inspect, maintain and repair a road which is not a public road	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.40(5)	power to inspect, maintain and repair a road which is not a public road	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.41(1)	power to determine the standard of construction, inspection, maintenance and repair	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.41(1)	power to determine the standard of construction, inspection, maintenance and repair	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.41(1)	power to determine the standard of construction, inspection, maintenance and repair	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.41(1)	power to determine the standard of construction, inspection, maintenance and repair	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.42(1)	power to declare a public road as a controlled access road	Manager Infrastructure Development	power of coordinating road authority and Schedule 2 also applies	Infrastructure & Recreation
Road Management Act 2004	s.42(1)	power to declare a public road as a controlled access road	General Manager Infrastructure & Recreation	power of coordinating road authority and Schedule 2 also applies	Infrastructure & Recreation
Road Management Act 2004	s.42(1)	power to declare a public road as a controlled access road	Manager Infrastructure Operations and Waste	power of coordinating road authority and Schedule 2 also applies	Infrastructure & Recreation
Road Management Act 2004	s.42(2)	power to amend or revoke declaration by notice published in Government Gazette	Manager Infrastructure Development	power of coordinating road authority and Schedule 2 also applies	Infrastructure & Recreation
Road Management Act 2004	s.42(2)	power to amend or revoke declaration by notice published in Government Gazette	General Manager Infrastructure & Recreation	power of coordinating road authority and Schedule 2 also applies	Infrastructure & Recreation
Road Management Act 2004	s.42(2)	power to amend or revoke declaration by notice published in Government Gazette	Manager Infrastructure Operations and Waste	power of coordinating road authority and Schedule 2 also applies	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	s.42A(3)	duty to consult with VicRoads before road is specified	Manager Infrastructure Development	where council is the coordinating road authority; - if road is a municipal road or part thereof	Infrastructure & Recreation
Road Management Act 2004	s.42A(3)	duty to consult with VicRoads before road is specified	General Manager Infrastructure & Recreation	where council is the coordinating road authority; - if road is a municipal road or part thereof	Infrastructure & Recreation
Road Management Act 2004	s.42A(3)	duty to consult with VicRoads before road is specified	Manager Infrastructure Operations and Waste	where council is the coordinating road authority; - if road is a municipal road or part thereof	Infrastructure & Recreation
Road Management Act 2004	s.42A(4)	power to approve Minister's decision to specify a road as a specified freight road	Manager Infrastructure Development	where council is the coordinating road authority;	Infrastructure & Recreation
Road Management Act 2004	s.42A(4)	power to approve Minister's decision to specify a road as a specified freight road	General Manager Infrastructure & Recreation	where council is the coordinating road authority; - if road is a municipal road or part thereof and where road is to be specified a freight road	Infrastructure & Recreation
Road Management Act 2004	s.42A(4)	power to approve Minister's decision to specify a road as a specified freight road	Manager Infrastructure Operations and Waste	where council is the coordinating road authority; - if road is a municipal road or part thereof and where road is to be specified a freight road	Infrastructure & Recreation
Road Management Act 2004	s.48EA	duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	General Manager Infrastructure & Recreation	where council is the responsible road authority, infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	s.48EA	duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	Manager Infrastructure Development	where council is the responsible road authority, infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	s.48EA	duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	General Manager Infrastructure & Recreation	where council is the responsible road authority, infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	s.48EA	duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	Manager Infrastructure Operations and Waste	where council is the responsible road authority, infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	s.48M(3)	function of consulting with the Secretary for purposes of developing guidelines under section 48M	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.48M(3)	function of consulting with the Secretary for purposes of developing guidelines under section 48M	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.48N	duty to notify the Secretary of the location of the bus stopping point and the action taken by council	General Manager Infrastructure & Recreation		Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	s.48N	duty to notify the Secretary of the location of the bus stopping point and the action taken by council	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.49	power to develop and publish a road management plan	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.49	power to develop and publish a road management plan	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.51	power to determine standards by incorporating the standards in a road management plan	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.51	power to determine standards by incorporating the standards in a road management plan	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.53(2)	power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.53(2)	power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.53(2)	power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.54(2)	duty to give notice of proposal to make a road management plan	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.54(5)	duty to conduct a review of road management plan at prescribed intervals	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.54(5)	duty to conduct a review of road management plan at prescribed intervals	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.54(6)	power to amend road management plan	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.54(6)	power to amend road management plan	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.54(7)	duty to incorporate the amendments into the road management plan	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.54(7)	duty to incorporate the amendments into the road management plan	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.55(1)	duty to cause notice of road management plan to be published in Government Gazette and newspaper	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.55(1)	duty to cause notice of road management plan to be published in Government Gazette and newspaper	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.55(1)	duty to cause notice of road management plan to be published in Government Gazette and newspaper	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.63(1)	power to consent to conduct of works on roads	Coordinator Civil Works Projects	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.63(1)	power to consent to conduct of works on roads	Asset Protection Officer	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.63(2)(e)	power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	Manager Infrastructure Development	where council is the infrastructure manager	Infrastructure & Recreation
Road Management Act 2004	s.63(2)(e)	power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	General Manager Infrastructure & Recreation	where council is the infrastructure manager	Infrastructure & Recreation
Road Management Act 2004	s.63(2)(e)	power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	Manager Infrastructure Operations and Waste	where council is the infrastructure manager	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	s.64(1)	duty to comply with Clause 13 Schedule 7	Manager Infrastructure Development	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	s.64(1)	duty to comply with Clause 13 Schedule 7	General Manager Infrastructure & Recreation	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	s.64(1)	duty to comply with Clause 13 Schedule 7	Manager Infrastructure Operations and Waste	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	s.66(1)	power to consent to structure etc	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.66(1)	power to consent to structure etc	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.66(1)	power to consent to structure etc	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.67(2)	function of receiving the name & address of the person responsible for distributing the sign or bill	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.67(2)	function of receiving the name & address of the person responsible for distributing the sign or bill	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.67(3)	power to request information	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.67(3)	power to request information	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.67(3)	power to request information	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.68(2)	power to request information	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.68(2)	power to request information	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.68(2)	power to request information	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	s.71(3)	power to appoint an authorised officer	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.71(3)	power to appoint an authorised officer	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.71(3)	power to appoint an authorised officer	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.72	duty to issue an identity card to each authorised officer	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.72	duty to issue an identity card to each authorised officer	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.85	function of receiving report from authorised officer	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.85	function of receiving report from authorised officer	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.86	duty to keep register re s.85 matters	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.86	duty to keep register re s.85 matters	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.86	duty to keep register re s.85 matters	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.87(1)	function of receiving complaints	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.87(1)	function of receiving complaints	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.87(2)	duty to investigate complaint and provide report	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.87(2)	duty to investigate complaint and provide report	General Manager Infrastructure & Recreation		Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	s.87(2)	power to investigate complaint and provide report	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.112(2)	power to recover damages in court	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.112(2)	power to recover damages in court	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.116	power to cause or carry out inspection	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.116	power to cause or carry out inspection	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.116	power to cause or carry out inspection	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.119(2)	function of consulting with VicRoads	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.119(2)	function of consulting with VicRoads	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.120(1)	power to exercise road management functions on an arterial road (with the consent of VicRoads)	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.120(1)	power to exercise road management functions on an arterial road (with the consent of VicRoads)	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.120(1)	power to exercise road management functions on an arterial road (with the consent of VicRoads)	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.120(2)	duty to seek consent of VicRoads to exercise road management functions before exercising power in section 120(1)	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.120(2)	duty to seek consent of VicRoads to exercise road management functions before exercising power in section 120(1)	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.120(2)	duty to seek consent of VicRoads to exercise road management functions before exercising power in section 120(1)	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.121(1)	power to enter into an agreement in respect of works	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.121(1)	power to enter into an agreement in respect of works	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.121(1)	power to enter into an agreement in respect of works	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	s.122(1)	power to charge and recover fees	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.122(1)	power to charge and recover fees	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	s.123(1)	power to charge for any service	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	s.123(1)	power to charge for any service	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 2(1)	power to make a decision in respect of controlled access roads	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 2(1)	power to make a decision in respect of controlled access roads	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 2(1)	power to make a decision in respect of controlled access roads	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 3(1)	duty to make policy about controlled access roads	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 3(1)	duty to make policy about controlled access roads	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 3(1)	duty to make policy about controlled access roads	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 3(2)	power to amend, revoke or substitute policy about controlled access roads	Manager Infrastructure Development		Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	Schedule 2 Clause 3(2)	power to amend, revoke or substitute policy about controlled access roads	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 3(2)	power to amend, revoke or substitute policy about controlled access roads	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 4	function of receiving details of proposal from VicRoads	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 4	function of receiving details of proposal from VicRoads	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 5	duty to publish notice of declaration	Manager Infrastructure Development		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 5	duty to publish notice of declaration	General Manager Infrastructure & Recreation		Infrastructure & Recreation
Road Management Act 2004	Schedule 2 Clause 5	duty to publish notice of declaration	Manager Infrastructure Operations and Waste		Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 7(1)	duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	Manager Infrastructure Development	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 7(1)	duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	General Manager Infrastructure & Recreation	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 7(1)	duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	Manager Infrastructure Operations and Waste	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 8(1)	duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	Manager Infrastructure Development	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 8(1)	duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	General Manager Infrastructure & Recreation	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 8(1)	duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	Manager Infrastructure Operations and Waste	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 9(1)	duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	Manager Infrastructure Development	where council is the infrastructure manager or works manager responsible for non-road infrastructure	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 9(1)	duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	General Manager Infrastructure & Recreation	where council is the infrastructure manager or works manager responsible for non-road infrastructure	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	Schedule 7 Clause 9(1)	duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	Manager Infrastructure Operations and Waste	where council is the infrastructure manager or works manager responsible for non-road infrastructure	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 9(2)	duty to give information to another infrastructure manager or works manager where infrastructure manager or works manager becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	Manager Infrastructure Development	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 9(2)	duty to give information to another infrastructure manager or works manager where infrastructure manager or works manager becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	General Manager Infrastructure & Recreation	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 9(2)	duty to give information to another infrastructure manager or works manager where infrastructure manager or works manager becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	Manager Infrastructure Operations and Waste	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 10(2)	where Schedule 7 Clause 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	Manager Infrastructure Development	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 10(2)	where Schedule 7 Clause 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	General Manager Infrastructure & Recreation	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 10(2)	where Schedule 7 Clause 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	Manager Infrastructure Operations and Waste	where council is the infrastructure manager or works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 12(2)	power to direct infrastructure manager or works manager to conduct reinstatement works	Coordinator Civil Works Projects	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 12(2)	power to direct infrastructure manager or works manager to conduct reinstatement works	Asset Protection Officer	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 12(3)	power to take measures to ensure reinstatement works are completed	Asset Protection Officer	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 12(4)	duty to ensure that works are conducted by an appropriately qualified person	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 12(4)	duty to ensure that works are conducted by an appropriately qualified person	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 12(4)	duty to ensure that works are conducted by an appropriately qualified person	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 12(5)	power to recover costs	Coordinator Civil Works Projects	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 12(5)	power to recover costs	Asset Protection Officer	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 13(1)	duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to Schedule 7 Clause 13(2)	Manager Infrastructure Development	where council is the works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 13(1)	duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to Schedule 7 Clause 13(2)	General Manager Infrastructure & Recreation	where council is the works manager	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	Schedule 7 Clause 13(1)	duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to Schedule 7 Clause 13(2)	Manager Infrastructure Operations and Waste	where council is the works manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 13(2)	power to vary notice period	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 13(2)	power to vary notice period	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 13(2)	power to vary notice period	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 13(3)	duty to ensure works manager has complied with obligation to give notice under Schedule 7 Clause 13(1)	Manager Infrastructure Development	where council is the infrastructure manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 13(3)	duty to ensure works manager has complied with obligation to give notice under Schedule 7 Clause 13(1)	General Manager Infrastructure & Recreation	where council is the infrastructure manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 13(3)	duty to ensure works manager has complied with obligation to give notice under Schedule 7 Clause 13(1)	Manager Infrastructure Operations and Waste	where council is the infrastructure manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 16(1)	power to consent to proposed works	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 16(1)	power to consent to proposed works	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 16(1)	power to consent to proposed works	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 16(4)	duty to consult	General Manager Infrastructure & Recreation	where council is the coordinating road authority, responsible authority or infrastructure manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 16(4)	duty to consult	Manager Infrastructure Development	where council is the coordinating road authority, responsible authority or infrastructure manager	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 16(5)	power to consent to proposed works	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 16(5)	power to consent to proposed works	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 16(6)	power to set reasonable conditions on consent	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 16(6)	power to set reasonable conditions on consent	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 16(8)	power to include consents and conditions	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 16(8)	power to include consents and conditions	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 17(2)	power to refuse to give consent and duty to give reasons for refusal	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 17(2)	power to refuse to give consent and duty to give reasons for refusal	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 17(2)	power to refuse to give consent and duty to give reasons for refusal	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 18(1)	power to enter into an agreement	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 18(1)	power to enter into an agreement	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	Schedule 7 Clause 18(1)	power to enter into an agreement	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 19(1)	power to give notice requiring rectification of works	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 19(1)	power to give notice requiring rectification of works	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 19(1)	power to give notice requiring rectification of works	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 19(2) & (3)	power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 19(2) & (3)	power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 20(1)	power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	Manager Infrastructure Development	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 20(1)	power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	General Manager Infrastructure & Recreation	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7 Clause 20(1)	power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	Manager Infrastructure Operations and Waste	where council is the coordinating road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7A Clause 2	power to cause street lights to be installed on roads	Manager Infrastructure Development	power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road	Infrastructure & Recreation
Road Management Act 2004	Schedule 7A Clause 2	power to cause street lights to be installed on roads	General Manager Infrastructure & Recreation	power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road	Infrastructure & Recreation
Road Management Act 2004	Schedule 7A Clause 2	power to cause street lights to be installed on roads	Manager Infrastructure Operations and Waste	power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road	Infrastructure & Recreation
Road Management Act 2004	Schedule 7A Clause 2	power to cause street lights to be installed on roads	Coordinator Infrastructure Maintenance	power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road	Infrastructure & Recreation
Road Management Act 2004	Schedule 7A Clause 2	power to cause street lights to be installed on roads	Coordinator Civil Works Projects	power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road	Infrastructure & Recreation
Road Management Act 2004	Schedule 7A Clause 3(1)(d)	duty to pay installation and operation costs of street lighting - where road is not an arterial road	Manager Infrastructure Development	where council is the responsible road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7A Clause 3(1)(d)	duty to pay installation and operation costs of street lighting - where road is not an arterial road	General Manager Infrastructure & Recreation	where council is the responsible road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7A Clause 3(1)(d)	duty to pay installation and operation costs of street lighting - where road is not an arterial road	Manager Infrastructure Operations and Waste	where council is the responsible road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7A Clause 3(1)(d)	duty to pay installation and operation costs of street lighting - where road is not an arterial road	Coordinator Infrastructure Maintenance	where council is the responsible road authority	Infrastructure & Recreation

S6. Instrument of Delegation to Members of Council Staff - [15 DEL-3]

Council Resolution:
Effective:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Road Management Act 2004	Schedule 7A Clause 3(1)(d)	duty to pay installation and operation costs of street lighting - where road is not an arterial road	Coordinator Civil Works Projects	where council is the responsible road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7A Clause 3(1)(e)	duty to pay installation and operation costs of street lighting - where road is a service road on an arterial road and adjacent areas	Manager Infrastructure Development	where council is the responsible road authority	Infrastructure & Recreation
Road Management Act 2004	Schedule 7A Clause 3(1)(e)	duty to pay installation and operation costs of street lighting - where road is a service road on an arterial road and adjacent areas	Coordinator Infrastructure Maintenance	where council is the responsible road authority	Infrastructure & Recreation

17.5 PROCUREMENT POLICY REVIEW**General Manager****Corporate Services****For Decision****PURPOSE**

The purpose of this report is to provide Council with the Procurement Policy 15 POL-08 for consideration.

