



LATROBE CITY COUNCIL

**AGENDA FOR THE
COUNCIL MEETING**

**TO BE HELD IN GIPPSLAND PERFORMING ARTS
CENTRE, TRARALGON AND VIA AUDIO-VISUAL
LINK
AT 6:00 PM ON
24 MARCH 2025
CM615**

Please note:

Opinions expressed or statements made by participants are the opinions or statements of those individuals and do not imply any form of endorsement by Council.

By attending a Council Meeting via audio-visual link those present will be recorded or their image captured. When participating in the meeting, consent is automatically given for those participating to be recorded and have images captured.

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1. ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF THE LAND

I would like to acknowledge that we are meeting here today on the traditional land of the Brayakaulung people of the Gunaikurnai nation and I pay respect to their elders past and present.

If there are other Elders present I would also like to acknowledge them.

2. APOLOGIES AND LEAVE OF ABSENCE

3. ADOPTION OF MINUTES

Proposed Resolution:

That Council confirm the minutes of the Council Meeting held on 24 February 2025.

4. DECLARATION OF INTERESTS

5. ACKNOWLEDGEMENTS

Councillors may raise any formal acknowledgements that need to be made at this time, including congratulatory or condolences.

6. PUBLIC PARTICIPATION TIME

Public Questions on Notice

In accordance with the Governance Rules, members of the public can lodge a question on notice before 12noon on the Friday before the day of the Council meeting in order for the question to be answered at the meeting.

Public Speakers

An opportunity for members of the public to speak to an item on the agenda will be made available by necessary means. To participate, members of the public must have registered before 12noon on the day of the Council meeting.

NOTICES OF MOTION

7. NOTICES OF MOTION

Item Number 7.1

24 March 2025

Community Health and Wellbeing

2025/05 NUMBER OF PROTECTIVE SERVICE OFFICERS IN MORWELL, MOE AND SURROUNDING AREAS

I, Cr Sharon Gibson, hereby give notice of my intention to move the following motion at the Council Meeting to be held on Monday, 24 March 2025:

That Council:

Advocate to the Premier, Minister for Police and Police Commissioner to significantly increase the number of Protective Services Officers (PSOs) that attend the Morwell and Moe Railway stations, and surrounding areas in order to maintain a visible presence, and foster a sense of safety.

Signed

Cr Sharon Gibson

17 March 2025

COUNCILLOR STATEMENT

The State Government does not currently allocate any resources for the provision of Protective Services Officers (PSOs) at Moe or Morwell Railway Stations, as they do at other stations including Traralgon.

As we continue to receive feedback about incidents of anti-social behaviour, the allocation of PSOs at Moe and Morwell would be highly beneficial to helping improve community perception of safety in these areas.

OFFICER COMMENT

22.5.1 Whether the Notice of Motion, if passed, will have budget implications and, if so, what.

There are no budget implications arising to Council if this motion is passed.

22.5.2 Whether the Notice of Motion, if passed, will impact on internal resources and, if so, how.

The implications to internal resources are minimal in the event that this motion is passed. The required outputs are readily deliverable within existing resources.

22.5.3 How the Notice of Motion relates to the Council Plan and any relevant Council policies.

Council Plan

- **Healthy:**
 - Provide spaces and services that support the community's physical health and mental wellbeing for the benefit of all
 - Ensure health and wellbeing planning to the centre of council planning in promoting safe communities, positive mental and physical health programs, resilience and connection to natural and built environments.
 - Ensure a wholistic approach to community safety in the planning and development of infrastructure, and the delivery of service to our community
- **Connected:**
 - Pursue improvements to public transport services to increase community access to employment and education.

Municipal Public Health and Wellbeing Plan

- Alignment to priority population 'People from socio-economically disadvantaged backgrounds'
- **Safe:**
 - 1.1 Promote, support and develop place-based programs and partnerships that support community safety, resilience and inclusion
 - 1.5 Work with the community and stakeholders to reduce the incidence of family violence, men's violence against women, elder abuse and all forms of violence and abuse

22.5.4 How the Notice of Motion relates to work that has already been undertaken by Officers or Committees.

This Notice of Motion aligns with a variety of community safety related work activities that have been undertaken and supports future endeavours to improve community safety.

DECLARATION OF INTERESTS

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Attachments

Nil

2025/06 TRARALGON YOUTH ACTIVITY PRECINCT SITE

I, Cr Dale Harriman, hereby give notice of my intention to move the following motion at the Council Meeting to be held on Monday, 24 March 2025:

That Council selects the Agnes Brereton Reserve as the site for the Traralgon Youth Activity Precinct (inclusive of the Traralgon Skate Park).

Signed

Cr Dale Harriman

17 March 2025

COUNCILLOR STATEMENT

At the 2 March 2020 Council Meeting, Council released the Traralgon Youth Activity Precinct for community consultation.

Community consultation was undertaken in November and December 2020 with 122 formal written submissions received. 81 of 122 (66%) formal written submissions identified Agnes Brereton Reserve as their preferred site which was also the site recommended to Council for endorsement at the March 2021 Council Meeting; however, that recommendation was not supported.

This Notice of Motion calls for Council to select the Agnes Brereton Reserve as the site for the Traralgon Youth Activity Precinct (inclusive of the Traralgon Skate Park).

OFFICER COMMENT

22.5.1 Whether the Notice of Motion, if passed, will have budget implications and, if so, what.

There is no significant budget implication if this Notice of Motion is passed.

22.5.2 Whether the Notice of Motion, if passed, will impact on internal resources and, if so, how.

It is not considered that, if this Notice of Motion is passed, it will have any greater impact on internal resources.

22.5.3 How the Notice of Motion relates to the Council Plan and any relevant Council policies.

The Notice of Motion most closely relates to the Council Plan strategic themes of Healthy and Connected.

22.5.4 How the Notice of Motion relates to work that has already been undertaken by Officers or Committees.

Following the resolution of the March 2021 Council Meeting, Officers have been working on the Traralgon Community Precinct Master Plan which has also undergone initial community consultation.

This project examined the key civic land use anchors along Kay Street, Traralgon, while also exploring other complimentary uses that could be added to the area, including the possibility of the Youth Activity Precinct.

If this Notice of Motion is passed, it will be considered as part of the planning work for that project, that Agnes Brereton is the site selected for the Traralgon Youth Activity Precinct (inclusive of the Traralgon Skate Park).

Traralgon's Civic Heart



Traralgon, Victoria aerial and extent of current activity centre boundary and key land use anchors.

0 125 250 375 500m

Scale: 1:8000@A4

Legend

-  The Site
-  Kay Street and Civic Corridor
-  400m radius from centre of activity centre

Notes

- | | |
|--|--|
|  Gippsland Performing Arts Centre |  Traralgon multi deck car park |
|  Latrobe Performing Arts Centre |  Kay Street Garden |
|  Latrobe City Council services |  Traralgon Post Office |
|  Maternal Health Centre |  Retail/Office commerce |
|  St Michael's Primary School |  Gippsland Regional Aquatic Centre |
|  Grey Street Primary School | |

Image 1 – Area of investigation for the Traralgon Community Precinct Master Plan

DECLARATION OF INTERESTS

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Attachments

Nil

2025/07 COMMUNITY CONNECTORS PROGRAM

I, Cr Tracie Lund, hereby give notice of my intention to move the following motion at the Council Meeting to be held on Monday, 24 March 2024:

That Council:

Receive a report at the April Council meeting on the implementation of the Community Connectors Program in the Morwell CBD to respond to community safety concerns.

Signed

Cr Tracie Lund

17 March 2025

COUNCILLOR STATEMENT

As a result of continued instances of anti-social behaviour in the Morwell CDB the community continue to experience concerns of their and/or community about their safety. This is having a flow on effect to visitations to the CBD and on-going viability of businesses in the area. It is important that Council explore a pro-active, longer-term approach in addition to working to with Victoria Police to respond to the immediate concerns.

OFFICER COMMENT

22.5.1 Whether the Notice of Motion, if passed, will have budget implications and, if so, what.

Bringing a report back to Council has no budget implications. The report would outline what the broader financial implications of seeking to implement the Community Connectors Program are.

22.5.2 Whether the Notice of Motion, if passed, will impact on internal resources and, if so, how.

Officers have undertaken significant background research into this matter. Preparing a report for consideration by Council is readily achievable within current resources.

22.5.3 How the Notice of Motion relates to the Council Plan and any relevant Council policies.

Council Plan

- **Healthy:**

- Provide spaces and services that support the community's physical health and mental wellbeing for the benefit of all
- Ensure health and wellbeing planning to the centre of council planning in promoting safe communities, positive mental and physical health programs, resilience and connection to natural and built environments.
- Ensure a wholistic approach to community safety in the planning and development of infrastructure, and the delivery of service to our community
- **Connected:**
 - Pursue improvements to public transport services to increase community access to employment and education.