EXECUTIVE SUMMARY

In accordance with Section 186A of the *Local Government Act 1989*;

'At least once each financial year, a Council must review the current Procurement Policy and may, in accordance with this section, amend the Procurement Policy'.

"In this section procurement policy means the principles, processes and procedures that will apply to all purchases of goods, services and works by Council".

Procurement Policy 14 POL-07 was last reviewed and adopted by Council on 28 January 2014.

The draft Procurement Policy has been presented in the current MAV template which was developed by an independent legal consultant to ensure compliance with the requirements of section 186 of *the Local Government Act*. This format is used by the majority of Victorian Councils.

An independent procurement specialist has been engaged through the review process to assist in the review and development of the revised Procurement Policy.

This report is to provide Council with a revised Procurement Policy for consideration.

The implementation of Procurement Policy 15 POL-08 will be undertaken in a two stage process to ensure compliance with the revised Policy;

Stage 1 will be effective immediately and will incorporate item 2.4.2.1 -Delegations.

Stage 2 will be effective by 1 March 2015 which recognises the need for further work prior to implementing the following key items;

- New Contract Management System.
- Guidelines, templates, procedures.
- System upgrades.
- Reporting controls.
- Training, education and communication

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

RECOMMENDATION

That Council:

1. Adopts the amended Procurement Policy [15 POL-08]:
2. Updates the 2013-2016 Council Policy Manual with the revised Procurement Policy [15 POL-08]
3. Updates the relevant delegation registers and supporting documents to reflect the adopted Procurement Policy [15 POL-08]

COUNCIL MOTION

Moved: Cr Gibson
Seconded: Cr Harriman

That Council:

1. **Adopts the amended Procurement Policy [15 POL-08] including the following amendment to the variations delegation levels:**

Individual Variation Amount	Cumulative Percentage of Contract Sum	Cumulative Variation Amount	Endorsed by	Approving Delegate
<\$15,000	<10%	\$15,000	Procurement Team Member	Manager
	>10%	\$100,000		General Manager
>\$15,000 - \$100,000	<20%			\$500,000
	>20%	N/A		
>\$100,000 - \$500,000				
>500,000		>\$500,000		

2. **Updates the 2013-2016 Council Policy Manual with the revised Procurement Policy [15 POL-08]**
3. **Updates the relevant delegation registers and supporting documents to reflect the adopted Procurement Policy [15 POL-08]**

For: Councillors Rossiter, White, O'Callaghan, Middlemiss, Harriman and Gibson

Against: Councillors Sindt, Kam and Gibbons

CARRIED

DECLARATION OF INTEREST

No officer declared a conflict of interest under the *Local Government Act 1989* in the preparation of this report.

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives - Governance

In 2026, Latrobe Valley has a reputation for conscientious leadership and governance, strengthened by an informed and engaged community, committed to enriching local decision making.

Latrobe City Council Plan 2013 - 2017

Theme, Objectives and Strategic Directions

Theme 2: Appropriate, affordable and sustainable facilities, services and recreation.

Objective: To provide facilities and services that are accessible and meets the needs of our diverse community.

Strategic Direction: Develop and maintain community infrastructure that meets the needs of our community.

Legislation

Section 186 of the *Local Government Act 1989*.

Policy – Procurement Policy 14 POL-7

The purpose of this Procurement Policy is to provide a framework to assist and ensure the efficient, effective, socially and ecologically responsible procurement of goods, services and works for Latrobe City Council.

BACKGROUND

At the Ordinary Council meeting on Monday, 5 November 2014 Council adopted the following notice of motion;

1. *Seeks a report from Council staff on the best methods to be applied across Council's procurement and contracting activities to achieve the best value outcomes for ratepayers.*
2. *Specifically reviews the options for tender evaluation weightings to ensure a good level of competition is achieved across Council's procurement functions.*

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

3. *Requests that such analysis includes appropriate benchmarking with other Local Governments.*

In September 2014 Latrobe City Council undertook a Procurement Transformation Review by an independent consultant. This review was followed up with a Procurement and Supply Management audit in January 2015 and a Procurement Policy assessment in August 2015, undertaken by Council's internal auditors.

Councillors have reviewed the draft Procurement Policy 15 POL-08 via a number of councillor briefing sessions, along with the draft policy being presented to Council's Audit Committee.

DISCUSSION

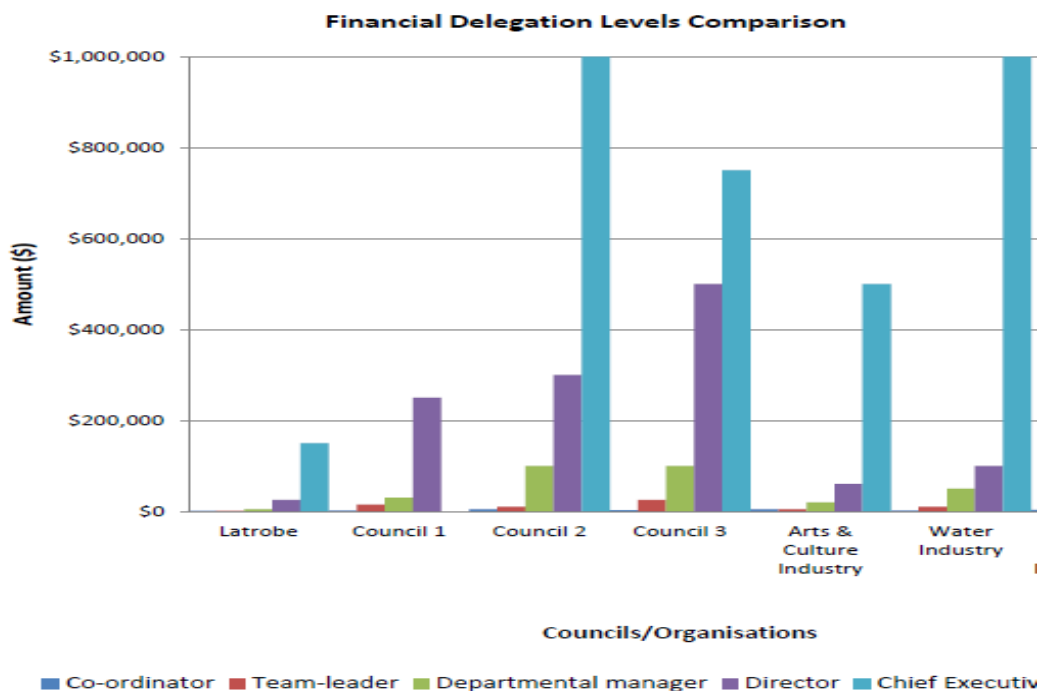
The recent audits identified four key areas for consideration, these improvements have been incorporated within the revised Procurement Policy and associated frameworks and include;

- Approval Delegations
- Going to market thresholds
- Tender Evaluation criteria and processes
- Procurement activity controls

Approval Delegations

The auditors identified that the delegation levels are strict and restrictive when compared against other Victorian Local Government Procurement Guidelines and like organisations.

The following outlines comparisons of Latrobe City Council's Procurement Policy 14 POL-07 delegation levels and quotation requirements with other Councils and like industries;



ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

**Comparison data by Pitcher Partners Consulting*

The delegation analysis highlights that Latrobe City Council delegation levels are well below those of the Victorian Government Best Practice Procurement Guidelines in all categories. Furthermore, these levels are significantly lower than those implemented at other local Councils.

The below tables outline the current approval delegations and the proposed approval delegations for consideration;

Approval Delegation	Current Approval Amount	Proposed Approval Amount
Coordinator	Up to \$1,000	Up to \$1,000
Manager	\$1,001 to \$5,000	\$1,001 to \$15,000
General Manager	\$5,001 to \$25,000	\$15,001 to \$100,000
CEO	\$25,001 to \$150,000 (Goods & Services) \$25,001 to \$200,000 (Construction)	\$100,001 to \$500,000
Council	Over \$150,000 (Goods & Services) Over \$200,000 (Construction)	Over \$500,000

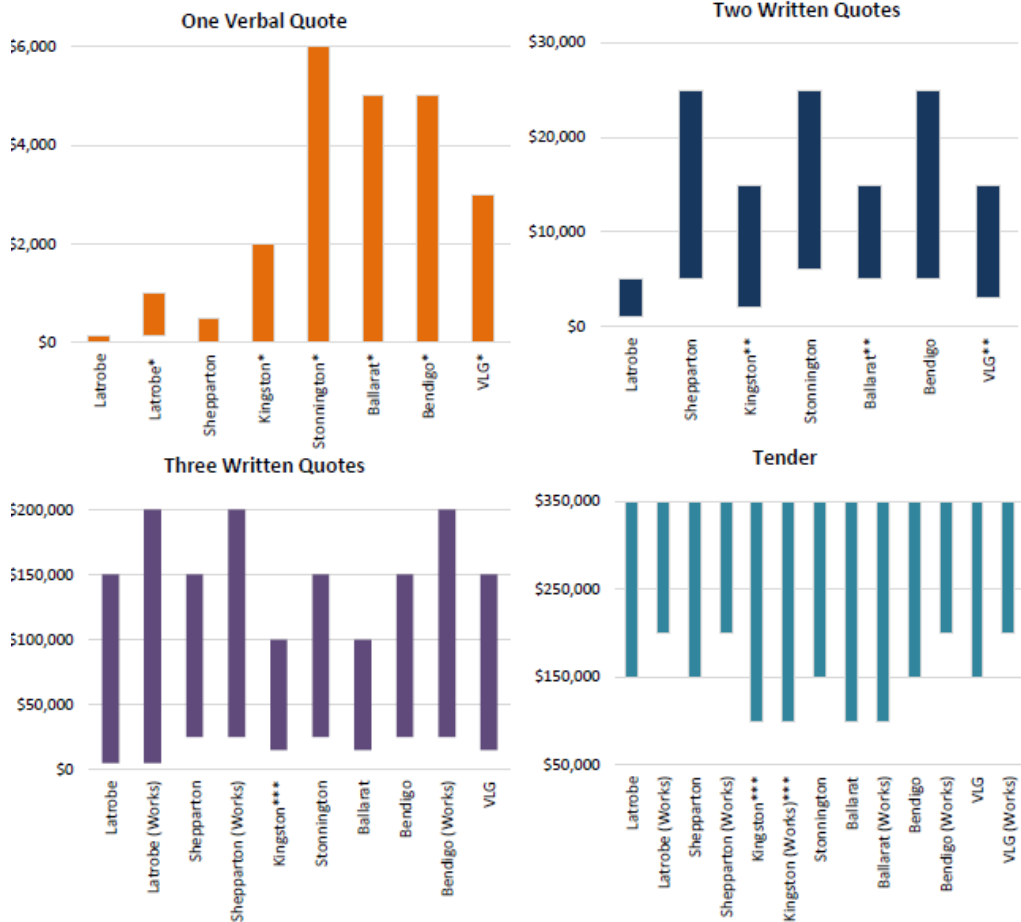
Going to market thresholds

Going to market thresholds have been benchmarked against other Victorian Local Government Procurement Guidelines and like organisations.

The below table indicates that Latrobe City Council's current delegations are strict when compared against benchmarks from the Victorian Local Government Best Practice Guidelines and those used throughout other Councils. They also highlight high quotation requirements at low expenditure levels, which create various administrative, financial and resourcing issues as identified by the internal auditors.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

Quotation Level and Tendering Level Comparisons



**Comparison data by Pitcher Partners Consulting*

The below tables outlines the current and proposed thresholds in order to reflect the recommendations identified in the audit reports;

Current Thresholds

Purchase Amount	Approval Delegation
Up to \$150	One verbal quotation
\$151 to \$1,000	Two verbal quotations
\$1,001 to \$5,000	Two written quotations
\$5,001 to \$150,000 (goods and services) \$5,001 to \$200,000 (construction works)	Three written quotations
Over \$150,000 (goods and services) Over \$200,000 (construction works)	Public Tender

Proposed Thresholds

Purchase Amount	Approval Delegation
Up to \$500	One verbal quotation
\$501 to \$1,000	One written quotation
\$1,001 to \$10,000	Two written quotations
\$10,001 to \$150,000	Three written quotations
Over \$150,000	Public Tender

The proposed thresholds have been set at a level which addresses the realisation of further efficiencies when compared to the past, while maintaining a level of control consistent with expectations.

Tender evaluation criteria and processes

A new tender evaluation process has been developed for all tenders. This process will incorporate the following;

- Gateway Criteria – Required to be met to proceed to evaluation stage.
- Mandatory Criteria – Criteria considered being an important element required in all contracts.
- Discretionary Criteria – Criteria from which the responsible officer may select the relevant option depending upon the tender specifications.