Municipal Public Health and Wellbeing Plan

- Alignment to priority population 'People from socio-economically disadvantaged backgrounds'
- **Safe:**
 - 1.1 Promote, support and develop place-based programs and partnerships that support community safety, resilience and inclusion
 - 1.4 Take a preventative and whole of community approach to reduce harm from gambling, tobacco, alcohol and other drugs
 - 1.5 Work with the community and stakeholders to reduce the incidence of family violence, men's violence against women, elder abuse and all forms of violence and abuse
- **Healthy and Active:**
 - 2.7 Build understanding of the key factors that influence a person's mental wellbeing, and promote prevention initiatives that support positive mental health and wellbeing
- **Resilient and Supported**
 - 3.7 Identify the barriers to social inclusion, including working within Council, with partners and in collaboration with the communities that are most affected

22.5.4 How the Notice of Motion relates to work that has already been undertaken by Officers or Committees.

Council officers have undertaken research into the Community connectors Program to understand where it has been used in the past, what its approximate costs are to implement. Officers have developed a high-level action plan outlining how it could be implemented to respond to issues in the Morwell CBD.

DECLARATION OF INTERESTS

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Attachments

Nil

STRATEGIC ITEMS FOR DECISION

8. STRATEGIC ITEMS FOR DECISION

Item Number 8.1

24 March 2025

Community Health and Wellbeing

REVIEW OF SINGLE USE WATER BOTTLES AT COUNCIL FACILITIES

PURPOSE

To provide Councillors with information regarding the potential reinstatement of single use plastic water bottles at Council facilities and events.

EXECUTIVE SUMMARY

- At the Council Meeting held on 24 February 2025 Council resolved to:
Receive a report at a future Council Meeting in relation to the reinstatement of the supply of single use plastic water bottles at Latrobe City Council managed venues and events.
- This resolution was in response to a previously implemented Council decision at the Council meeting on 5 September 2022, at which Council resolved in part:
 - *Remove the supply of single use water bottles at all Latrobe City Council venues and events in a staged approach, by the end of 2023.*
- Latrobe Leisure has received ongoing community feedback about the aluminium water bottles not being suitable for patrons, particularly during sporting events.
- Community members have also provided feedback that the cost of the water in aluminium bottles is not good value compared to plastic water bottles, as they are the same price, however, plastic bottles are 600ml and aluminium cans are 400ml.
- Data indicates that over the three-year period since the introduction of the aluminium water bottles there has been an 18% decrease in water sales.
- Council has a current contract with a local supplier for procurement of beverages for Leisure Facilities, however they are unable to provide aluminium bottled water. The procurement of aluminium water bottles is therefore being sourced from a metropolitan supplier.
- Aluminium bottled water is only available to be purchased by the pallet and incurs a delivery cost, with delivery being only on days that align with other deliveries within Gippsland. The local supplier has no minimum order and can deliver within 24 hours. The local supplier also provides and maintains beverage displays at all facilities at no cost.

- Following Council's decision to remove single use water bottles, Victoria's Container Deposit Scheme (CDS) officially launched on 1 November 2023. This initiative encourages recycling and helps reduce litter by offering a 10-cent refund for eligible drink containers, including plastic water bottles.
- If Council were to reintroduce plastic water bottles the consumer would receive a 50% larger serving size for the same price and Council could increase its revenue by a further \$0.82 per unit.

OFFICER'S RECOMMENDATION

That Council:

- 1. Endorse the reinstatement of single use plastic water bottles at Council facilities and events.**

BACKGROUND

At the Council meeting held 3 September 2018 Council resolved:

1. *Requests a report for Council to review the environmental and economic impact of removing single use plastic water bottles within Council's Corporate Buildings, Libraries, Leisure Centres and Council Events. Where possible, explore alternate options available to replace the supply and use of single use water bottles.*
2. *Explore options for use of tap water and glassware within Council buildings for staff and visitors with the idea of reducing costs and waste.*

In response, a Briefing Report was provided at the 30 September 2019 briefing which considered the environmental and economic impact of removing single use water bottles within Council's Corporate Buildings, Libraries, Leisure Centres and Council Events.

A Briefing Report was later provided on 31 August 2020 which outlined a range of proposed actions for Councillors consideration and discussion. This included a 12-month trial at the Gippsland Regional Indoor Sports Stadium (GRISS) where single use water bottles would not be available for sale, whilst making available, communal water drinking fountains and refill water bottles for purchase.

Due to the impacts of the COVID 19 pandemic the ability to progress the above trial was initially deferred, as the number of community members accessing the facility was significantly reduced during the trial period and may therefore not represent the true impact of the removal of single use water bottles. The facility has only operated at full capacity from November 2021.

Results of the Single-Use Plastic Bottled Water Removal at GRISS

GRISS was opened to the community in March 2020, Latrobe Leisure received funding from Latrobe Community Health Services (LCHS) to purchase environmentally friendly stainless steel refillable drink bottles and promote utilisation of the four (4) water fountains at the facility. The fountains had provided 39,306 litres of water, which equates to 65,510 single use water bottles.

During the trial regular complaints were received from patrons, stating they would rather see the removal of single use sugary drinks and retain the sale of water. Refillable drink bottles were available for sale with only 21 being sold. Some of the feedback received stated these refillable drink bottles were too expensive, and on 26 occasions the customer was observed purchasing a sports drink, emptying the contents and replacing it with water from a fountain.

The table below demonstrates the community were opting to purchase sugary drinks over refillable drink bottles when water was not available for purchase.

Community Requests During Trial					
Asked for Water	Purchased Sports Drink	Purchased soft drink	Asked for cup	Purchased Drink Bottle	Purchased nothing
2076	996	715	49	21	295

A briefing report was provided on 22 August 2022, based on the outcome of the trial the below three options were provided for consideration and discussion:

1. *Retain the sale of single use water bottles at all Latrobe City Council venues and events.*
2. *Further education and infrastructure to support improved recycling (including the roll out of the container deposit scheme (CDS) from 2023 and pursue opportunities to reduce the availability of other single use plastics in accordance with the proposed Victorian Government ban from 1 February 2023.*
3. *Include actions to investigate the phased removal of single use water bottles in the next iteration of the Sustainability and Environment Action Plan.*
4. *Remove single use water bottles for purchase at Council's Corporate Buildings, Libraries and Leisure Facilities and Events and make reusable bottle available for purchase along with the installation of self-serve water stations.*

Based on the findings from the trial, consideration of existing and upcoming legislation and other factors such as the environmental and economic impacts, officers recommended that Council considered the combination of options 1,2 and 3.

A report was presented to Council on 5 September 2022, at which Council resolved, in part, to:

1. *Remove the supply of single use water bottles at all Latrobe City Council venues and events in a staged approach, by the end of 2023.*

Single use plastic water bottles were replaced with water in an aluminium single use bottle within the agreed timeframe.

ANALYSIS

Between 2023 and January 2025 Latrobe Leisure has received ongoing community feedback about the aluminium bottles not being suitable for patrons particularly during sporting events. Further feedback received highlighted that the size (400ml) was not good value when compared to the plastic water bottles (600ml). Since the introduction of the aluminium water bottles, sales of water have decreased by 18% in the past three (3) years.

Council has a current contract with a local supplier for procurement of beverages for Leisure Facilities. The local contractor is only able to supply plastic water bottles therefore procurement of aluminium water bottles is being sourced from a metropolitan supplier. Aluminium bottled water is only available to be purchased by

the pallet and incurs a delivery cost, with delivery being only on days that align with other deliveries within Gippsland. Council’s local supplier has no minimum order and can deliver within 24 hours. The local supplier also provides and maintains beverage displays at all facilities at no additional cost.

The below table outlines the comparison of aluminium bottled water and plastic bottles.

	Cost Per Unit	Size	Resale	Revenue
Aluminium	\$1.85	400ml	\$4.00	\$2.15
Plastic	\$1.03	600ml	\$4.00	\$2.97

If Council were to reintroduce plastic water bottles the consumer would receive 50% more water for the same price and Council would increase its revenue by further \$0.82 per unit.

Latrobe Leisure Drink Sales 1 July 2024 to 31 January 2025

Product	TOTAL	% of units sold	Sales
Water	4,184	26%	\$16,736.00
Sports Drink	7,483	47%	\$41,156.50
Soft Drink	4,170	27%	\$16,680.00
Total	15,837		\$74,572.50

The above table demonstrates that at present the most popular drink product is sports drinks, accounting for 47% of total sales. Based on customer feedback and previous sales data, officers anticipate that the reintroduction of plastic water bottles would result in an increase in water sales and a corresponding reduction in sports and soft drink sales. Such an outcome would represent a positive health impact to the community.

Latrobe Leisure Drink Sales Yearly Comparisons

	2018/19	2019/20	2020/21 (closed July-Nov COVID)	2021/22 (up to 30 April)	2022/23	2023/24	2024/25 (up until 31/01/2025)
Water	43%	48%	*	*	27%	28%	26%
Sports Drink	28%	33%	73%	54%	48%	49%	47%
Soft Drink	29%	19%	27%	46%	25%	23%	27%

*Water in alternative package was unable to be sourced and therefore not sold.

The above table indicates a significant decline in water sales at Latrobe Leisure since the introduction of aluminium bottled water in 2022/23. This suggests that the switch to aluminium bottled water has led to a decrease in the purchase of water, and subsequently resulted in an increase in the purchase of less healthy options such as sports drinks and soft drinks.

Based on data analysis and ongoing community feedback, reintroducing plastic water bottles would provide a convenient and cost-effective hydration option while also increasing venue revenue. Additionally, it would demonstrate responsiveness to community feedback.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
SERVICE DELIVERY Negative response from customers.	Low Unlikely x Insignificant	Strategic communication to explain any change. Feedback received from customers to date indicates that any change would be positively received.
FINANCIAL Current contract for the supply and delivery of Kiosk products at risk of being breached as aluminium water is not being purchased through the contract.	Medium Possible x Minor	Purchase aluminium bottled water from current supplier at an approximately 15% increase.