Tender evaluation guidelines and procedures will be developed and incorporated into a training program for all relevant officers.

Procurement activity controls

Current controls, monitoring and reporting exists, however further controls, monitoring and reporting is being implemented to ensure compliance with relevant policies, procedures and regulations.

The following have been or are proposed to be implemented to ensure transparency, integrity and probity while undertaking procurement activities;

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

Existing Controls
Conflict of Interest and Confidentiality – mandatory forms completed prior to tender evaluation
Fraud training
Procurement Activity advertising approved by Executive Team
Requisitions require a minimum of two levels of review prior to releasing.
Exemptions from quotation procedures require a minimum of two levels of review and approval – first endorsed by Procurement and approved by General Manager / CEO
Contract Variations under \$500,000 require at least two levels of approval – approval requirements will depend on the amount and percentage of total variations
Contract Variation reports will be provided to Councillors on a quarterly basis
Contract security for Contracts for Works - minimum amount of the security deposit is 5% of the contract sum, including GST or \$2,000, whichever is greater
Additional Controls
Non-compliance register – Reported to Executive team on a monthly basis.
Additional probity controls, requires all procurement activities over \$10M to appoint a probity advisor or auditor – or as approved by GM and CEO
Procurement Induction Training to be completed by all staff.
Tender Evaluation Training to be completed by staff that participates in a tender evaluation.
Contract Management Training to be provided to all staff that will be managing contracts.
Contract Performance reviews to be completed by all contract managers throughout and at the completion of a contract.
Procurement critical incident procedures are to be enacted when a critical incident is declared.

The draft Procurement Policy has been presented in the current MAV template which was developed by an independent legal consultant to ensure compliance with the requirements of section 186 of *the Local Government Act*. This format is used by the majority of Victorian Councils.

The implementation of Procurement Policy 15 POL-08 will be undertaken in a two stage process to ensure compliance with the revised Policy;

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Stage 1 will be effective immediately and will incorporate item 2.4.2.1 - Delegations. Stage 2 to be effective by 1 March 2015 which recognises the need for further work prior to implementing the following key items;

- New Contract Management System.
- Guidelines, templates, procedures.
- System upgrades.
- Reporting controls.
- Training, education and communication

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

The proposed Procurement Policy 15 POL-08 incorporates additional controls in order to further reduce the possibility of fraud risk.

Councils risk register has been updated to include identified procurement risks and counter measures.

INTERNAL/EXTERNAL CONSULTATION*Engagement Method Used:*

Various engagement methods have been undertaken throughout this review including;

- Independent audits
- Audit Committee
- Councillor Briefings
- Management Review
- Internal stakeholder engagement

OPTIONS

1. Adopt the amended policy document as presented
2. Amend and adopt the policy.
3. Not adopt the amended policy as presented.

CONCLUSION

In accordance with Section 186A of the *Local Government Act 1989*;

'At least once each financial year, a Council must review the current Procurement Policy and may, in accordance with this section, amend the Procurement Policy'.

Procurement Policy 14 POL-07 was last reviewed and adopted by Council on 28 January 2014.

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

Recent audits identified four key areas of focus;

- Approval Delegations
- Going to market thresholds
- Tender Evaluation criteria and processes
- Procurement activity controls

Procurement Policy 15 POL-08 provides the guidance and support to implement best practice procurement practices within Council while increasing risk and fraud controls.

SUPPORTING DOCUMENTS

Victorian Local Government Best Practice Purchasing Guidelines

Attachments

1. Draft Procurement Policy 15-POL 08

17.5

Procurement Policy Review

- 1 Draft Procurement Policy 15-POL 08 873**



Procurement Policy

2015

DRAFT

Draft Version 10 November 2015

Version Number	November 2015 15-POL-8
Approval Authority	Council
Date of Last Review	28 January 2014
Next Review Due	16 November 2016
Superseded Documents	Procurement Policy 14-POL-07
Responsible Area	Corporate Services
Legislative References	Local Government Act 1989, Competition and Consumer Act 2010, Trade Practices Act 1974, Goods Act 1958, New Tax System (Goods and Services Tax) Act 1999, OHS Safety Act 2004 Environmental Protection Act 1994. National Competition Policy Competitive Neutrality Policy Victoria 2000
Related Policies	Purchasing Card Policy Grants Policy Instrument of Delegations Sponsorship Policy Fraud Policy Disposal of Assets Operational Framework Conflict of Interest Guidelines OHS Purchasing of Goods Wood Encouragement Policy Disability Action Plan Gifts and Hospitality Policy.
Other Associated Documents	Procurement Operational Framework Councillor Code of Conduct; Employee Code of Conduct; Occupational Health and Safety State and National Regulations

Latrobe City Council acknowledges the assistance of the Municipal Association Victoria through the provision of a Model Procurement Policy

Approved by Latrobe City Council

For further information about this document, please contact:

Jaime Aitken

Coordinator Procurement

Latrobe City Council,

Tel: (03) 5128 6191

Email: Jamie.Aitken@latrobe.vic.gov.au

DRAFT

Table of Contents

1.	Principles	5
1.1.	Background.....	5
1.2.	Scope	6
1.2.1.	Other Acts and Policies.....	7
1.2.2.	Procurement during Council Elections	7
1.3.	Purpose	7
1.4.	Integration with Council Strategy.....	7
1.5.	Treatment of GST	8
1.6.	Definitions and Abbreviations.....	9
2.	Effective Legislative and Policy Compliance and Control	12
2.1.	Ethics and Probity	12
2.1.1.	Requirement	12
2.1.2.	Conduct of Councilors and Council Officers	12
2.1.2.1.	General.....	12
2.1.3.	Procurement Activity Processes.....	12
2.1.4.	Probity Advisors/Auditors	13
2.1.5.	Conflict of Interest.....	13
2.1.6.	Fair and Honest Dealing	13
2.1.7.	Gifts and Hospitality	13
2.1.8.	Disclosure of Information	13
2.1.9.	Non-Compliance	13
2.2.	Governance	14
2.2.1.	Structure	14
2.2.2.	Standards	14
2.2.3.	Latrobe City Council Procurement Related Policies	14
2.2.4.	Methods.....	15
2.2.5.	Responsible Financial Management	15
2.3.	Procurement Processes and Thresholds	15
2.3.1.	Process.....	15
2.3.2.	Minimum Spend Competition Thresholds.....	16
2.3.2.1.	Tenders	16
2.3.2.2.	Quotations	17
2.3.2.3.	Purchasing Cards	17
2.3.2.4.	Petty Cash	17
2.4.	Delegation of Authority.....	17
2.4.1.	Requirement	17
2.4.2.	Delegations.....	18
2.4.2.1.	Council Staff	18

2.4.2.2. Delegations Reserved for the Council	19
2.5. Exemptions from Procurement Levels and Procedures.....	19
2.5.1. Emergency/Critical Incidents.....	19
2.6. Public Advertising	20
2.7. Internal Controls.....	20
2.8. Risk Management.....	20
2.8.1. General.....	20
2.8.2. Supply by Contract.....	20
2.9. Contract Terms	21
2.10. Endorsement	21
2.11. Dispute Resolution.....	21
2.12. Contract Management.....	21
2.13. e-Procurement	21
3. Demonstrate Sustained Value.....	22
3.1. Achieving Best Value	22
3.1.1. Requirement	22
3.1.2. Approach	22
3.1.3. Role of Specifications	22
3.2. Performance Measures and Continuous Improvement.....	23
3.3. Corporate Social Responsibility	23
3.3.1. Social Procurement.....	23
3.3.1.1. Local Business.....	23
3.3.2. Sustainable Procurement.....	24
3.3.3. Diversity and Inclusion	24
3.3.4. Occupational Health and Safety.....	25
4. Apply a Consistent and Standard Approach.....	25
4.1. Standard Processes.....	25
5. Build and Maintain Supply Relationships	25
5.1. Developing and Managing Suppliers.....	25
5.2. Communication.....	25
6. Review Process.....	26

1. Principles

1.1. Background

Latrobe City Council:

- Recognises:
 - Developing a procurement strategy and adopting appropriate best practice contracting and procurement principles, policies, processes and procedures for all goods, services and works by Latrobe City Council, will enhance

- achievement of objectives such as sustainable and social procurement; bottom-line cost savings, supporting local economies; achieving innovation; and better services for communities.
- The elements of best practice applicable to local government procurement incorporate:
 - Broad principles covering ethics, value for money, responsibilities and accountabilities;
 - Guidelines giving effect to those principles;
 - A system of delegations (i.e. the authorisation of officers to approve and undertake a range of functions in the procurement process); and
 - The Procurement Operational Framework, covering appropriate procedures of minor, simple procurement to high value, more complex procurement. All Operational Framework will be approved by the Chief Executive Officer.
 - Contracting, purchasing and contract management activities endeavour to:
 - Achieve value for money and quality in the acquisition of goods, services and works;
 - Support Latrobe City Council's corporate strategies, aims and objectives;
 - Take a long term strategic view of its procurement needs while continually assessing, reviewing and auditing its procedures, strategy and objectives;
 - Provide a robust and transparent audit trail which ensures that procurement projects are delivered on time, within cost constraints and that the needs of end users are fully met;
 - Are conducted, and are seen to be conducted, in an impartial, fair and ethical manner;
 - Ensure that risk is identified, assessed and managed at all stages of the procurement process;
 - Use strategic procurement practices and innovative procurement solutions to promote sustainability and best value, in particular making use of collaboration and partnership opportunities; and
 - Comply with legislation, corporate policies or other requirements, ensuring that all staff responsible for procurement and contract management are aware of and adhere to the legislative requirements, Latrobe City Council standards and best practice.

1.2. Scope

This Procurement Policy is made under Section 186A of the *Local Government Act 1989*, which is the key legislative framework that regulates the process of all local government procurement in Victoria.

Section 186A of the Act requires Victorian councils to prepare, approve and comply with a Procurement Policy encompassing the principles, processes and procedures applied to all purchases of goods, services and works.

Latrobe City Council's Procurement Policy applies to all contracting and procurement activities and is binding upon Councillors, council officers and temporary employees, contractors and consultants while engaged by Latrobe City Council.

1.2.1. Other Acts and Policies

The Competition and Consumer Act 2010 - protects businesses and its customers from unfair trading practices. Latrobe City Council officers are to ensure that they are operating fairly, transparently and competitively in the marketplace.

- The National Competition Policy - extends the Australian Consumer Law to Councils and introduces Competitive Neutrality Policy.
- *Competitive Neutrality Policy Victoria 2000* - promotes efficient competition between public and private businesses operating in the same market.

1.2.2. Procurement during Council Elections

The *Local Government Act 1989* stipulates that Councils are prohibited from making certain prescribed decisions during an election period¹. This includes a decision to enter into a contract that has a total value which exceeds the threshold amounts or 1% of Latrobe City Council's revenue from rates in the preceding year, whichever is greater. Any decision which does not follow this requirement is deemed to be invalid. Latrobe City Council is liable to pay compensation as a result of acting on a major policy decision made in contravention of the legislation. The decision also applies to special committees or persons acting under a delegation from Council.

1.3. Purpose

The purpose of this Policy is to:

- Provide policy and guidance to the Council to allow consistency and control over Procurement activities;
- Demonstrate accountability to rate payers;
- Provide guidance on ethical behaviour in public sector purchasing;
- Demonstrate how to apply best practice principles when purchasing; and
- Increase the probability of obtaining the right outcome when purchasing goods and services.

1.4. Integration with Council Strategy

This policy supports the following Strategic Objectives contained within *Latrobe 2026: The Community Vision for Latrobe Valley* and the *Council Plan 2013-2017*:

Latrobe 2026

Governance:

In 2026, Latrobe Valley has a reputation for conscientious leadership and governance, strengthened by an informed and engaged community, committed to enriching local decision making.

Regulation and Accountability:

In 2026, Latrobe Valley demonstrates respect for the importance of rules and laws to protect people's rights outline obligations and support community values and cohesion.

Council Plan 2013-2017

Theme:

Efficient, Effective & Accountable Governance

¹ Section 93A of the Local Government Act 1989
Procurement Policy 15 POL-8

Objectives:

- To achieve the highest standards of financial probity and meet all statutory obligations
- To provide open, transparent and accountable governance
- Work to minimise rate increases for our community

Strategic Directions:

- Continuously review our policies and processes to increase efficiency and quality of our facilities and the service we provide.
- Increase local procurement of goods and services received by Latrobe City Council where feasible.
- Establish and maintain rigorous policies that comply with legislation and respond to community expectations.
- Increase community awareness and satisfaction with Latrobe City Council's services and facilities.
- Continuously improve financial management and reporting.
- Continuously improve decision-making structures and processes.

1.5. Treatment of GST

All monetary values stated in this policy include GST except where specifically stated otherwise.

1.6. Definitions and Abbreviations

Term	Definition
The Act	<i>Local Government Act 1989</i> (as amended).
CEO	Chief Executive Officer
Commercial in Confidence	Information that, if released, may prejudice the business dealings of a party (for example discounts rebates, profits, methodologies and process information). It is information provided for a specific purpose that is not to be used for any other purpose than set out in the initial document.
Conflict of Interest	Refer to Section 77A of the Act.
Contract Management	The process that ensures both parties to a contract that fully meet their respective obligations as efficiently and effectively as possible, in order to deliver the business and operational objectives required from the contract and in particular, to provide value for money.
Corporate Social Responsibility (CSR)	Corporate Social Responsibility (CSR) is about taking positive action to demonstrate Latrobe City Council's commitment to the local community and environment on which it impacts.
Delegation	A power handed down by the Council or Chief Executive Officer in an instrument to enable a delegate to act on Council's behalf.
Expression of Interest (EOI)	An invitation for persons to submit an EOI for the provision of the Goods and/or Services generally set out in the overview of requirements contained in the document. This Invitation is not an offer or a contract. It is usually the first stage of a multi-stage tender process.
e-Procurement	Refers to the use of electronic methods at any stage of the procurement process from identification of a requirement through to any to contract management and possibly procured asset management. Electronic tendering is the undertaking of the tendering process stage by electronic methods.
GM	General Manager
The Council / Council	The Latrobe City Councillor's as the governing body
Council officers	Includes temporary, full-time and part-time Latrobe City Council employees, as well as contractors and consultants while engaged by Latrobe City Council.
MECC	Municipal Emergency Coordination Centre

MRM	Municipal Recovery Manager
MERC	Municipal Emergency Response Coordinator
MERO	Municipal Emergency Resource Officer
Probity	Within Local Government, the word "probity" is often used in a general sense to mean "good process." A procurement process that conforms to the expected standards of probity is one in which clear procedures that are consistent with Council's policies and legislation are established, understood and followed from the outset. These procedures need to consider the legitimate interests of suppliers and ensure that all potential suppliers are treated equitably.
Probity Advisor	Reviews dealings with tenderers and the evaluation panel at presentations and interviews. Probity advisors provide advice to the evaluation team and/or steering committee.
Probity Auditor	Reviews all processes and documentation throughout the procurement process and provides a report on their findings at the conclusion of the process.
Procurement	Procurement is the whole process of acquisition of external goods, services and works. This process spans the whole life cycle from initial concept through to the end of the useful life of an asset (including disposal) or the end of a service contract.
RERC	Regional Emergency Response Coordinator
SERC	State Emergency Response Coordinator
Sustainability	Activities that meet the needs of the present without compromising the ability of future generations to meet their needs.
Social Procurement	Social Procurement uses procurement processes and purchasing power to generate positive social outcomes in addition to the delivery of efficient goods, services and works.
Tender Process	The process of inviting parties to submit a quotation by tender using public advertisement, followed by evaluation of submissions and selection of a successful bidder or tenderer.
Value for Money	Value for money in procurement is about selecting the supply of goods, services and works taking into account both cost and non-cost factors including: contribution to the advancement of Latrobe City Council's priorities; non-cost factors such as fitness for purpose, quality, service and support; and

	cost-related factors including whole-of-life costs and transaction costs associated with acquiring, using, holding, maintaining and disposing of the goods, services or works.
--	--

DRAFT

2. Effective Legislative and Policy Compliance and Control

2.1. Ethics and Probity

2.1.1. Requirement

Latrobe City Council's procurement activities shall be performed with integrity and in a manner able to withstand the closest possible audit scrutiny.

All staff involved in procurement should be skilled in probity fundamentals, their application and be familiar with Latrobe City Council's Conflict of Interest Guidelines.

2.1.2. Conduct of Councilors and Council Officers

2.1.2.1. General

Councillors and council officers shall at all times conduct themselves in ways that are, and are perceived to be, ethical and of the highest integrity and *will*:

- Treat potential and existing suppliers with equality and fairness;
- Not seek or receive personal gain;
- Maintain confidentiality of Commercial in Confidence information such as competing companies information, pricing, specifications, quotations, tender bids or any other sensitive information;
- Present the highest standards of professionalism and probity;
- Deal with suppliers in an honest and impartial manner that does not allow conflicts of interest;
- Invite quotations and tenders only where there is a clear intent to procure the goods/services/works in the near future;
- Not behave in a fraudulent or criminal manner as detailed in Latrobe City Council's Fraud Policy;
- Not use Latrobe City Council's purchasing system or purchasing card for the purchase of personal items
- Provide all suppliers and tenderers with the same information and equal opportunity;
- Be able to account for all decisions and provide feedback on them;
- Maintain fair, equitable and non-discriminatory procedures for addressing complaints and concerns raised by suppliers or members of the community regarding Latrobe City Council's procurement activities; and
- Report matters if they are concerned that improper conduct is being undertaken, this includes :
 - Corrupt conduct
 - A substantial mismanagement of public resources
 - A substantial risk to public health or safety; and
 - A substantial risk to the environment.

2.1.3. Procurement Activity Processes

All procurement activity processes shall be conducted in accordance with the requirements of this policy, Latrobe City Council's Procurement Operational Framework and any associated procedures, relevant legislation, relevant Australian Standards and the *Local Government Act 1989*.

2.1.4. Probity Advisors/Auditors

An independent probity advisor or auditor must be appointed in the following circumstances:

- If the procurement activity exceeds the Probity Excess limit of \$10M; or
- If the relevant General Manager or Chief Executive Officer requests the inclusion of a probity auditor or advisor.

2.1.5. Conflict of Interest

Councillors and council officers shall at all times adhere to the Latrobe City Council Conflict of Interest Guidelines.

2.1.6. Fair and Honest Dealing

All prospective contractors and suppliers must be afforded an equal opportunity to participate in a procurement activity.

Impartiality must be maintained throughout the procurement process so it can withstand public scrutiny.

The commercial interests of existing and potential suppliers must be protected.

Confidentiality of information provided by existing and prospective suppliers must be maintained at all times, particularly commercially sensitive material such as, but not limited to individual rates or prices, discounts, rebates, profit, manufacturing and product information.

2.1.7. Gifts and Hospitality

Councillors and Council officers shall at all times adhere to the Gifts and Hospitality Policy.

2.1.8. Disclosure of Information

Commercial in-confidence information received by Latrobe City Council must not be disclosed and is to be stored in a secure location.

Councillors and council officers are to protect Commercial in Confidence information, by refusing to release or discuss the following:

- Allocated Council budgets for proposed tenders;
- Information disclosed by organisations in tenders, quotation or during tender negotiations;
- All information that is Commercial in Confidence information; and
- Pre-contract information including but not limited to information provided in procurement activities or subsequently provided in pre-contract negotiations.

Discussion with potential suppliers during tender evaluations should not go beyond the extent necessary to resolve doubt on what is being offered by that supplier. At no stage should any discussion be entered into which could have potential contractual implications prior to the contract approval process being finalised.

Summary information relating to contracts entered into with an estimated expenditure which exceeds the compulsory tender thresholds pursuant to Section 186 of the *Local Government Act 1989* will be published on Latrobe City Council's external website.

2.1.9. Non-Compliance

Non-compliance to the Procurement Policy or the Procurement Operational Framework will be recorded and actions will be taken as per the procedures detailed in the Procurement Operational Framework.

2.2. Governance

2.2.1. Structure

Latrobe City Council shall:

- Establish formal procurement approvals and a delegations structure that is nominated in the Instrument of Delegations and detailed in the Procurement Operational Framework. This will ensure accountability and auditability of all procurement decisions made over the lifecycle of all goods, services and works.;
- Ensure that Latrobe City Council's procurement structure:
 - Obtains value for money;
 - Is flexible enough to purchase the diverse range of material, goods, works and services required by Council in a timely manner;
 - Ensures that prospective contractors and suppliers are afforded an equal opportunity to participate in procurement activities; and
 - Encourages competition;

2.2.2. Standards

Procurement activities shall be carried out to the professional standards required by Local Government Best Practice Guidelines and in compliance with:

- *Local Government Act 1989,*
- Latrobe City Council's policies, frameworks and procedures;
- Latrobe City Council's Procurement Operational Framework;
- Councillor Code of Conduct;
- Latrobe City Council's Employee Code of Conduct;
- Occupational Health and Safety State and National Regulations; and
- Other relevant legislative requirements such as but not limited to the *Competition and Consumer Act 2010, Trade Practices Act 1974, Goods Act 1958, New Tax System (Goods and Services Tax) Act 1999, OHS Safety Act 2004* and the *Environmental Protection Act 1994.*

2.2.3. Latrobe City Council Procurement Related Policies

Latrobe City Council's policies, frameworks and guidelines relating to procurement that must also be complied with are;

- Purchasing Card Policy
- Grants Policy
- Instrument of Delegations
- Sponsorship Policy
- Fraud Policy
- Disposal of Assets Operational Framework
- Conflict of Interest Guidelines
- OHS Purchasing of Goods
- Wood Encouragement Policy
- Disability Action Plan

2.2.4. Methods

Latrobe City Council's standard methods for purchasing goods, services and works shall be by some or all of the following methods:

- Purchasing card;
- Purchase order following the quotation process in accordance with section 2.3.2.2;
- Under contract following a procurement activity process;
- Using aggregated purchasing arrangements with other Councils, MAV Procurement, Procurement Australia, Victorian Government, the Construction Suppliers Register or other bodies; and
- Other arrangements authorised by the Council or the Chief Executive Officer on a needs basis as required by abnormal circumstances such as emergencies

2.2.5. Responsible Financial Management

Responsible financial management shall be applied to all procurement activities.

To give effect to this principle, the availability of existing funds within an approved budget, or source of funds, shall be established prior to the commencement of any procurement activity for the supply of goods, services or works.

Council officers must not authorise the expenditure of funds in excess of their financial delegations.

Council officers must not disclose allocated tender budgets to suppliers.

Latrobe City Council funds must be used efficiently and effectively to procure goods, services and works and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this Policy.

2.3. Procurement Processes and Thresholds

2.3.1. Process

Latrobe City Council's procurement processes are based on a number of principles:

- **Best Value**

The benefits of the purchase are weighted against the costs necessary for the optimum result for Latrobe City Council and the local community. Latrobe City Council is not required to accept the lowest tender. Instead, Latrobe city Council is required to take into account issues of quality, cost, the accessibility of the service and other factors relevant to the overall objectives of the *Local Government Act 1989*.

Best value is often mistaken for meaning the lowest price, however, in terms of the contracting process, best value requires Latrobe City Council to balance quality and price with as much transparency as is reasonably achievable. In this context price should take into account the whole life cost of the provision so far as is practicable. It follows that the delivery of Best Value is dependent upon Latrobe City Council's priorities.

Achieving best value also requires *challenging* the need for the procurement and the way in which the service may be reconfigured to achieve improvements in service delivery, *comparing* service provision options against all those available, *consulting* with key stakeholders and ensuring *competition* in the open market.

Achieving best value for money must be the basis of all procurement decisions within Latrobe City Council.
- **Open and Fair Competition**

All suppliers are treated fairly in an open and transparent manner and have access to the same information.

- **Accountability**

Accountability in procurement means being able to explain and provide evidence on the process followed. The test of accountability is that an independent third party must be able to see clearly that a process has been followed and that the process is fair and reasonable.

Therefore the processes by which all procurement activities are conducted will be in accordance with this Procurement Policy and associated Latrobe City Council's policies, frameworks and procedures. Additionally:

All council officers are required to comply with the Employee Code of Conduct and accordingly they must be able to account for all procurement decisions they have been involved in that were made over the lifecycle of all goods, services and works purchased by Latrobe City Council and provide feedback on them:

All procurement activities are to leave an audit trail for monitoring and reporting purposes; and

Councillors must not direct or influence council officers in the exercise of any power in the performance of any procurement related duty or function

- **Risk Management**

Strategies for managing risks associated with all procurement processes are in place and consistent.

- **Probity and Transparency**

All procurement processes must be conducted in a fair, honest and open manner, with the highest levels of integrity and in the public interest

2.3.2. Minimum Spend Competition Thresholds

All Latrobe City Council procurement activities must comply with this policy and in accordance with Latrobe City Council's documented authorised delegations Schedule/Instrument and Procurement Operational Framework. The only exception to this is when a critical incident is declared invoking emergency incident procurement policies at 2.5.1.

Procurement activities must not be split into smaller amounts to circumvent the thresholds or financial delegate levels and must be calculated on Total Cost of Ownership (options to extend the contract, contingency and travel or out of pocket expenses).

Latrobe City Council's minimum spend competition thresholds are listed below.

2.3.2.1. Tenders

Purchase of all goods, services and works for which the estimated expenditure exceeds the compulsory tender thresholds pursuant to Section 186 of the *Local Government Act 1989*, must be undertaken by public tender. There is no specific time limit applicable to the length of a contract which is subject to the thresholds.

Latrobe City Council may undertake a public tender where the value of goods, works and services does not reach the threshold sums. These may be situations where a public tender is preferred or prudent, managing risk considerations are paramount, or there is a desire for greater transparency of the procurement.

As a general rule Latrobe City Council will not accept late tenders, the exception being where it can be substantiated that there was a Latrobe City Council related system failure/interruptions in the case of submission of an electronic tender.

Where it can be determined that the above circumstance prevailed at the time of attempted lodgement Latrobe City Council may accept the late tender, this is to be approved by the Chief Executive Officer or a General Manager.

The tenders will be evaluated against the mandatory and discretionary selection criteria which are detailed in the Procurement Operational Framework. The selection criteria for each tender will be stated in the tender document.

An exemption can be obtained to not go to public tender. This must be discussed and documented with the Coordinator Procurement and endorsed by the Manager Finance, the Chief Executive Officer and Council. Exemptions from Public Tender must then be approved by the Minister for Local Government.

2.3.2.2. Quotations

Purchase of goods, services and works having a total valuation of less than the compulsory tender threshold may be undertaken using the procurement by quotation method as described in Table 1 below:

Table 1 Quotation Requirements

Purchasing Amount	Quotation Requirement
Less than or equal to \$500	One verbal quote must be recorded
\$501 - \$1,000	Minimum of one written quote must be recorded
\$1,001 - \$10,000	Minimum of two written quotes must be recorded
\$10,001 - \$150,000	Minimum of three written quotes must be recorded
>\$150,000	Public tendering process undertaken

The definition of a verbal and written quote is specified in the Procurement Operational Framework.

2.3.2.3. Purchasing Cards

Purchasing cards are available for council officers which must be used in accordance with Latrobe City Council's Purchasing Card policy and are not to be used for personal use.

2.3.2.4. Petty Cash

A petty cash system operates to reimburse legitimate, urgent and operational business expenses incurred by council staff in the conduct of Latrobe City Council activities.

The maximum claim for petty cash is \$75 and must be authorised by the requesting officer's supervisor.

2.4. Delegation of Authority

2.4.1. Requirement

Delegations define the limitations within which council officers are permitted to work. Delegation of procurement authority allows specified council officers to approve certain purchases quotation, tender and contractual processes without prior referral to the Council. This enables council officers to conduct procurement activities in an efficient and timely manner whilst maintaining transparency and integrity.

2.4.2. Delegations

2.4.2.1. Council Staff

Council's Instrument of Delegations and Procurement Operational Framework outline the authorised procurement delegations, identifying council officers authorised to make procurement commitments in respect of goods, services and works on behalf of Latrobe City Council.

The delegations for all purchasing at Latrobe City Council are in accordance with Table 2:

Table 2 Purchasing Approval Delegations

Purchase Amount*	Approving Delegate
Purchasing Card	As per Purchasing Card Policy
Up to \$1,000	Coordinator / Team Leader
Up to \$15,000	Manager
Up to \$100,000	General Manager
Up to \$500,000	Chief Executive Officer
Greater than \$500,000	Council

The requisition and authorisation of purchases cannot be processed by the same officer. Council officers are not permitted to authorise expenditure which directly benefits them or they are the recipient of the goods or service.