RISK	RISK RATING	TREATMENT
STRATEGIC Community perception that bringing back plastic would affect the environment.	Minor Possible x Minor	Strategic communication focussed on community education to increase awareness of Container Deposit Scheme and locations within the municipality.

CONSULTATION

Whilst no specific consultation has been undertaken, anecdotal feedback and analysis of sales data indicates that the switch to aluminium water bottles has been unpopular and reverting to the sale of plastic water bottles would present a more desirable option for customers.

COMMUNICATION

Should Council resolve to reintroduce plastic water bottles at all venues, notification to stakeholders, partners and the community would be required to educate community to support understanding and awareness of this change. A significant focus of the communication will be on encouraging recycling.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* is not required because the decision does not disproportionately affect any specific gender group.

Any future change is primarily related to product availability, environmental impact and consumer choice, rather than factors that influence gender equity, safety or access. The shift from aluminium to plastic bottles does not introduce barriers or advantages that would uniquely affect men, women or gender-diverse individuals.

Social

Reintroducing recyclable plastic bottled water at Latrobe Leisure facilities will provide a convenient and accessible hydration option for the community, particularly for children and families who may otherwise opt for less healthy alternatives like soft drinks, juice or sports drinks.

Ensuring a diverse range of beverage choices supports customer satisfaction by allowing individuals to select the option that best meets their needs. This approach aligns with community expectations for choice and convenience.

Cultural

Nil

Health

In terms of beverages that are beneficial to health, sugary drinks are not considered at all due to the excessive calories and virtually no other nutritional benefits. Drinking large amounts of sugar can lead to serious health problems and is strongly associated with weight gain and obesity.

Water is an essential part of a healthy lifestyle because of the body reliance on water to function properly. People who don't drink enough water can face even minor dehydration which can have adverse acute and chronic health effects.

A key objective of the Living Well Latrobe plan is decreasing the consumption of sugar sweetened soft drink within Latrobe City. Currently 13.9% of adults in Latrobe consume these drinks. The Australian Heart Maps online data shows that more than 38 per cent of people living in Gippsland-Latrobe are obese, which is 22 per cent higher than the state average.

People in Latrobe participate in organised sport at higher rates than in Metropolitan Melbourne. When it comes to the community's health, sugary drinks should be avoided. There is a range of healthier beverages that can be consumed in their place, with water being the best option.

Environmental

Encouraging the use of reusable bottles through refill stations, while still providing bottled water as an option, supports a balanced approach that caters to different needs while prioritising environmental responsibility. An education / awareness campaign can also support strong encouragement of responsible recycling of plastic drink bottles.

This balanced approach allows Council to support public health and hydration while still demonstrating commitment to sustainability through recycling initiatives and education on responsible waste management.

Financial

At current sales levels, replacing aluminium water bottles with plastic would result in a financial uplift of approximately \$4,000 per annum, as the product has a higher margin. Should sales also increase as a result of a reintroduction of plastic water bottles, this financial uplift would further increase.

Our current stock of aluminium water is running extremely low. If single-use plastic water is reinstated, the remaining aluminium stock will stay on shelves until sold. To avoid unnecessary waste and financial loss, any unsold stock by May 2, 2025, will be discounted to cost price (\$1.85) to recover Council's costs.

Attachments

Nil

STATUTORY PLANNING

9. STATUTORY PLANNING

Item Number 9.1

24 March 2025

Regional City Planning and Assets

2019/173/B USE AND DEVELOPMENT OF LAND FOR A DWELLING AND ANCILLARY OUTBUILDINGS

PURPOSE

To provide Council with an assessment of planning application 2019/173/B for the use and development of a dwelling and ancillary outbuildings at 144 McGraths Track, Hernes Oak, against the provisions of the Latrobe Planning Scheme.

EXECUTIVE SUMMARY

- Planning permit 2019/173 was issued in November 2019 for the use and development of land for two dwellings (one temporary) and an ancillary outbuilding and the removal of a restrictive covenant at McGraths Track, Hernes Oak.
- The permit was amended in December 2020 (2019/173/A) to allow the use and development of a dwelling and outbuilding and the removal of a restrictive covenant.
- It is proposed to amend the current permit 2019/173/A by amending the design and location of the dwelling and including an additional outbuilding in the proposal.
- An application to amend a permit must only focus on the amendment itself and cannot reopen all the issues associated with the approved use or development as a permit has already been issued addressing those matters.
- This application is separate to the motorcycle track located on the eastern side of the site which is the subject of proceedings at the Victorian Civil and Administrative Tribunal (VCAT) and a current planning permit application with Council.
- The subject site is located in Farming Zone Schedule 2 (FZ2) and is not subject to any overlays.
- The proposed dwelling and outbuildings would be located in the south-western corner of the site in generally the same location as the previous approvals.
- Following advertising of the application, 7 objections were received against the application with the following concerns raised:
 - Concerned with effluent runoff into gully and dam from the dwelling in its amended location contaminating water used for stock and vegetable growing.

- Size of the storage shed is excessive and will impact adjoining properties with noise, visual bulk and loss of views; it will be located 8 metres from the southern boundary.
- No farm management plan for the dwelling has been provided; there is no relationship between the dwelling and agricultural activities (if any) which is inconsistent with the Farming Zone objectives.
- The size of the dwelling and length of access track will further reduce the amount of land available for agriculture.
- The proposal should be treated as a new planning permit application, not an amendment to an existing one, as it has nothing to do with the original application.
- The relocation and expansion of the dwelling, along with the associated infrastructure, may exacerbate land degradation and negatively impact the local water table.
- Proposal may impact biodiversity.
- The quoted amount to construct the dwelling (\$900,000) is insufficient.
- The illegal dwelling on the land has not been addressed by Council.
- Following the receipt of objections, the applicant amended the proposal by relocating the dwelling and outbuildings further from the southern and western boundaries to address objectors' concerns. The application was readvertised and all objections remain in place.
- Having considered the proposal against the relevant provisions of the Latrobe Planning Scheme (the Scheme) and the objections submitted, it is considered that the proposal is generally consistent with the relevant objectives and decision guidelines of the Scheme.
- The proposal is also considered to be consistent with the Municipal Planning Strategy and the Planning Policy Framework and the FZ2 provisions of the Scheme with regard to rural residential development.

OFFICER'S RECOMMENDATION

That Council issues a Notice of Decision to issue the Amended Permit 2019/173/B at 144 McGraths Track, Hernes Oak (Lot 2 PS 506484) subject to the conditions at Attachment 1 to this report, for:

- 1. Clause 35.07-1 Use of the land for a dwelling; and**
- 2. Clause 35.07-4 A building or works associated with a use in Section 2 of Clause 35.07-1.**

BACKGROUND

Subject Site

The subject site is located on the eastern side of McGraths Track in Hernes Oak and is an irregularly shaped lot of 20.23 hectares as shown in Figure 1 below. The site is undulating and contains waterways in the east and west and limited scattered native vegetation.



Figure 1: Subject site (Source: NearMap dated 26 December 2024)

The site is located to the south of the Princes Freeway in an established rural area. It abuts small to medium farming allotments which have largely been developed with dwellings and are used for a variety of agricultural purposes. Further to the west are smaller allotments located in the Rural Living Zone.

The eastern side of the site has recently been developed with a motorcycle track which is the subject of a separate proceedings at VCAT and a separate planning permit application with Council. A shed is located near the south-western corner of the site.

Vehicle access to the site is via an access point from McGraths Track and a driveway has been constructed to the existing shed.

An aerial image of the subject site and surrounding properties can be seen below in Figure 2.

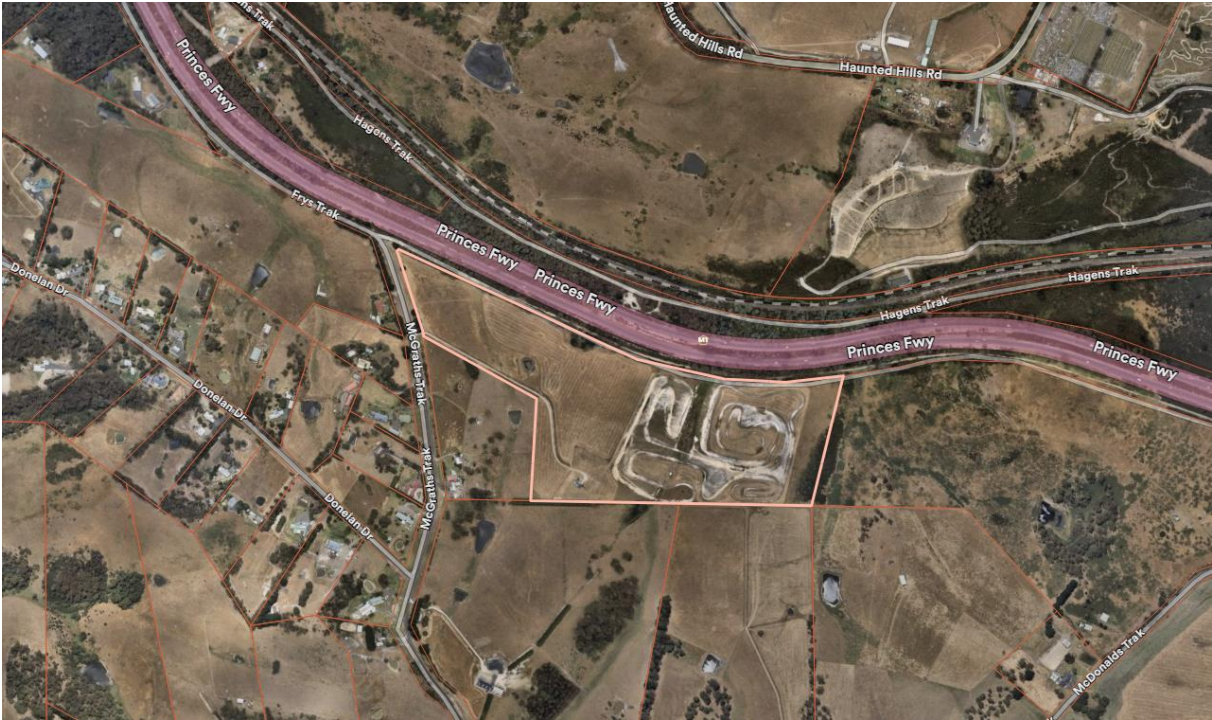


Figure 2: Subject site and surrounds (Source: NearMap dated 26 December 2024)