The delegations to award a contract at Latrobe City Council are in accordance with Table 3:

Table 3 Contract Award Delegations

Purchasing Amount	Power to Award
<\$500,000	Chief Executive Officer
>\$500,000	The Council

The delegations for contract variations at Latrobe City Council are in accordance with Table 4:

Table 4 Contract Variation Approval Delegations (per contract)

Individual Variation Amount	Cumulative Percentage of Contract Sum	Cumulative Variation Amount	Endorsed by	Approving Delegate
<\$15,000	<10%	N/A	Procurement Team Member	Manager
	>10%	N/A		General Manager
>\$15,000 - \$100,000	<20%	N/A		Chief Executive Officer
	>20%	N/A		Council
>\$100,000 - \$500,000	N/A	\$500,000		
>500,000		>\$500,000		

2.4.2.2. Delegations Reserved for the Council

Commitments and processes which exceed the Chief Executive Officer's delegation must be approved by Council. See Table's 2, 3 and 4 for Council's delegations to approve purchasing, award contracts and approve contract variations.

2.5. Exemptions from Procurement Levels and Procedures

Acceptable justifications for exemptions to the procurement methods that were detailed in clause 2.3 are specified in the Procurement Operational Framework.

The delegations for endorsing and approving exemptions are in accordance with Table 5:

Table 5 Purchasing Exemption Approval Delegations

Exemption Form*	Purchasing Amount	Endorsed by	Approved by
Two written quotations	\$1,000 - \$10,000	Procurement Team	Manager
Three written quotations	\$10,000 - \$100,000	Coordinator Procurement / Manager Finance	General Manager
	\$100,000 - \$150,000		Chief Executive Officer
Public Tendering Process	>\$150,000	Coordinator Procurement; Manager Finance; and Chief Executive Officer	Minister

2.5.1. Emergency/Critical Incidents

Emergency Management policies and processes are invoked when a relevant Incident Controller, State Emergency Response Coordinator (SERC), Regional Emergency Response Coordinator (RERC) or Municipal Emergency Response Coordinator (MERC) (if not already self-activated by the Municipal Emergency Resource Officer (MERO) / Municipal Recovery Manager (MRM)) contacts council requesting council assistance in relation to:

- An emergency within the meaning of the *Emergency Management Act 1986* and the *Emergency Management Act 2013*;
- Latrobe City Council's Municipal Emergency Management Plan being activated;
- An Emergency impact that requires activation of council resources through the MERO/MRM via the Municipal Emergency Coordination Centre (MECC)
- An incident that activates the Councils Business Continuity Plan;
- An incident that represents a serious threat to health, safety, security of person or property; or
- A situation that represents a serious or urgent disruption to Latrobe city Council services.

In recognition that full compliance with existing Latrobe City Council procurement policies may not support the requirements during an emergency incident, an alternative procurement process is in place to operate during a critical incident. Emergency procurement aims to accommodate urgent procurement needs whilst ensuring that procurement processes adopted are reasonable and conducted with appropriate consideration of the standard procurement

principles. In the event of an Emergency being declared, the process for procuring works, goods and services is to:

- Take into account value for money, accountability and probity to the extent that they can be applied given the severity and urgency of the incident;
- To adopt minimum record keeping processes through the Crisisworks Emergency Management System for relief, response and recovery;
- Records of all procurements and decisions are to be documented in Crisisworks and disclosure of the value of goods and services procured for the emergency are reported to Council upon request.
- A procurement team member is to be part of the Emergency Management team to manage all procurement activities; and
- Emergency incident approval processes are activated through the MERO via delegated authority of the Chief Executive Officer.

2.6. Public Advertising

All public tenders are to be published on Latrobe City Council's e-tendering portal and advertised in a local newspaper and state wide newspaper to ensure compliance with the *Local Government Act 1989*.

All procurement activities which are to be advertised must be approved by the Executive Team prior to being publicly released.

2.7. Internal Controls

Latrobe City Council will establish and maintain the Procurement Operational Framework which will detail the internal controls over procurement processes and will ensure:

- A minimum of three people are involved in and are responsible for a transaction end to end;
- Transparency in the procurement process;
- A clearly documented audit trail exists for procurement activities;
- Appropriate authorisations are obtained and documented; and
- Systems are in place for appropriate monitoring and performance measurement.

2.8. Risk Management

2.8.1. General

Risk management is to be appropriately applied at all stages of procurement activities. This will be properly planned and carried out in a manner that will protect and enhance capability to prevent, withstand and recover from interruption to the supply of goods, services and/ or works.

Risk management will be carried out in accordance with the stated requirements in the Risk Management Policy and the Guidelines for Occupational Health and Safety, Management of Contract and any Federal or State regulatory requirements.

2.8.2. Supply by Contract

The provision of goods, services and works by contract potentially exposes risk.

Latrobe City Council will minimise its risk exposure by measures such as:

- Standardising contracts to include current, relevant clauses;
- Requiring security deposits where appropriate;

- Referring specifications to relevant experts;
- Requiring contractual agreement before allowing the commencement of work;
- Use of or reference to relevant Australian Standards (or equivalent); and
- Effectively managing the contract including monitoring and enforcing performance.

2.9. Contract Terms

All contractual relationships must be documented in writing based on standard terms and conditions unless changes to this are supported by the Procurement and Legal Teams.

To protect the best interests of Latrobe City Council, terms and conditions must be settled in advance of any commitment being made with a supplier.

2.10. Endorsement

Council officers and Councillor's must not endorse any products or services

2.11. Dispute Resolution

All Council contracts shall incorporate dispute management and alternative dispute resolution provisions to minimise the potential for legal action.

2.12. Contract Management

The purpose of contract management is to ensure that Latrobe City Council, and where applicable its clients, receive the goods, services or works provided to the required standards of quality and quantity as intended by the contract by:

- Establishing a system monitoring and achieving the responsibilities and obligations of both parties' under the contract;
- Providing a means for the early recognition of issues and performance problems and the identification of solutions;
- Goods, services or works have been completed to council officers satisfaction prior to payment occurring;
- Contract variations are approved prior to any work commencing;
- Contract variations are reported to Council on a quarterly basis ; and
- Adhering to Latrobe City Council's Risk Management Operational Framework and adhering to relevant Occupational Health and Safety Contractor Compliance Procedures.

All Council contracts are to include contract management requirements. Furthermore, contracts are to be proactively managed by the council officer responsible for the delivery of the contracted goods, services or works to ensure Latrobe City Council receives value for money.

2.13. e-Procurement

e-Procurement is integral to the overall development of procurement processes and involves the use of an electronic system/s to acquire and pay for supplies, services` and works.

By utilising e-procurement Latrobe City Council aims to:

- Reduce transaction costs
- Make processes more efficient;
- Improve management information and visibility of spend;
- Increasing control and consistency of processes, and

- Improve spend compliance.

For these reasons Latrobe City Council will only be accepting tender submissions electronically via the electronic Tender Box, unless otherwise approved prior to the closing time and date by the Coordinator of Procurement. The electronic Tender Box is a free service..

3. Demonstrate Sustained Value

3.1. Achieving Best Value

3.1.1. Requirement

Latrobe City Council's procurement activities will be carried out on the basis of obtaining best value (as defined in 1.6 Definitions and Abbreviations and detailed in 2.3.1 Process – Best Value).

This means minimising the total cost of ownership over the lifetime of the requirement, consistent with acceptable quality, reliability and delivery considerations. Lowest price is not the sole determinate of value for money.

3.1.2. Approach

This will be facilitated by:

- Developing, implementing and managing procurement strategies that support the co-ordination and streamlining of activities throughout the lifecycle;
- Developing and implementing a variety of standard selection criteria and weightings which will be detailed in the Procurement Operational Framework. Criteria and weightings will be established at the beginning of a tendering process to ensure value for money is achieved ;
- Effective use of competition;
- Using a schedule of rates and panel contract arrangements where appropriate;
- Identifying and rectifying inefficiencies in procurement processes;
- Placing emphasis on the procurement activity planning process
- Developing a more cost efficient tender processes including appropriate use of e-solutions;
- Council officers responsible for providing procurement services or assistance within Latrobe City Council and providing competent advice in terms of available products and agreements;
- Working with suppliers to create relationships that are professional and productive, and are appropriate to the value and importance of the goods, services and works being acquired;
- Undertaking analysis of Council's category spending patterns; and
- Ensuring procurement effort corresponds with risk and expected return

3.1.3. Role of Specifications

Specifications used in quotations, tenders and contracts are to support and contribute to Latrobe City Council's Value for Money objectives by being written in a manner that:

- Ensures impartiality and objectivity;
- Clearly defines Latrobe City Council's requirements;
- Encourages the use of standard products;
- Encourages sustainability; and

- Eliminates unnecessarily stringent requirements

3.2. Performance Measures and Continuous Improvement

Latrobe City Council will establish appropriate performance measures and reporting systems to monitor performance and compliance with procurement policies, procedures and controls which will be reported to Latrobe City Council's Management.

Procurement procedures, practices and costs may be benchmarked externally.

The performance measurements developed will be used to:

- Highlight trend and exceptions where necessary to enhance performance;
- Improve the internal efficiency of the procurement process and where relevant the performance of suppliers; and
- Facilitate programs to drive improvement in procurement to eliminate waste and inefficiencies.

3.3. Corporate Social Responsibility

Corporate Social Responsibility is about taking positive action to demonstrate Latrobe City Council's commitment to the local community and the environment on which it impacts. This means maximising the benefits of the services we provide across the community and minimising the negative aspects of activities.

Latrobe City Council's integrates Corporate Social Responsibility into its organisational policies and practices through social procurement, sustainability and diversity.

3.3.1. Social Procurement

Social Procurement generates positive outcomes by building on initiatives already undertaken by Latrobe City Council in enhancing sustainable and strategic procurement practice, further enabling procurement to effectively contribute towards building stronger communities and meeting the social objectives.

Latrobe City Council's is committed to Social Procurement by:

- Ensuring all procurement practices are sustainable and strategically aligned with wider Council objectives;
- Achieving greater value for money across the community through the use of effective procurement;
- Ensuring all businesses have the same opportunity to tender for Council contracts;
- Enhancing partnerships with other councils, suppliers and community stakeholders;
- Building and maintaining a strong community by exploring ways to generate local employment (particularly among disadvantaged residents) and further strengthening the local economy;
- Purchasing ethical and fair trade goods to support equitable, local, national and international trade; and
- Ensuring business meets its obligations to its employees under applicable industrial instruments and legislation.

3.3.1.1. Local Business

Latrobe City Council's is committed to buying from local businesses where purchases can be justified against Value for Money, while remaining compliant with the *Competition and Consumer Act 2010* and other fair trading legislation requirements.

Wherever practicable, Council will fully examine the benefits available through purchasing goods, services or works from suppliers/contractors within Latrobe City.

Council will also seek from prospective tenderers what economic contribution they will make to the Latrobe City region. A weighting percentage will be assigned to this selection criteria and which will be detailed in the Procurement Operational Framework.

3.3.2. Sustainable Procurement

Latrobe City Council recognises it has an implicit role in furthering sustainable development, through its procurement of goods, services and works.

In addition, Latrobe City Council recognises the potential impact this spend has on the environment and where applicable will integrate sustainability, environmental and social issues into the procurement process. Latrobe City Council aims to achieve this by:

- Taking into account the need to minimise emissions and reducing the negative impacts of transportation when purchasing goods and services;
- Taking steps to minimise carbon dioxide and other greenhouse gas emissions through the detailed consideration of products and services procured ;
- Considering the environmental performance of all suppliers and contractors, and encouraging them to conduct their operations in an environmentally sensitive manner;
- Considering the basic life cycle analysis of products to minimise the adverse effects on the environment resulting directly or indirectly from products;
- Selecting products / services that have minimal effect on the depletion of natural resources and biodiversity;
- Working more effectively with local suppliers to ensure they are encouraged to bid for Latrobe City Council's business in line with the Procurement Policy;
- Ensuring all relevant procurement contracts and tenders contain sustainability specifications as appropriate to the product or service being procured;
- Comply with all Australian regulations and legislation and ensuring our suppliers do the same; and
- Training all Council staff on sustainability considerations within the procurement process.

3.3.3. Diversity and Inclusion

Promoting equality through procurement can improve competition, best value, the quality of public services, satisfaction among users, and community relations. It should be a consideration in every procurement project and reflect corporate commitment to diversity and equal opportunities wherever possible.

Latrobe City Council's recognises the importance of having a diverse supplier base that reflects the breadth of our clients and the Victorian community.

Diversity and inclusion in procurement can refer to diverse suppliers, for example indigenous, culturally diverse, disability or gender diverse suppliers or can refer to generic suppliers providing consideration of the needs of diverse groups.

Latrobe City Council's policy is to look at including diverse enterprises in purchasing processes and that the legislative requirements of Latrobe City Council's Disability Action Plan are considered to ensure that procurement processes and decisions do not directly or indirectly discriminate against people with a disability

3.3.4. Occupational Health and Safety

Latrobe City Council undertake due diligence assessments on all suppliers to ensure compliance to legislative and business requirements. Latrobe City Council requires all contractors, service providers and volunteers to comply with all Occupational Health and Safety legislative requirements. These are mandatory requirements and non-compliance will disqualify prospective suppliers. Suppliers will be required to provide evidence of insurances in providing goods, services or works.

4. Apply a Consistent and Standard Approach

Latrobe City Council will provide effective and efficient commercial arrangements for the acquisition of goods and services

4.1. Standard Processes

Latrobe City Council will provide effective commercial arrangements covering standard products and provision of standard services to enable employees to source requirements in an efficient manner.

This will be achieved via a combination of the following:

- Use of Latrobe City Council's approved suppliers;
- Pricing where relevant;
- Processes, procedures and techniques ;
- Tools and business systems (e.g. e-tendering, e-evaluation; e-sourcing arrangements);
- Reporting requirements; and
- Application of standard contract terms and conditions.

5. Build and Maintain Supply Relationships

Latrobe City Council recognises that in order to achieve sustainable value, appropriate relationships must be developed and maintained with suppliers.

5.1. Developing and Managing Suppliers

Developing and managing suppliers is essential to achieving a competitive market capable of delivering Latrobe City Council services and works requirements. Latrobe City Council recognises the importance of effective and open working relationship with its suppliers and is committed to the following:

- Managing existing approved suppliers, to ensure the benefits are delivered;
- Maintaining approved a and compliance with Latrobe City Council's council's requirements for insurances, Occupational Health and Safety, etc.; and
- Developing new suppliers and improving the capability of existing suppliers where appropriate.

All suppliers have a responsibility to follow and comply with the principles outlined in Latrobe City Council's Code of Conduct and be read in conjunction with Latrobe City Council's Purchase Order Terms and Conditions.

5.2. Communication

External communication is very important in ensuring a positive interest from potential suppliers and partners. Latrobe City Council's website will be updated and provide:

- Information about Council and how to become an approved supplier;

- A list of open Public Tenders;
- Summary information relating to contracts with a total estimate value exceeding \$100,000 (including GST);
- Purchase Order terms and Conditions
- Supplier Code of Conduct
- Guidelines for 'Doing business with Council';
- Standard documentation used in the procurement process; and
- Links to other relevant sites.

6. Review Process

Latrobe City Council endeavours to continually improve its procurement performance such that the Procurement Policy and Operational Framework are reviewed annually while guidance and templates are continually reviewed and then updated every 12 months to ensure compliance with Section 186A of the *Local Government Act 1989*.

Signed:

Chief Executive Officer

Date:

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)****17.6 QUARTERLY FINANCE REPORT - SEPTEMBER 2015****General Manager****Corporate Services****For Information****PURPOSE**

The purpose of this report is to present the September 2015 Quarterly Finance Report.

EXECUTIVE SUMMARY

This report meets the requirements of the *Local Government Act 1989* to report to Council at least every three months comparing budget and actual revenue and expenditure for the financial year to date.

The report shows that Council overall is operating within the parameters of its adopted budget with most variances relating to carry forward funds from the previous year and the timing of revenue and expenditure within the current financial year.

The report is provided for Council's information.

COUNCIL MOTION**Moved:** Cr White**Seconded:** Cr Harriman

That Council receives and notes the September 2015 Quarterly Finance Report for the three months ended 30 September 2015, in accordance with the requirements of the *Local Government Act 1989*.

CARRIED UNANIMOUSLY**DECLARATION OF INTEREST**

No officer declared an interest under the Local Government Act 1989 in the preparation of this report.

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives - Governance

In 2026, Latrobe Valley has a reputation for conscientious leadership and governance, strengthened by an informed and engaged community, committed to enriching local decision making.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

Latrobe City Council Plan 2013 - 2017

Theme and Objectives

Theme 3: Efficient, effective and accountable governance

Strategic Direction – Regularly report Council decisions and performance to the community

Legislation –

Local Government Act 1989

BACKGROUND

Under the provisions of the *Local Government Act 1989 Section 138 (1)*, at least every three months, the Chief Executive Officer must ensure that a statement comparing the budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to Council at a Council meeting which is open to the public. This report ensures compliance with this legislative requirement.

The attached report as at 30 September 2015 is provided for the information of Council and the community. The financial report compares budgeted income and expenditure with actual results for the first three months of the financial year.

KEY POINTS/ISSUES

The attached report provides the overall outcomes of the first quarter of the 2015/2016 financial year together with forecasted year end results compared to budget. They key issues of note are:

- The “Income Statement” report forecasts a surplus result for the full financial year of \$7.3M which is an unfavourable variance of \$4.7M to the original budget. This is mainly due to expenditure relating to income which was received in the 2014/15 financial year where projects are ongoing or grants received relating to 2015/16 were advanced to Council earlier.
- The “Balance Sheet” shows that Council maintains a strong liquidity position with a \$127.9M in current assets compared to \$27.1M current liabilities.
- The “Statement of Cash Flows” shows that Council has \$55.6M in Cash and Financial assets (i.e. investments). The level is higher than anticipated due to carry forward funds from previous financial years including capital works, reserves funds and government grants advanced earlier than expected.
- The “Statement of Capital Works Statement” shows a forecast expenditure of \$49.7M compared to the budget of \$35.2M. This is mainly a result of carry forward works and additional unbudgeted grant funding to be received e.g. Roads to Recovery and Blackspot programs.

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

- The “Financial Performance Ratios’ indicate that Council remains within the industry expected ranges.

Further details on these and other items are provided in the attached report including year to date and full year forecast income and expenditure variances and explanations, balance sheet and cash flow movements to date, capital works expenditure to date and full year forecasts, together with the financial performance ratios as per the Local Government Performance Reporting Framework (LGPRF).

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

This report assists in ensuring legislative requirements are met.

FINANCIAL AND RESOURCES IMPLICATIONS

The attached report provides details of budget variances for the three months to 30 September 2015 and the forecasted full financial year.

INTERNAL/EXTERNAL CONSULTATION

No consultation was required in the preparation of this report.

OPTIONS

The requirement to report on financial and key strategic actions quarterly is a statutory requirement, therefore the options that exist are:

1. Council receives and notes the September 2015 Quarterly Finance Report for the three months ended 30 September 2015, in accordance with the requirements of the *Local Government Act 1989*; or
2. Council seeks additional information.

CONCLUSION

The attached report provides financial details, as required by the Local Government Act 1989. The report indicates that Council is operating within the parameters of its 2015/2016 adopted budget. Variances arising from the timing of the receipt of Victoria Grants Commission funding and other higher than expected carry forward funds which led to a higher than expected surplus in 2014/2015 have resulted in a forecasted decreased operating surplus for the current financial year.

SUPPORTING DOCUMENTS

Nil

Attachments

1. Quarterly Finance Report - September 2015

17.6

Quarterly Finance Report - September 2015

1	Quarterly Finance Report - September 2015	903
----------	--	------------



Quarterly Finance Report

September 2015



In 2026 the Latrobe Valley is a liveable and sustainable region with collaborative and inclusive community leadership.

SEPTEMBER 2015 Quarterly Report Summary**KEY ISSUES**

The attached report provides the overall outcomes of the first quarter of the 2015/2016 financial year together with forecasted year end results compared to budget. They key issues of note are:

- The "Income Statement" report forecasts a surplus result for the full financial year of \$7.3M which is an unfavourable variance of \$4.7M to the original budget.
- The "Balance Sheet" shows that Council maintains a strong liquidity position with a \$127.9M in current assets compared to \$27.1M current liabilities.
- The "Statement of Cash Flows" shows that Council has \$55.6M in Cash and Financial assets (i.e. investments). The level is higher than anticipated due to carry forward funds from previous financial years including capital works, reserves funds and government grants advanced earlier than expected.
- The "Statement of Capital Works Statement" shows a forecast expenditure of \$49.7M compared to the budget of \$35.2M. This is mainly a result of carry forward works and additional unbudgeted grant funding to be received.
- The "Financial Performance Ratios" indicate that Council remains within the industry expected ranges.

BACKGROUND

Under the provisions of the *Local Government Act 1989 Section 138 (1)*, at least every three months, the Chief Executive Officer must ensure that a statement comparing the budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to Council at a Council meeting which is open to the public. In addition the quarterly budget review process provides a key form of financial control and planning within the organisation.

INCOME STATEMENT ANALYSIS**Overview**

The surplus amounts shown in the Income Statement are required to be generated to enable Council to invest in new assets and to upgrade and expand our existing assets. They also enable Council to repay its borrowings. On a cash basis Council budgets for a break even result, with any cash remaining at year end required to meet current and future liabilities together with current commitments. Therefore any variances to budget in the operating result are generally caused by changes in non-cash items (e.g. depreciation), variances in grants and monetary contributions for capital works and expenditure that is funded from revenue that has been received in a previous financial year. In 2014/2015 Council achieved a surplus of \$24.9M which was \$13M favourable to budget largely due to 2015/2016 Federal Assistance Grants advanced early by the Victoria Grants Commission \$5.7M together with income generated that had not yet been spent for ongoing projects and commitments. This larger than expected surplus in 2014/2015 is currently expected to result in a \$4.7M reduced surplus in the current year due to the subsequent reduction in grants income and an increase in materials and services expenditure as Council completes the projects and meets the commitments that the prior year funding was generated for.

Year to date

The year to date result shows an operating position of \$62.3M surplus which is \$4.7M favourable to budget. The key items that make up this variance are as follows;

- Rates and charges (\$0.5M favourable) due to higher than expected growth in supplementary rates valuations.
- User Fees (\$0.5M favourable) mainly due to higher than anticipated Landfill and some Childcare fees to date.
- Grants - Capital (\$4.6M favourable) mainly a result of grants budgeted to be received in the previous financial year that were not received until the first quarter of the current financial year the most significant being the Moe Rail Precinct Revitalisation Project.
- Grants – Operating (\$1.7M unfavourable) mainly a result of Victoria Grants Commission and Healthy Communities funding that was budgeted for in the current financial year but advanced earlier to Council in the 2014/15 year.

Full year forecast

The full year forecasted result shows an operating surplus of \$7.3M which is an \$4.7M unfavourable variance to the

SEPTEMBER 2015 Quarterly Report Summary

adopted budget. The key items that make up this variance are as follows;

- Materials and Services (\$7.5M unfavourable) mainly associated with additional expenditure associated with the surplus that was generated in the 2014/15 financial year. The funds have been carried over to complete projects and meet new requirements that have arisen since the budget was compiled e.g. Morwell Main Drain issues, Performing Arts Centre design, Dunbar Rd depot site rehabilitation, Lighting Latrobe project, Health Conservation Zone and Home Maintenance program.
- Grants – Operating (\$5.2M unfavourable) mainly a result of Victoria Grants Commission (\$5.7M) and Healthy Communities (\$1.0M) funding that was budgeted for in the current financial year but advanced to Council in the 2014/15 year.
- Grants – Capital (\$6.7M favourable) mainly due to funding for the Moe Rail Precinct Revitalisation, Heavy Industrial Park Infrastructure Upgrade, and Boolarra Railway Park Upgrade projects that had been budgeted to be received in the 2014/15 financial year but was not received until the first quarter of the current year. In addition extra funding has been approved for the Roads to Recovery (\$1.0M) and National Blackspot (\$0.5M) Programs.
- Employee costs (\$1.1M favourable) mainly due to savings from vacant staffing positions and a lower than anticipated workcover levy for 2015/16 together with a timing variance on the quarterly fringe benefits tax instalment.

These comprise the major variances identified at this time some further explanations can be found in the attached statements. The current forecast only projects a minimal carry forward of funds at the end of the current financial year and does not assume that the Grants Commission funding will be advanced in June again therefore as the year progresses there is a high probability that the forecasted surplus will be higher than the current forecast.

BALANCE SHEET

The significant movements in the balance sheet over the first quarter were as follows;

- Cash and Cash Equivalents (\$9.1M increase) offset by Other Financial Assets (i.e investments) (\$16.0M decrease) the overall reduction is mainly due to Council spending more than it receives in the first few months of the financial year as most of the rates income comes in later in the financial year together with the Victoria Grants Commission funding advance in June meant a smaller than normal August instalment.
- Trade and Other receivables (\$62.2M increase) this is primarily due to the annual rates notices being raised in July and is part of the normal pattern. This amount will gradually reduce as rate payments are received over the year.
- Other Assets (\$1.4M decrease) is primarily due to amounts that were treated as prepayments at 30 June 2015. These amounts have now been reversed into the current financial year.
- Payables (\$10.9M decrease) is primarily due to amounts that were outstanding to suppliers at 30 June 2015. These amounts have now been paid in the current financial year.
- Interest –bearing liabilities (\$0.6M decrease) reflects loan principal repayments made during the first quarter.
- Trust Funds and Deposits (\$3.4M increase) mainly reflects Fire Services Property Levy amounts received that must be remitted to the State Revenue Office by the due date of 28 October 2015.

STATEMENT OF CASH FLOWS

The budgeted cash & financial assets at the beginning of the year of was \$40.8M however the actual opening balance was \$62.5M. This additional \$21.7M was mainly a result of additional carry forward capital works projects and recurrent funding including \$5.7M of Victoria Grants Commission 2015/16 funding that was advanced to Council late in the 2014/15 financial year.

STATEMENT OF CAPITAL WORKS

The statement of capital works includes all expenditure that is expected to be capitalised during the financial year, it excludes some amounts which for "Accounting" purposes are not capitalised e.g. Landfill Rehabilitation which is a

SEPTEMBER 2015 Quarterly Report Summary

reduction in a provision liability and other items which are included in operating expenditure e.g. Community Minor Capital Grants Program.

As at the 30 September 2015 Council had spent \$4.9M on capital works mostly on Roads projects \$2.3M and Property (land & buildings) \$1.5M. Whilst the full year forecast shows an additional \$14.4M expenditure this is primarily associated with funds carried forward for projects commenced or that were budgeted to commence in the 2014/15 financial year. The most significant other variances relate to additional government grants funding to be received for Roads to Recovery \$1.0M and Federal Blackspot Funding \$0.5M.

FINANCIAL PERFORMANCE RATIOS

The final part of the report is the Financial Performance Ratios as per the *Local Government Performance Reporting Framework (LGPRF)*. The results of the first quarter show that Council is expected to remain within the expected ranges by the end of the financial year. Some of the ratios when measured part way through the year will fall outside the ranges in the year to date figures purely because they are designed to look at an annual result.

INCOME STATEMENT
For The Quarter Ended 30 September 2015

	NOTE	YTD Actual \$'000	YTD Budget \$'000	Variance YTD Act/Bud \$'000	Full Year Forecast \$'000	Annual Budget \$'000	Variance Annual Budget /Forecast \$'000
INCOME							
Rates and charges	1	72,322	71,836	486	72,386	71,900	486
Statutory fees and fines	2	295	280	15	1,866	1,835	31
User fees	3	3,514	3,053	461	14,102	14,229	(127)
Grants - operating	4	4,929	6,623	(1,694)	18,653	23,884	(5,231)
Grants - capital	5	4,639	38	4,601	17,258	10,522	6,736
Contributions - monetary	6	49	30	19	185	140	45
Contributions - non monetary	7	0	0	0	2,000	2,000	0
Net gain (loss) on disposal of property, infrastructure, plant and equipment	8	95	0	95	(0)	0	(0)
Other income	9	1,016	908	108	3,536	3,382	154
TOTAL INCOME		86,858	82,767	4,092	129,986	127,892	2,094
EXPENSES							
Employee costs	10	11,112	11,751	638	52,311	53,373	1,062
Materials and services	11	6,920	5,890	(1,030)	41,145	33,682	(7,462)
Bad and doubtful debts	12	4	4	(0)	17	16	(1)
Depreciation and amortisation	13	4,662	5,737	1,074	22,946	22,946	0
Borrowing costs	14	179	156	(23)	1,099	1,076	(23)
Other expenses	15	1,665	1,630	(35)	5,200	4,837	(363)
TOTAL EXPENSES		24,543	25,167	624	122,718	115,930	(6,788)
SURPLUS (DEFICIT) FOR THE YEAR		62,316	57,600	4,716	7,268	11,962	(4,694)

NOTES TO THE INCOME STATEMENT - Year to Date and Full Year Variances**1. Rates and charges**

Year to Date - \$0.486M Favourable

The favourable variance is primarily a result of higher than anticipated supplementary rates growth.