Site History

Planning permit 2019/173 was issued for the use and development of land for two dwellings (one temporary) and an ancillary outbuilding and removal of a restrictive covenant on 13 November 2019.

The owners of the site at that time intended to farm the lot by developing an industrial hemp crop for fibre production however it is noted that the dwelling was not approved on that basis. The dwelling was approved as it was consistent with proposed amendments to the Scheme under planning scheme amendment C105 which later rezoned the land from Farming Zone Schedule 1 to FZ2 (C105 was gazetted on 21 November 2019). Proposed planning policy stated that dwellings were permitted if there was no detriment to adjoining agricultural activities and it would result in improved land management, among other things, which the application satisfied.

A restrictive covenant on the title prohibiting the development of a dwelling on the land was required to be removed to facilitate the proposal.

Plans endorsed to the permit show the dwelling located in the south-west corner of the site, set back 100 metres from the southern boundary and 80 metres from the western boundary. The approved dwelling was two storey with a roof space and a total floor area of 356 square metres.

The permit was amended in December 2020 when planning permit 2019/173/A was issued for the use and development of land for a dwelling and an ancillary outbuilding and removal of a restrictive covenant. Plans endorsed to the permit show the outbuilding set back 45 metres from the southern boundary and 92.5 metres from the western boundary, with the dwelling located 10 metres to the north of the outbuilding.

The approved dwelling was two storey with a total floor area of approximately 343 square metres.

Endorsed plans for both applications can be found at **Attachment 2** and **Attachment 3**.

It is noted that the restrictive covenant was removed from the title before 2019/173/A was lodged with Council in October 2020.

Proposal

It is proposed to amend the permit by substituting amended plans with an amended design and location of the dwelling and outbuilding and the addition of an outbuilding to the proposal.

Plans submitted with the application show a double storey dwelling located in the south-western corner of the site with an outbuilding located to the south of the dwelling, and a further outbuilding (pool cabana) located to the north of the dwelling.

The dwelling would be comprised of 4 bedrooms, 2 bathrooms, open plan living area and kitchen, theatre room, laundry and 2-3 car garage on the ground floor, and a further bedroom and bathroom, living area and office on the first floor.

The dwelling would be modern in design and constructed from horizontal timber cladding in dark natural wood tones, vertical cladding in dark grey, dark grey rendered brickwork, and light grey stone cladding with a dark grey metal skillion roof.

The dwelling would have a ground floor footprint of 372 square metres including the garage, and an overall floor area of 520 square metres. It would have an overall height of 6.6 metres.

The outbuilding proposed to be located to the south of the dwelling would be 12 metres wide by 30 metres long with an overall floor area of 360 square metres and an overall height of 5.55 metres. It would be fully enclosed with four roller doors and a pedestrian door on the north-east elevation. It would be constructed from dark grey colorbond.

The outbuilding proposed to the north of the dwelling would be used in conjunction with a proposed swimming pool and would contain a powder room and pool pump as well as providing an open sided shelter. It would be 4.5 metres wide by 5.2 metres with an overall area of 23.4 metres and an overall height of 3.0 metres. It would be constructed from similar materials to the dwelling.

The dwelling was originally proposed to be setback 36 metres from the southern boundary and 88 metres from the western boundary. The large outbuilding was proposed to be set back 8 metres from the southern boundary and 79 metres from the western boundary.

Following notification of the application and the receipt of objections, the applicant amended their application in response to issues raised. Amended plans lodged relocated the dwelling and outbuildings further to the north-east on the site.

The dwelling is therefore now proposed to be located 45 metres from the southern boundary and 91.4 metres from the western boundary, and the larger outbuilding would be 18 metres from the southern boundary and 82.4 metres from the western boundary.

A copy of the original plans of the proposal can be found at **Attachment 4** and the amended proposal at **Attachment 5**.

CONSULTATION

The application was advertised pursuant to Section 52(1)(a) and (d) of the Planning and Environment Act 1987 (the Act). Notices were sent to all adjoining and adjacent landowners and occupiers and a site notice was displayed on the site frontage for 14 days.

Following advertising of the application, 7 submissions in the form of written objections were received. A copy of the objections can be viewed at **Attachment 6** to this report and a map showing the location of objectors can be viewed at **Attachment 7**.

The main issues raised in the objections can be summarised as:

- Concerned with effluent runoff into gully and dam from the dwelling in its amended location contaminating water used for stock and vegetable growing.
- Size of the storage shed is excessive and will impact adjoining properties with noise, visual bulk and loss of views; it will be located 8 metres from the southern boundary.
- No farm management plan for the dwelling has been provided; there is no relationship between the dwelling and agricultural activities (if any) which is inconsistent with the Farming Zone objectives.
- Size of dwelling and length of access track will further reduce the amount of land available for agriculture.
- The proposal should be treated as a new planning permit application not an amendment to an existing one as it has nothing to do with the original application.
- The relocation and expansion of the dwelling, along with the associated infrastructure, may exacerbate land degradation and negatively impact the local water table.
- Proposal may impact biodiversity.
- The quoted amount to construct the dwelling (\$900,000) is insufficient.
- Illegal dwelling on the land has not been addressed by Council.

It is noted that the objections also raised issues with regard to the motorcycle track on the site. The track is the subject of a separate planning application and therefore the grounds of objection relating to it are not relevant to this application and are not addressed in this report.

The concerns raised by the objectors are discussed in **Attachment 8** to this report.

The application was re-advertised after it was amended by the applicant. Notices were sent to all adjoining and adjacent landowners and occupiers and all objectors and a site notice was displayed on the site frontage for 14 days.

In response, no objections were withdrawn and no additional objections were lodged.

ANALYSIS

The subject site is located in FZ2. Clause 14.01-1L supports the use and development of a dwelling in FZ2 if no detriment to adjoining agricultural activities is likely, it will result in improved land management, and all wastewater can be retained on site.

The proposal is for an amended dwelling design and location for a previously approved dwelling on the site. The proposal is able to address the above policy requirements as well as the purpose and decision guidelines of FZ2 which have not changed since the previous amendment to the permit was issued.

The concerns raised by objectors have been considered and the applicant has amended their proposal to address some of the matters raised.

A full assessment of the application against the provisions of the Scheme, is at **Attachment 9** to this report. The assessment concludes there is strategic justification and policy support for this application. It is recommended the application be approved, subject to the conditions at **Attachment 1** to this report.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
<p>STRATEGIC Refusing an application which is consistent with the Latrobe Planning Scheme risking reputational damage on Council’s decision making and loss of decision making powers.</p>	<p>Medium <i>Possible x Minor</i></p>	<p>The proposal has been considered against the Latrobe Planning Scheme and it is considered to be consistent with the relevant provisions and should therefore be approved.</p>

<p>FINANCIAL</p> <p>Approving the application and the objectors seeking review of the decision at VCAT</p>	<p>High</p> <p><i>Likely x Moderate</i></p>	<p>To manage and limit the potential risk, the recommendation has been considered against the requirements of the FZ2, Planning Policy Framework and Municipal Planning Strategy, and relevant Particular Provisions. The recommendation to approve is considered to be consistent with the Latrobe Planning Scheme.</p>
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DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Attachments

1. Attachment 1 Draft permit conditions
2. Attachment 2 Endorsed plans for planning permit 2019/173
3. Attachment 3 Endorsed plans for planning permit 2019/173/A
4. Attachment 4 Original plans lodged with amended application 2019/173/B
5. Attachment 5 Amended plans lodged in response to objections for amended application 2019/173/B
6. Attachment 6 Copy of objections (Published Separately)

This attachment is designated as confidential under subsection (f) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs. Contains personal information of objectors.

7. Attachment 7 Map of objectors (Published Separately)

This attachment is designated as confidential under subsection (f) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs. Contains addresses of objectors.