Full Year - \$0.486M Favourable

The favourable variance is primarily a result of higher than anticipated supplementary rates growth.

2. Statutory fees and fines

Year to Date - \$0.015M Favourable

The minor favourable variance largely due to higher than expected planning permit income.

Full Year - \$0.031M Favourable

The minor favourable variance forecasted is largely due to higher than expected planning permit income.

3. User fees

Year to Date - \$0.461M Favourable

The favourable variance is primarily a result of higher than anticipated landfill gate fees, child and aged fees received to date.

Full Year - (\$0.127M) Unfavourable

The unfavourable variance is mainly due to reduced child care fees expected in Traralgon and Moe.

4. Grants - operating

Year to Date - (\$1.694M) Unfavourable

The unfavourable variance is mainly due to Victoria Grants Commission (VGC) (\$1.4M) and Healthy Communities program (\$1.0M) funding being advanced to Council in June 2015 and therefore was included as income in the 2014/15 financial year.

Full Year - (\$5.231M) Unfavourable

The unfavourable variance is mainly due to Victoria Grants Commission (VGC) (\$5.7M) and Healthy Communities program (\$1.0M) funding being advanced to Council in June 2015 and therefore was included as income in the 2014/15 financial year.

5. Grants - capital

Year to Date - \$4.601M Favourable

The favourable variance is mainly due to funding for the Moe Rail Precinct Revitalisation (\$4.3M) and Boolarra Railway Park Upgrade (\$0.07M) projects that had been budgeted to be received in the 2014/15 financial year but was not received until the first quarter of the current year. In addition to this funding for the Traralgon Tennis Show Court (\$0.26M) has been received earlier in the year than expected.

Full Year - \$6.736M Favourable

The additional funding forecasted is mainly to funding for the Moe Rail Precinct Revitalisation (\$2.8M), Heavy Industrial Park Infrastructure Upgrade (\$1.7M), and Boolarra Railway Park Upgrade (\$0.08M) projects that had been budgeted to be received in the 2014/15 financial year but was not received until the first quarter of the current year. In addition extra funding has been approved for the Roads to Recovery (\$1.021M) and National Blackspot (\$0.506M) Programs.

6. Contributions - monetary

Year to Date - \$0.019M Favourable

Minor favourable variance in developer contributions to date.

Full Year - \$0.045M Favourable

A minor favourable variance is expected from developer contributions and a capital contribution towards a boiler replacement that was not included in the budget.

7. Contributions - non monetary

Year to Date - \$0.000M Nil Variance

No variance.

Full Year - \$0.000M Nil Variance

No variance is forecasted at this stage.

8. Net gain (loss) on disposal of property, infrastructure, plant and equipment

Year to Date - \$0.095M Favourable

The favourable variance associated with plant and fleet trade-ins to date.

Full Year - (\$0.000M) Unfavourable

No variance is forecasted at this stage.

9. Other income

Year to Date - \$0.108M Favourable

The favourable variance is mainly due to the earlier than expected raising of Gaming Charter contributions and rental income for the financial year, together with higher than anticipated penalty interest raised on outstanding rates accounts and interest on investments.

Full Year - \$0.154M Favourable

The additional income forecasted to be received is mainly a result of higher than anticipated penalty interest raised on outstanding rates accounts and interest on investments, together with fundraising and sponsorship funds raised under the International Relations program.

10. Employee costs

Year to Date - \$0.638M Favourable

The favourable variance is mainly due to savings from vacant staffing positions and a lower than anticipated workcover levy for 2015/16 together with a timing variance on the quarterly fringe benefits tax instalment.

Full Year - \$1.062M Favourable

Full year savings are forecasted as a result of staff vacancies, the organisation realignment and reduced workcover and fringe benefits tax expenses.

11. Materials and services

Year to Date - (\$1.030M) Unfavourable

The unfavourable variance is mainly associated with additional expenditure associated with the surplus that was generated in the 2014/15 financial year. The funds have been carried over to complete projects and meet new requirements that have arisen since the budget was compiled e.g. Morwell Main Drain issues

Full Year - (\$7.462M) Unfavourable

The unfavourable variance is mainly associated with additional expenditure associated with the surplus that was generated in the 2014/15 financial year. The funds have been carried over to complete projects and meet new requirements that have arisen since the budget was compiled e.g. Morwell Main Drain issues, Performing Arts Centre design, Dunbar Rd depot site rehabilitation, Lighting Latrobe project, Health Conservation Zone and Home Maintenance program.

12. Bad and doubtful debts

Year to Date - (\$0.000M) Unfavourable

No variance.

Full Year - (\$0.001M) Unfavourable

Minor variance

13. Depreciation and amortisation

Year to Date - \$1.074M Favourable

The favourable variance is mainly due to the current Landfill cell being fully depreciated. This will be partially offset when the new cell commences operation.

Full Year - \$0.000M Favourable

No variance has been identified at this stage but will be reviewed further in the next quarter.

14. Borrowing costs**Year to Date - (\$0.023M) Unfavourable**

Minor variance

Full Year - (\$0.023M) Unfavourable

Minor variance

15. Other expenses**Year to Date - (\$0.035M) Unfavourable**

The unfavourable variance is mainly due to additional expenditure to be funded from funds carried forward from the 2014/15 financial year.

Full Year - (\$0.363M) Unfavourable

The unfavourable variance is mainly due to additional EPA levies on waste accepted at the landfill as a result of higher than expected quantities received, together with additional expenditure to be funded from funds carried forward from the 2014/15 financial year and additional government grants e.g. funds carried forward for Future Morwell project and Community Minor Capital Grants program.

RECONCILIATION OF STANDARD INCOME STATEMENT TO CASH BUDGET
For The Quarter Ended 30 September 2015

NOTE	YTD Actual \$'000	YTD Budget \$'000	Variance YTD Act/Bud \$'000	Full Year Forecast \$'000	Annual Budget \$'000	Variance Annual Budget /Forecast \$'000
Operating Surplus (Deficit)	62,316	57,034	4,716	7,268	11,962	(4,694)
Reconciliation to Cash Budget						
Plus Depreciation	4,662	5,737	(1,074)	22,946	22,946	(0)
Plus Written Down Value of Assets Disposed	90	100	(10)	1,713	719	994
Less Developer Contributed assets	0	0	0	(2,000)	(2,000)	0
Less Capital Expenditure	(4,935)	(5,305)	371	(49,679)	(35,226)	(14,453)
Less Loan Principal Repayments	(574)	(574)	(0)	(2,360)	(2,360)	(0)
Less Landfill Rehabilitation Expenditure	(36)	(30)	(6)	(4,317)	(3,240)	(1,077)
Plus Internal Transfers	23,413	7,736	15,677	26,987	7,199	19,788
Plus Loan Proceeds	0	0	0	0	0	0
Net Other Non-Operating Items	0	(0)	0	4	0	4
Net Total Non-Operating items	(22,621)	(7,664)	(14,958)	6,706	11,962	(5,256)
Cash Budget Surplus (Deficit)	84,937	64,697	19,674	562	0	562

STANDARD INCOME STATEMENT
For The Quarter Ended 30 September 2015 Compared To Previous Financial Year

	2015/16			2014/15		
	YTD Actuals	YTD Budgets	Variance YTD Act/Bud	YTD Actuals	YTD Budgets	Variance YTD Act/Bud
INCOME						
Rates and charges	72,322	71,836	486	69,312	69,061	251
Statutory fees and fines	295	280	15	264	299	(35)
User fees	3,514	3,053	461	3,394	3,050	
Grants - operating	4,929	6,623	(1,694)	8,713	8,692	21
Grants - capital	4,639	38	4,601	0	0	
Contributions - monetary	49	30	19	107	10	96
Contributions - non monetary	0	0	0	0	0	0
Net gain (loss) on disposal of property, infrastructure, plant and equipment	95	0	95	37	(0)	37
Other income	1,016	908	108	979	887	92
TOTAL INCOME	86,858	82,767	4,092	82,806	81,998	463
EXPENSES						
Employee costs	11,112	11,751	638	11,057	11,727	670
Materials and services	6,920	5,890	(1,030)	6,343	6,760	417
Bad and doubtful debts	4	4	(0)	6	3	(3)
Depreciation and amortisation	4,662	5,737	1,074	4,922	5,825	903
Borrowing costs	179	156	(23)	269	303	34
Other expenses	1,665	1,630	(35)	1,614	2,011	396
TOTAL EXPENSES	24,543	25,167	624	24,212	26,629	2,417
SURPLUS (DEFICIT) FOR THE YEAR	62,316	57,600	4,716	58,594	55,370	2,880

BALANCE SHEET
As at 30 September 2015

	Current Balance \$'000s	Balance as at 30/06/2014 \$'000s	Movement for Year to Date \$'000s	Balance as at 30/09/2014 \$'000s
CURRENT ASSETS				
Cash and Cash Equivalents	27,331	18,242	9,088	22,399
Trade and Other Receivables	70,356	8,196	62,159	65,510
Other Financial Assets	28,260	44,298	(16,038)	18,810
Non-Current Assets Held for Sale	926	926	0	0
Other Assets	985	2,352	(1,366)	349
Total Current Assets	127,858	74,015	53,843	107,068
NON CURRENT ASSETS				
Property, Plant and Equipment	1,154,353	1,154,114	239	1,029,878
Intangible Assets	291	348	(57)	748
Trade and Other Receivables	7	7	0	17
Financial Assets	2	2	0	2
Total Non-Current Assets	1,154,654	1,154,472	182	1,030,645
TOTAL ASSETS	1,282,512	1,228,486	54,025	1,137,713
CURRENT LIABILITIES				
Payables	2,395	13,338	(10,944)	1,266
Interest-bearing Liabilities	5,136	5,710	(574)	10,170
Provisions - Employee Benefits	11,290	11,448	(158)	10,410
Provisions - Landfill	2,289	2,325	(36)	2,040
Trust Funds and Deposits	6,031	2,610	3,421	4,633
Total Current Liabilities	27,140	35,431	(8,291)	28,519
NON CURRENT LIABILITIES				
Interest-bearing Liabilities	14,684	14,684	0	8,828
Provisions - Employee Benefits	1,553	1,553	0	1,370
Provisions - Landfill	17,224	17,224	0	12,012
Total Non-Current Liabilities	33,460	33,460	0	22,211
TOTAL LIABILITIES	60,601	68,891	(8,291)	50,730
NET ASSETS	1,221,911	1,159,595	62,316	1,086,984
EQUITY				
Current Year Surplus/(Deficit)	62,316		62,316	58,594
Accumulated Surplus	650,473	650,502	(29)	625,838
Reserves	509,122	509,093	29	402,551
TOTAL EQUITY	1,221,911	1,159,595	62,316	1,086,984

STATEMENT OF CASH FLOWS
For the Quarter ended 30 September 2015

	NOTE	YTD Cash Flow \$'000s	Adopted Budget Annual Cashflow \$'000s	Cash Flow 2014/15 \$'000s
		Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
CASH FLOWS FROM OPERATING ACTIVITIES				
Rates and charges		12,119	71,892	68,800
Grants - operating		5,351	23,652	32,412
Grants - capital		4,639	10,619	10,709
Statutory fees & fines		1,162	1,835	1,764
User charges		2,697	14,228	15,912
Interest		688	1,382	1,789
Developer Contributions		49	41	818
Other Receipts		(1,476)	2,229	2,466
Net GST refund/(payment)		643	0	1,859
Employee Costs		(13,559)	(54,854)	(49,425)
Materials and services		(16,449)	(34,917)	(40,529)
Trust Funds and deposits taken/ (repaid)		3,421	55	88
Other Payments		(732)	(7,809)	(3,933)
Net cash from operating activities		(1,447)	28,353	42,730
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from Property, Plant & Equipment		185	719	794
Proceeds from/(payments for) Investments		16,038	(690)	(40,988)
Payments for Property, Plant & Equipment		(4,935)	(35,226)	(26,659)
Net Cash Flows used in investing activities		11,288.939	(35,197)	(66,853)
CASH FLOWS FROM FINANCING ACTIVITIES				
Finance costs		(179)	(1,076)	(1,009)
Proceeds from borrowings		0	0	11,566
Repayment of borrowings		(574)	(2,360)	(10,824)
Net Cash Flows from Financing Activities		(753)	(3,436)	(267)
Net Increase/(Decrease) in cash held		9,089	(10,280)	(24,390)
Cash & cash equivalents at beginning of year	1	18,242	37,515	42,632
Cash & cash equivalents at end of period		27,331	27,235	18,242
Financial assets		28,260	4,000	44,298
Total Cash and financial assets		55,591	31,235	62,540

NOTES

1. The budgeted cash & financial assets at the beginning of the year of was \$40.8M however the actual opening balance was \$62.5M . This additional \$21.7M was mainly a result of additional carry forward capital works projects and recurrent funding including \$5.7M of Victoria Grants Commission 2015/16 funding that was advanced to Council late in the 2014/15 financial year.

STATEMENT OF CAPITAL WORKS
For The Quarter Ended 30 September 2015

	NOTE	YTD Actuals \$'000	Full Year Forecast \$'000	Annual Budget \$'000	Variance Annual Budget /Forecast \$'000
Property					
Land	1	538	550	0	(550)
Buildings	2	961	11,426	10,766	(660)
Heritage buildings	3	0	292	270	(22)
Total Property		1,500	12,268	11,036	(1,232)
Plant and Equipment					
Plant, machinery & equipment	4	210	3,732	2,869	(863)
Fixtures, fittings & furniture	5	0	120	120	0
Computers & telecommunications	6	41	657	645	(12)
Artwork collection	7	0	18	15	(3)
Total Plant and Equipment		251	4,527	3,649	(878)
Infrastructure					
Roads	8	2,356	23,288	14,841	(8,447)
Bridges & culverts	9	7	602	450	(152)
Footpaths & cycleways	10	259	1,782	1,200	(582)
Drainage	11	237	2,396	1,621	(775)
Waste management	12	200	1,692	800	(892)
Parks, open space and streetscapes	13	114	338	136	(202)
Recreational, leisure & community facilities	14	0	1,300	1,300	0
Aerodromes	15	1	1	0	(1)
Offstreet carparks	16	4	244	193	(51)
Other infrastructure	17	5	1,241	0	(1,241)
Total Infrastructure		3,184	32,884	20,541	(12,343)
Total Capital Works expenditure		4,935	49,679	35,226	(14,453)
REPRESENTED BY;					
New asset expenditure	18	1,551	14,204	11,771	(2,433)
Asset renewal expenditure	19	2,886	27,682	19,224	(8,458)
Asset expansion expenditure	20	76	2,635	2,121	(514)
Asset upgrade expenditure	21	421	5,157	2,110	(3,047)
Total Capital Works expenditure		4,935	49,679	35,226	(14,453)

NOTES TO THE CAPITAL WORKS STATEMENT - Full Year Forecast Variances

- Land (\$0.550M) Unfavourable**
The forecast additional expenditure relates to unexpended funds carried over from the 2014/15 financial year.
- Buildings (\$0.660M) Unfavourable**
The forecast additional expenditure relates to unexpended funds carried over from the 2014/15 financial year mainly relating to the Moe Rail Precinct Revitalisation project (MRPRP) and Leisure facilities upgrade program.
- Heritage buildings (\$0.022M) Unfavourable**
The forecast additional expenditure relates to unexpended funds carried over from the 2014/15 financial year for the Traralgon Courthouse upgrade project.
- Plant, machinery & equipment (\$0.863M) Unfavourable**
The forecast additional expenditure relates to unexpended funds carried over from the 2014/15 financial year for the fleet and plant replacement programs.
- Fixtures, fittings & furniture \$0.000M Nil Variance**
No variance.
- Computers & telecommunications (\$0.012M) Unfavourable**
Minor additional expenditure for items funded out operating budgets.

- 7. Artwork Collection** **(\$0.003M) Unfavourable**
Minor additional expenditure funded by external donations.
- 8. Roads** **(\$8.447M) Unfavourable**
The forecast additional expenditure relates to unexpended funds carried over from the 2014/15 financial year mainly relating to the Heavy Industrial Park Infrastructure project and road rehabilitation projects. In addition Council has been approved another \$1.021M of Roads to Recovery and \$0.506M National Blackspot funding.
- 9. Bridges & culverts** **(\$0.152M) Unfavourable**
The forecast additional expenditure relates to unexpended funds carried over from the 2014/15 financial year.
- 10. Footpaths & cycleways** **(\$0.582M) Unfavourable**
The forecast additional expenditure relates to unexpended funds carried over from the 2014/15 financial year mainly for completion of the footpath replacement program.
- 11. Drainage** **(\$0.775M) Unfavourable**
The forecast additional expenditure relates to unexpended funds carried over from the 2014/15 financial year, mainly for completion of the Moe North West and Erin Park Traralgon projects.
- 12. Waste management** **(\$0.892M) Unfavourable**
The forecast additional expenditure relates to unexpended funds carried over from the 2014/15 financial year for completion of Cell 4 at the Highland Highway landfill.
- 13. Parks, open space and streetscapes** **(\$0.202M) Unfavourable**
The forecast additional expenditure relates to unexpended funds carried over from the 2014/15 financial year for the Boolarra Railway Park upgrade project.
- 14. Recreational, leisure & community facilities** **\$0.000M Nil Variance**
No variance.
- 15. Aerodromes** **(\$0.001M) Unfavourable**
Minor variance

FINANCIAL PERFORMANCE RATIOS

As at 30 September 2015

	Year to Date Ratios			Forecast at 30/06/16	Budget at 30/06/16	Expected Range
	\$'000s	Ratio at 30/09/15	Ratio at 30/09/14			
<u>OPERATING POSITION</u>						
Adjusted Underlying Result Indicator						
(Indicator of the broad objective that an adjusted underlying surplus should be generated in the ordinary course of business. A surplus or increasing surplus suggests an improvement in the operating position)						
Adjusted underlying surplus (or deficit)						
	<u>Adjusted net Surplus/(Deficit)</u>	57,677				
	Adjusted underlying revenue	82,220	70.2%	69.9%	(7.5%)	1.4%
The ratio takes out the effect of once off capital grants & developer contributions.						
Note: The forecasted negative ratio of 7.5% reflects the reduced operating surplus that is now projected in the 'Income Statement' and is mainly a result of the early receipt of 2015/2016 grant revenue and unspent 2014/2015 recurrent project and program expenditure which led to a greater than expected accumulated surplus result at the end of the 2014/2015 financial year.						
<u>LIQUIDITY</u>						
Working Capital Indicator						
(Indicator of the broad objective that sufficient working capital is available to pay bills as and when they fall due. High or increasing level of working capital suggests an improvement in liquidity)						
Current assets compared to current liabilities						
	<u>Current Assets</u>	127,858				
	Current Liabilities	27,140	471.1%	292.0%	156.8%	156.8%
100% - 300%						
Unrestricted Cash Indicator						
(Indicator that sufficient cash which is free of restrictions is available to pay bills as and when they fall due. High or increasing level of cash suggests an improvement in liquidity)						
	<u>Unrestricted Cash</u>	41,907				
	Current Liabilities	27,140	154.4%	76.8%	87.5%	87.5%
0.0% - 200%						
Note: This ratio is expected to decrease as Council spends the funding that has been carried forward from the 2014/15 financial year.						

	Year to Date Ratios			Forecast at 30/06/16	Budget at 30/06/16	Expected Range
	\$'000s	Ratio at 30/09/15	Ratio at 30/09/14			
OPERATING POSITION						
OBLIGATIONS						
Loans and borrowings Indicator						
(Indicator of the broad objective that the level of interest bearing loans and borrowings should be appropriate to the size and nature of a council's activities. Low or decreasing level of loans and borrowings suggests an improvement in the capacity to meet long term obligations)						
Loans and borrowings compared to rates						
<u>Interest Bearing loans and borrowings</u>	19,819	27.4%	27.4%	24.9%	25.1%	0% - 50%
Rate Revenue	72,322					
Note: This ratio is expected to be slightly lower than budgeted due to the favourable increase in rates income from supplementary growth.						
Loans and borrowings repayments compared to rates						
<u>Interest & principal repayments</u>	753	1.0%	1.3%	4.8%	4.8%	0% - 10%
Rate Revenue	72,322					
Note: This ratio is expected to be in line with the budgeted result.						
Indebtedness Indicator						
(Indicator of the broad objective that the level of long term liabilities should be appropriate to the size and nature of a Council's activities. Low or decreasing level of long term liabilities suggests an improvement in the capacity to meet long term obligations)						
Non-current liabilities compared to own source revenue						
(to ensure Council has the ability to pay its long term debts & provisions)						
<u>Non Current Liabilities</u>	33,460	43.3%	32.1%	28.1%	28.3%	0% - 50%
Own Source Revenue	77,241					
Own Source Revenue is adjusted underlying revenue excluding revenue which is not under the control of council (including government grants)						
Asset Renewal Indicator						
(Indicator of the broad objective that assets should be renewed as planned. High or increasing level of planned asset renewal being met suggests an improvement in the capacity to meet long term obligations)						
<u>Asset Renewal Expenditure</u>	2,886	61.9%	47.2%	120.6%	83.8%	50%-100%
Depreciation	4,662					
Note: The improved forecast ratio is mainly a result of funds carried forward from the previous financial year together with additional Roads to Recovery funding announced by the Federal Government.						

	Year to Date Ratios			Forecast at 30/06/16	Budget at 30/06/16	Expected Range
	\$'000s	Ratio at 30/09/15	Ratio at 30/09/14			
OPERATING POSITION						
STABILITY						
Rates Concentration Indicator (Indicator of the broad objective that revenue should be generated from a range of sources. High or increasing range of revenue sources suggests an improvement in stability)						
Rates compared to adjusted underlying revenue						
	<u>Rate Revenue</u>	72,322				
	Adjusted underlying revenue	82,220	88.0%	84.3%	63.4%	61.1%
						40% - 80%
Rates Effort Indicator (Indicator of the broad objective that the rating level should be set based on the community's capacity to pay. Low or decreasing level of rates suggests an improvement in the rating burden)						
Rates compared to property values						
	<u>Rate Revenue</u>	72,322				
	property values (CIV)	10,090,000	0.7%	0.4%	0.7%	0.7%
						0.2% to 0.7%
EFFICIENCY						
Expenditure Level Indicator (Indicator of the broad objective that resources should be used efficiently in the delivery of services. Low or decreasing level of expenditure suggests an improvement in organisational efficiency)						
Expenses per property assessment						
	<u>Total expenses</u>	24,543	\$ 654	\$ 658	\$ 3,269	\$ 3,088
	Number of property assessments	38				
						\$2000 - \$4000
Note: The forecasted increase in expenses per assessment is mainly related to materials and services expenditure funded from additional government funding and carry forward funds.						
Revenue Level Indicator (Indicator of the broad objective that resources should be used efficiently in the delivery of services. Low or decreasing level of rates suggests an improvement in organisational efficiency)						
Average residential rate per residential property assessment						
	<u>Residential Rate Revenue</u>	51,739	\$ 1,535	\$ 1,491	\$ 1,535	\$ 1,535
	Number of residential property assessments	34				
						\$800 - \$1,800

URGENT BUSINESS

18. URGENT BUSINESS

Nil reports

MEETING CLOSED TO THE PUBLIC

ORDINARY COUNCIL MEETING MINUTES 16 NOVEMBER 2015 (CM474)

19. MEETING CLOSED TO THE PUBLIC

Section 89(2) of the *Local Government Act 1989* enables the Council to close the meeting to the public if the meeting is discussing any of the following:

- (a) Personnel matters;
- (b) The personal hardship of any resident or ratepayer;
- (c) Industrial matters;
- (d) Contractual matters;
- (e) Proposed developments;
- (f) Legal advice;
- (g) Matters affecting the security of Council property;
- (h) Any other matter which the Council or Special Committee considers would prejudice the Council or any person;
- (i) A resolution to close the meeting to members of the public.

COUNCIL MOTION

Moved: Cr Gibson
Seconded: Cr Harriman

That the Ordinary Meeting of Council closes this meeting to the public to consider the following items which are of a confidential nature, pursuant to section 89(2) of the Local Government Act (LGA) 1989 for the reasons indicated:

19.1 CONFIDENTIAL ITEMS HELD OVER

Agenda item 19.1 *Confidential Items Held Over* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

19.2 ADOPTION OF MINUTES

Agenda item 19.2 *Adoption of Minutes* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

19.3 CONFIDENTIAL ITEMS

Agenda item 19.3 *Confidential Items* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

19.4 ASSEMBLY OF COUNCILLORS

Agenda item 19.4 *Assembly of Councillors* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

- 19.5 NOMINATIONS FOR THE 2016 AUSTRALIA DAY AWARDS**
Agenda item 19.5 *Nominations for the 2016 Australia Day Awards* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)
- 19.6 AUDIT COMMITTEE**
Agenda item 19.6 *Audit Committee* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)
- 19.7 COMMUNITY GRANT PROJECT MCW141500049 - REQUEST TO USE REMAINING FUNDS FOR NEW PROJECT**
Agenda item 19.7 *Community Grant Project MCW141500049 - Request to use remaining funds for new project* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)
- 19.8 LCC-280 DESIGN AND REDEVELOPMENT OF DUNCAN CAMERON MEMORIAL PARK OVAL AT TRARALGON**
Agenda item 19.8 *LCC-280 Design and Redevelopment of Duncan Cameron Memorial Park Oval at Traralgon* is designated as confidential as it relates to contractual matters (s89 2d)
- 19.9 LCC-287 PROVISION OF PILOT VEHICLE SERVICES**
Agenda item 19.9 *LCC-287 Provision of Pilot Vehicle Services* is designated as confidential as it relates to contractual matters (s89 2d)
- 19.10 LCC-289 RECONSTRUCTION OF NEW STREET AT MORWELL**
Agenda item 19.10 *LCC-289 Reconstruction of New Street at Morwell* is designated as confidential as it relates to contractual matters (s89 2d)
- 19.11 LCC-291 DESIGN AND RECONSTRUCTION OF SAUNDERS CRESCENT, GRIFFITHS COURT AND STAGE 1 OF GARIBALDI STREET AT TRARALGON**
Agenda item 19.11 *LCC-291 Design and Reconstruction of Saunders Crescent, Griffiths Court and Stage 1 of Garibaldi Street at Traralgon* is designated as confidential as it relates to contractual matters (s89 2d)
- 19.12 LCC-292 DESIGN AND RECONSTRUCTION OF STAGES 2 AND 3 OF GARIBALDI STREET AT TRARALGON**
Agenda item 19.12 *LCC-292 Design and Reconstruction of Stages 2 and 3 of Garibaldi Street at Traralgon* is designated as confidential as it relates to contractual matters (s89 2d)

**ORDINARY COUNCIL MEETING MINUTES
16 NOVEMBER 2015 (CM474)**

19.13 LCC-293 DESIGN AND RECONSTRUCTION OF FOWLER STREET AND HAMPTON STREET AT MOE

Agenda item 19.13 *LCC-293 Design and Reconstruction of Fowler Street and Hampton Street at Moe* is designated as confidential as it relates to contractual matters (s89 2d)

19.14 LCC-294 SEALING OF WILGA CRESCENT AT TRARALGON

Agenda item 19.14 *LCC-294 Sealing of Wilga Crescent at Traralgon* is designated as confidential as it relates to contractual matters (s89 2d)

CARRIED UNANIMOUSLY

The Meeting closed to the public at 8.53pm

The meeting re-opened to the public at 10.05pm

There being no further business the meeting was declared closed at 10.05pm

I certify that these minutes have been confirmed.

Mayor: _____

Date: _____