8. Attachment 8 Response to grounds of objection
9. Attachment 9 Planning Scheme Assessment

9.1

2019/173/B Use and development of land for a dwelling and ancillary outbuildings

1	Attachment 1 Draft permit conditions.....	34
2	Attachment 2 Endorsed plans for planning permit 2019/173.....	39
3	Attachment 3 Endorsed plans for planning permit 2019/173/A	43
4	Attachment 4 Original plans lodged with amended application 2019/173/B	50
5	Attachment 5 Amended plans lodged in response to objections for amended application 2019/173/B	55
8	Attachment 8 Response to grounds of objection	60
9	Attachment 9 Planning Scheme Assessment	63

2019/173/B
144 McGraths Track, Hernes Oak
Draft Permit Conditions

Proposal:

- **Clause 35.07-1 Use of the land for a dwelling**
- **Clause 35.07-4 A building or works associated with a use in Section 2 of Clause 35.07-1**

DATE OF AMENDMENT	BRIEF DESCRIPTION OF AMENDMENT
17 December 2020	<p>This permit has been amended pursuant to Section 74 of the Planning and Environment Act 1987, having regard to the following:</p> <p>(a) The 'what the permit allows' statement amended to state 'use and development of a dwelling, ancillary outbuilding and removal of a restrictive covenant, in accordance with the endorsed plan(s);</p> <p>(b) Condition 1 is amended to require changes to amended plans;</p> <p>(c) Condition 14 is amended to reflect deletion of temporary dwelling within the outbuilding;</p> <p>(d) Condition 3 is deleted as it is now superfluous to the permit;</p> <p>(e) Condition 4 is deleted to reflect deletion of temporary dwelling within the outbuilding;</p> <p>(f) Condition 7(c)(v) is amended to clarify passing bay requirements; and</p> <p>(g) Previous plans superseded.</p>
24 March 2025	<p>This permit has been amended pursuant to Section 74 of the Planning and Environment Act 1987, having regard to the following:</p> <p>(a) The address of land updated.</p> <p>(b) The permit preamble amended by deleting 'removal of restrictive covenant' and amending the permit triggers to a new format.</p> <p>(c) Conditions 1, 8, 9, 11 and 14 amended.</p>

	(d) Condition 11A added
--	-------------------------

Amended Plans Required Condition:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must generally be in accordance with the plans submitted on 26 February 2025 but modified to show:
 - a) the vehicle accessway at least 3.5 metres wide with 0.5 metre clearance on each side and 6.0 metre wide passing bays (plus clearances) provided every 200 metres. As the accessway is more than 100 metres in length, an appropriate turning area must be provided.

Use and development in accordance with endorsed plans:

2. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Covenant removal required prior to commencement of buildings and works condition:

3. ****DELETED****

Decommissioning of first dwelling condition:

4. ****DELETED****

Materials and colours condition:

5. The exterior colour and cladding of the building(s) must be of a non-reflective nature, in muted tones appropriate in the rural landscape, to the satisfaction of the Responsible Authority.

Engineering Conditions:

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. Before an Occupancy Permit is issued for the dwelling hereby permitted, or by such later date as is approved by the Responsible Authority in writing, the following works must be completed in accordance with the endorsed plans and to the satisfaction of the Responsible Authority:

- a) 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.
- b) The existing vehicle crossing providing access from McGraths Track must be upgraded between the edge of the existing road pavement and the property boundary to comply with the vehicle crossing standards as set out in Latrobe City Council's Standard Drawings LCC 306 and LCC 212 including provision of an all-weather sealed surface from the edge of the existing road pavement for a distance of six (6) metres toward the property boundary.
- c) 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 and to meet the access standards of the Country Fire Authority which require:
 - i) 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,
 - ii) Constructed to a standard that is accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes,
 - iii) Minimum curve radius of 10 metres and grades of no more than 1 in 7, and
 - iv) Where more than 100 metres in length, must include an appropriate turning area.
 - v) Six (6) metre wide and twenty (20) metre long passing bays must be provided along the accessway with no greater than 200 metres between each passing bay as measured along the access.

Environmental Health Conditions:

8. 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 2017, the *EPA Guideline for onsite wastewater management May 2024*, *EPA Guideline for onsite wastewater effluent dispersal and recycling systems May 2024* and the Responsible Authority.
9. All waste water and liquid is to be contained and treated on site by a septic tank system or equivalent. The system must be at least 60 metres (Primary Treatment) or 30 metres (Secondary Treatment) from

any watercourse and/or dam on the subject or neighbouring properties, and must meet the *EPA Guideline for onsite wastewater management May 2024*, EPA Guideline for onsite wastewater effluent dispersal and recycling systems May 2024.

10. Prior to the commencement of construction of the dwelling or shed, an Application for a Permit to Install a septic tank system must be submitted and approved by Council prior to any installation.
11. Backwash from the swimming pool is to be diverted away from the onsite wastewater treatment and disposal system.
- 11A. The inground swimming pool must be at least 6 metres away from the onsite wastewater system for primary treated wastewater.

Site maintenance and use conditions:

12. Once building works have commenced they must be completed to the satisfaction of the Responsible Authority.
13. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
14. The outbuildings must not be used for human habitation at any time.

Expiry of Permit condition:

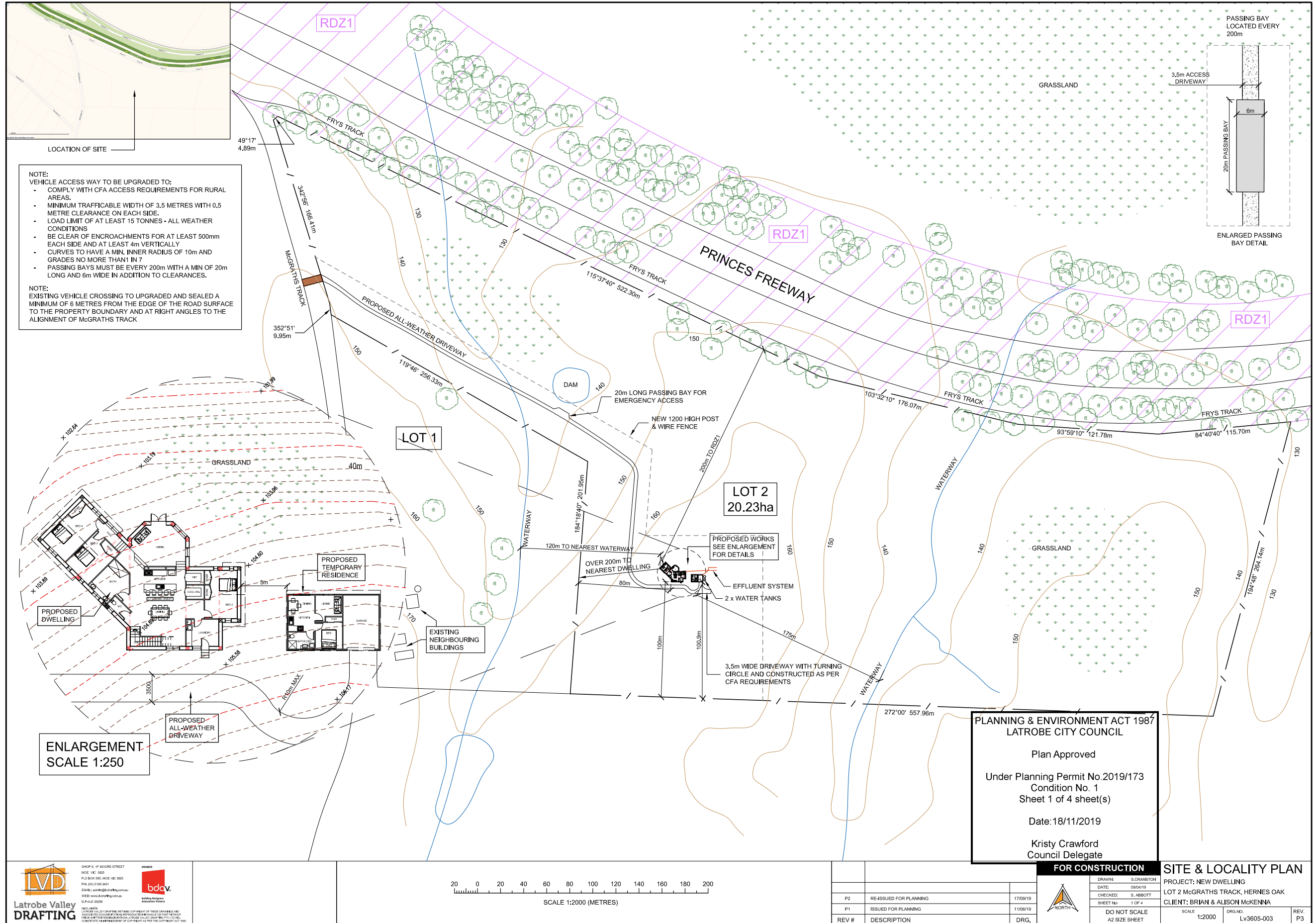
15. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within two years of the date of this permit;
 - b) The development is not completed and the use has not commenced within four years of the date of this permit;

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.** A Latrobe City Vehicle Crossing Permit must be obtained prior to the commencement of the construction of all new vehicle crossings and for the upgrading, alteration or removal of existing vehicle crossings. The relevant fees, charges and conditions of the Vehicle Crossing Permit will apply to all vehicle crossing. It is a requirement that all vehicle crossing works be inspected by Latrobe City Council's Asset Protection Officer. Latrobe City Council's Local Law Number 2 provides that a penalty of up to 10 penalty units may be applied where vehicle crossing works have been undertaken without a Vehicle Crossing Permit.
- Note 3.** In accordance with the requirements of the Road Management Act, maintenance of vehicle crossings and vehicle accessways serving private property is the responsibility of the owner of the land that the vehicle crossing/accessway services.
- Note 4.** All works within 30 metres of a designated waterway require a Works on Waterways permit from the West Gippsland Catchment Management Authority, issued under the *Water Act* 1989. This includes (but is not limited to) construction of any vehicle access over a designated waterway. An application form is available on the following website:
<http://www.wgcma.vic.gov.au/for-landholders/works-on-waterways>
- Note 5.** This permit does not authorise the commencement of any building construction or demolition works. Before any such development may commence, the applicant must apply for and obtain the appropriate building permits.
- Note 6.** The operator of this permit must ensure that all relevant Permits have been obtained prior to the commencement of the use.
- Note 7.** Before any earthworks are undertaken, it is recommended that you contact Dial Before You Dig on 1100.
- Note 8.** Use and Development Extension of Time Note
This permit was extended on 26 June 2023. This permit will expire if:
a) The development is not completed and the use has not commenced by 13 November 2025.

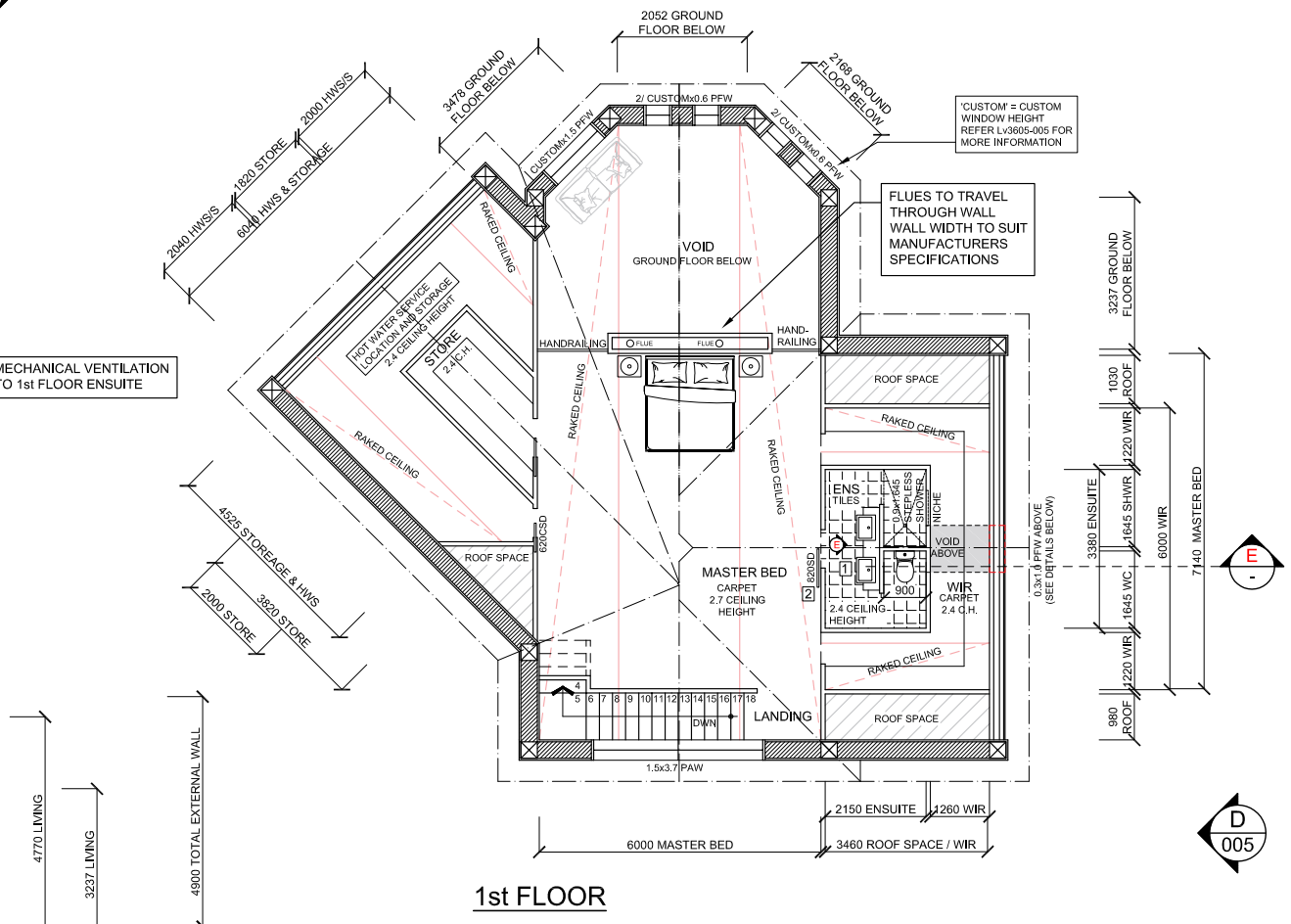
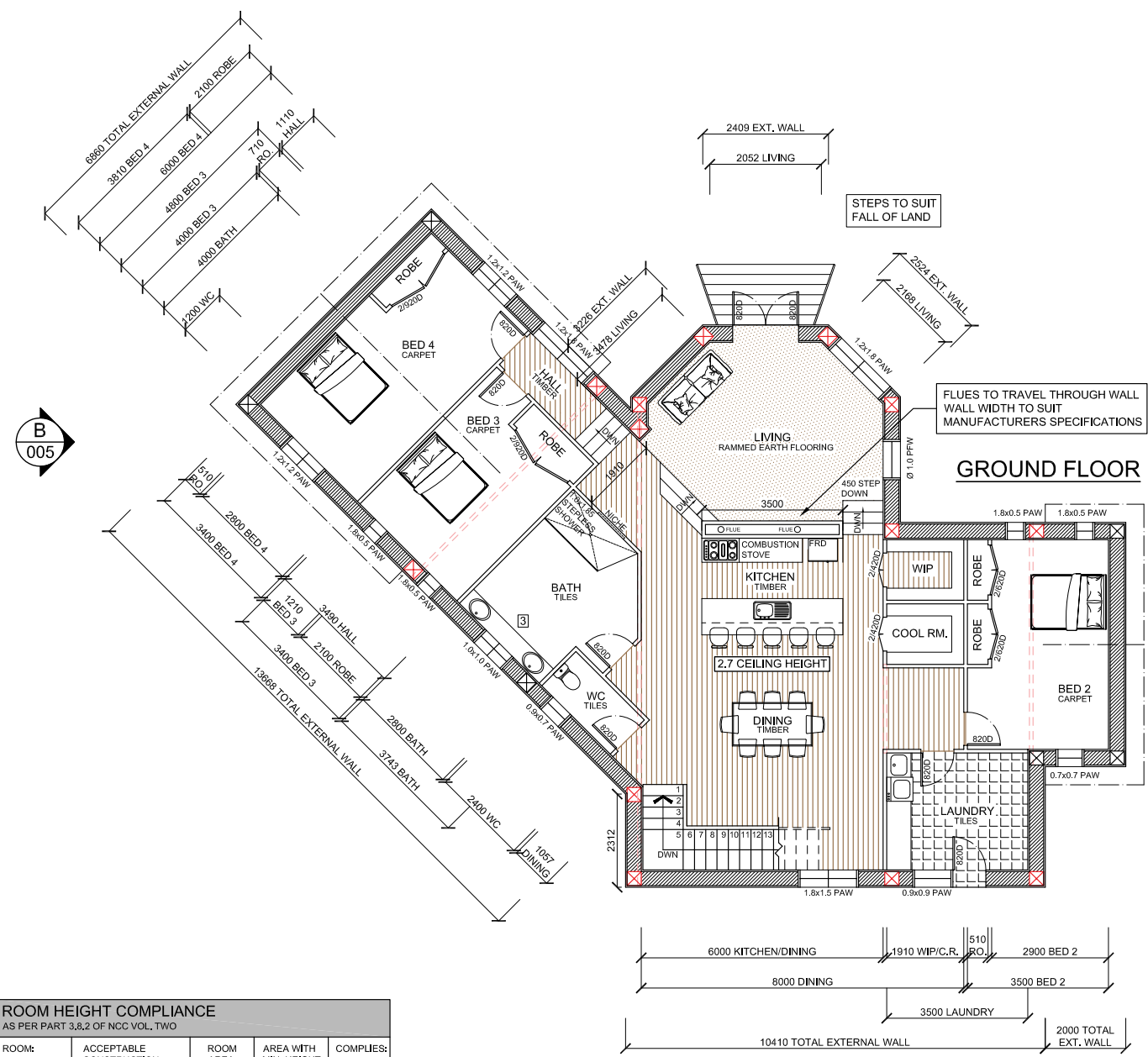


AREA ANALYSIS	
GROUND FLOOR LIVING AREA	203.81m ²
1st FLOOR LIVING AREA	138.21m ²
1st FLOOR ROOF SPACE	13.79m ²
TOTAL BUILDING AREA	355.81m ²
TOTAL BUILDING AREA SQ	38.30sq

PROPOSED CONSTRUCTION	
90mm TIMBER FRAME THICKNESS U.N.O.	
STRAWBALE CONSTRUCTION 350x450x900	
DOUBLE STUD WALLS WITH VERTICAL COLORBOND CLADDING	
INTERNAL DOORS 2040x820 U.N.O.	



-FLOOR COVERING MATERIALS TO BE CONFIRMED BY CLIENT
-ALL WINDOWS TO BE PVC
-TOP-HUNG AWNING AND FIXED



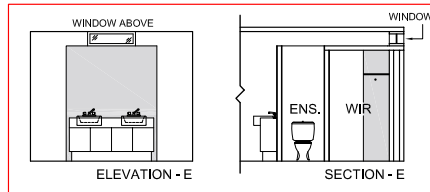
B 005

A 005

E 005

D 005

ROOM HEIGHT COMPLIANCE				
AS PER PART 3.8.2 OF NCC VOL. TWO				
ROOM:	ACCEPTABLE CONSTRUCTION:	ROOM AREA:	AREA WITH MIN. HEIGHT:	COMPLIES:
MASTER BED	TWO-THIRDS OF THE FLOOR AREA MUST BE MINIMUM 2.4m	43.35m ²	36.37m ²	YES
WIR	TWO-THIRDS OF THE FLOOR AREA MUST BE MINIMUM 2.1m	13.03m ²	11.35m ²	YES
STORAGE & HWS	TWO-THIRDS OF THE FLOOR AREA MUST BE MINIMUM 2.1m	18.80m ²	17.14m ²	YES



PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL

Plan Approved

Under Planning Permit No.2019/173
Condition No. 1
Sheet 2 of 4 sheet(s)

Date:18/11/2019

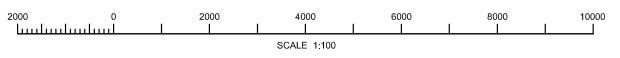
Kristy Crawford
Council Delegate

SECTION E

LVD Latrobe Valley Drafting

SHOP 6, 14 MOORE STREET
MOE VIC 3825
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PH: 051 5128 2431
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WEB: www.latrobedrafting.com.au
03-44-030288

bdcv Building Design Consultancy Victoria



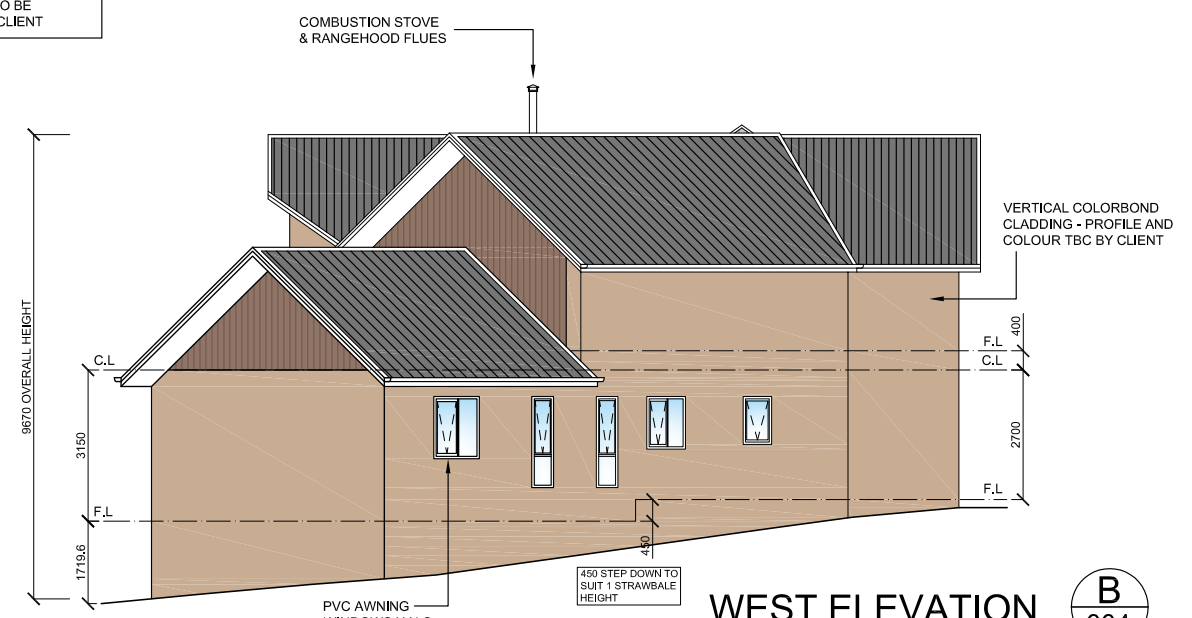
CONCEPT ONLY		PROPOSED FLOOR PLAN	
DATE:	6/9/2019	PROJECT:	NEW DWELLING
CHECKED:	S. ABBOTT	LOT:	2 McGRATHS TRACK, HERNES OAK
SHEET No:	2 OF 4	CLIENT:	BRIAN & ALISON MCKENNA
SCALE:	DO NOT SCALE	SCALE:	1:100
REV #	DESCRIPTION	DRG.	11/06/19
P1	ISSUED FOR PLANNING		
REV #	DESCRIPTION	DRG.	11/06/19



NORTH ELEVATION

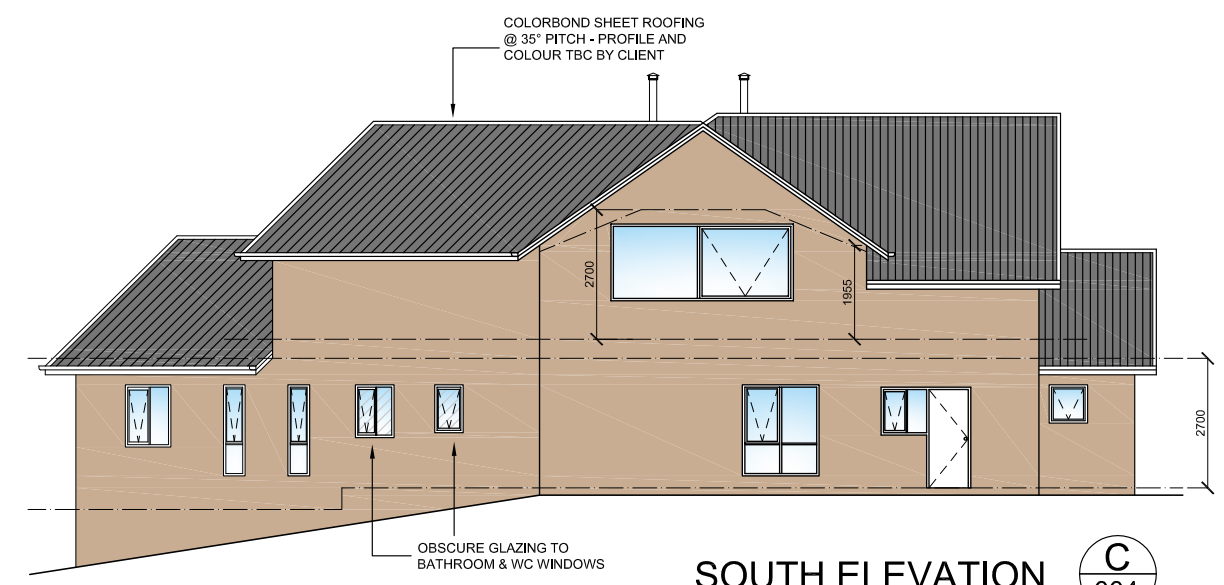
A
004

-ALL WINDOWS TO BE PVC TOP-HUNG AWNING AND FIXED
-ALL COLOURS TO BE CONFIRMED BY CLIENT



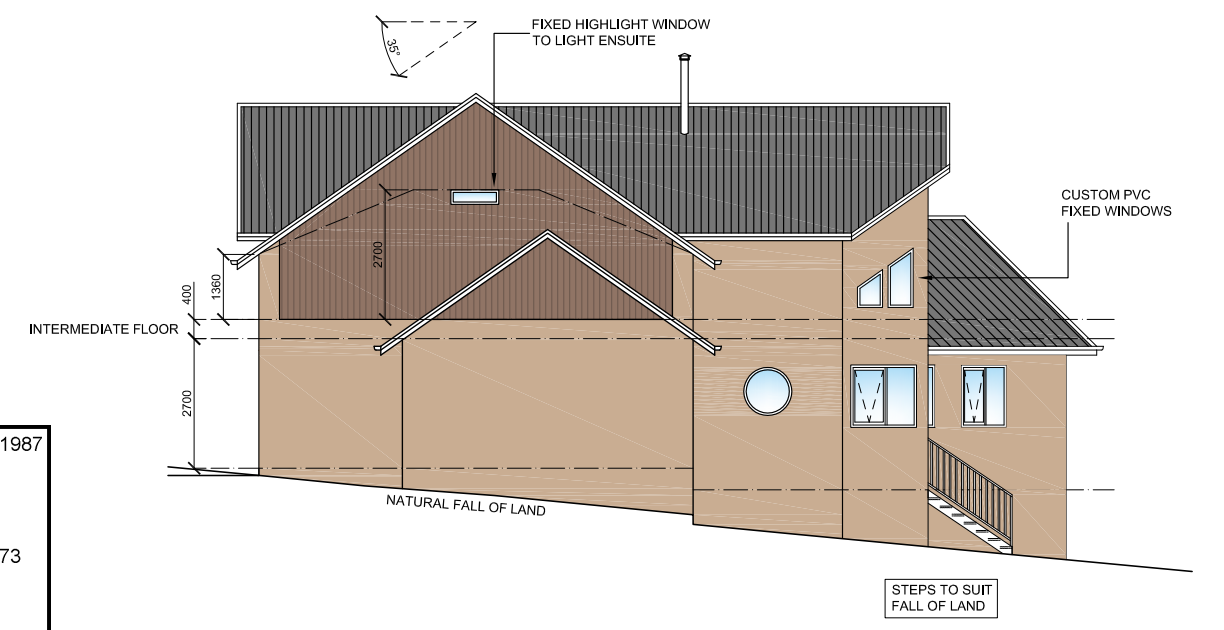
WEST ELEVATION

B
004



SOUTH ELEVATION

C
004



EAST ELEVATION

D
004

MATERIALS SCHEDULE

	ROOFING IN COLORBOND COLOUR: 'NIGHT SKY'
	EXTERNAL WALLS (HAYBALES AND FIBROCLAD SHEETS) PAINTED IN NATURAL EARTHY SHADES
	COLOUR: 'ROCKCOTE COLOUR RANGE' COLOUR WILL BE EITHER: 'COOLBURRAGUNDY' 'DIAMANTINA' OR 'BARCOO'

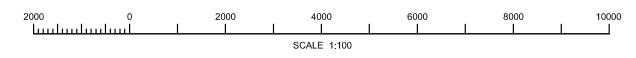
PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL

Plan Approved

Under Planning Permit No.2019/173
Condition No. 1
Sheet 3 of 4 sheet(s)

Date:18/11/2019

Kristy Crawford
Council Delegate



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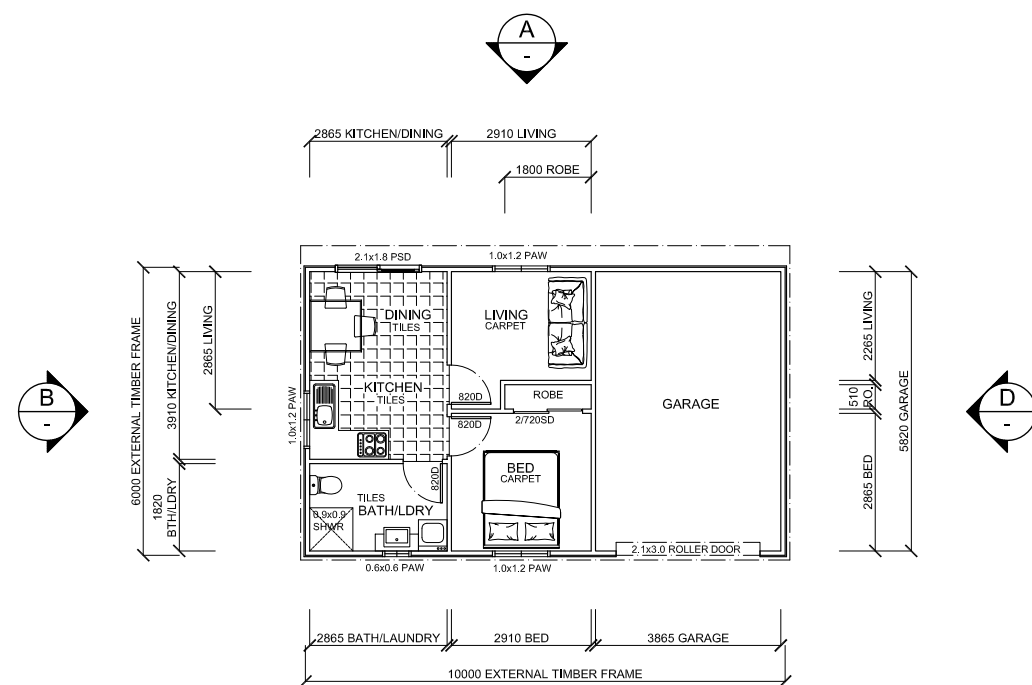
bdv
Building Design
VicRoads Website

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CONCEPT ONLY			PROPOSED ELEVATIONS		
DRAWN:	S. CRANSTON	DATE:	9/04/19	PROJECT: NEW DWELLING	
CHECKED:	S. ABBOTT	SHEET No: 3 OF 4		LOT 2 McGRATHS TRACK, HERNES OAK	
REV #	DESCRIPTION	DRG.	SCALE	1:100	DRG. NO. LV3605-105
P1	ISSUED FOR PLANNING		DO NOT SCALE		REV. P1
			A2 SIZE SHEET		

AREA ANALYSIS	
LIVING AREA	36.27m ²
GARAGE	23.73m ²
TOTAL BUILDING AREA	60.00m ²
TOTAL BUILDING AREA SQ	6.46sq

-FLOOR COVERING MATERIALS TO BE CONFIRMED BY CLIENT
-ALL WINDOWS TO BE PVC
-TOP-HUNG AWNING AND FIXED



PROPOSED OUTBUILDING TO BE TEMPORARILY FITTED OUT WITH LIVING AREA WHILE HOUSE IS BEING CONSTRUCTED. ONCE THE DWELLING IS COMPLETE, THE OUTBUILDING SHALL BE DE-COMMISSIONED AND USED AS STORAGE ONLY

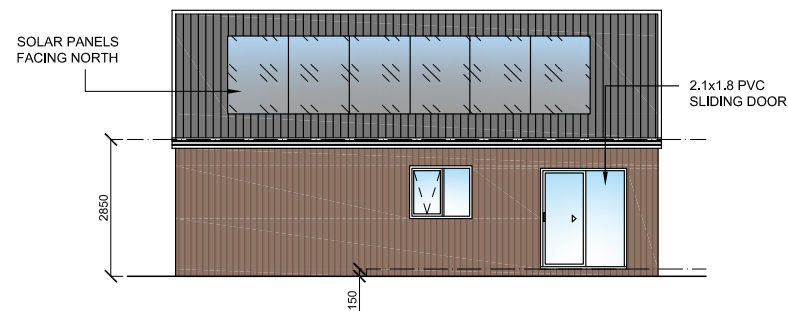
PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL

Plan Approved

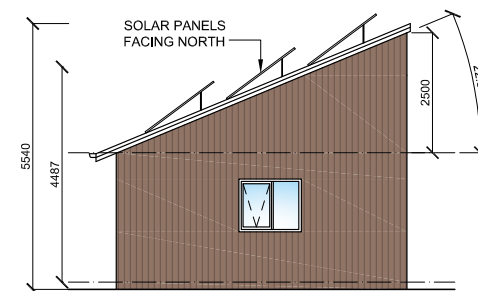
Under Planning Permit No.2019/173
Condition No. 1
Sheet 4 of 4 sheet(s)

Date:18/11/2019

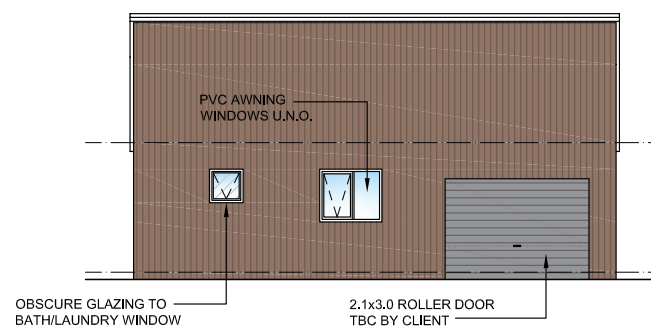
Kristy Crawford
Council Delegate



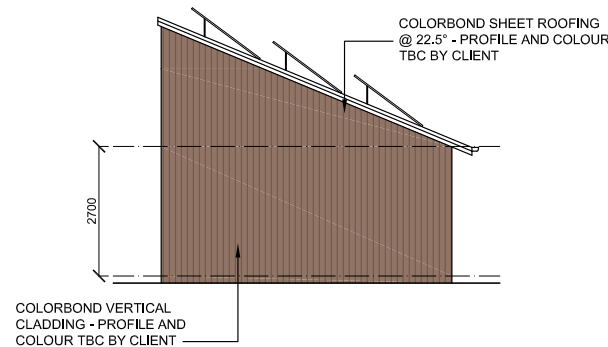
NORTH ELEVATION (A)



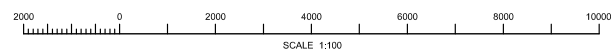
WEST ELEVATION (B)



SOUTH ELEVATION (C)



EAST ELEVATION (D)



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03-44-03058

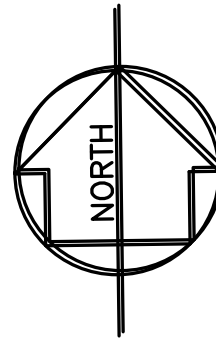
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REV #	DESCRIPTION	DRG.
P1	ISSUED FOR PLANNING	11/08/19

CONCEPT ONLY	
DRAWN:	S. CRANSTON
DATE:	09/04/19
CHECKED:	S. ABBOTT
SHEET No:	4 OF 4
DO NOT SCALE A2 SIZE SHEET	

OUTBUILDING DETAILS	
PROJECT: NEW DWELLING LOT 2 McGRATHS TRACK, HERNES OAK CLIENT: BRIAN & ALISON MCKENNA	
SCALE	1:100
DRG. NO.	LV3605-101
REV.	P1

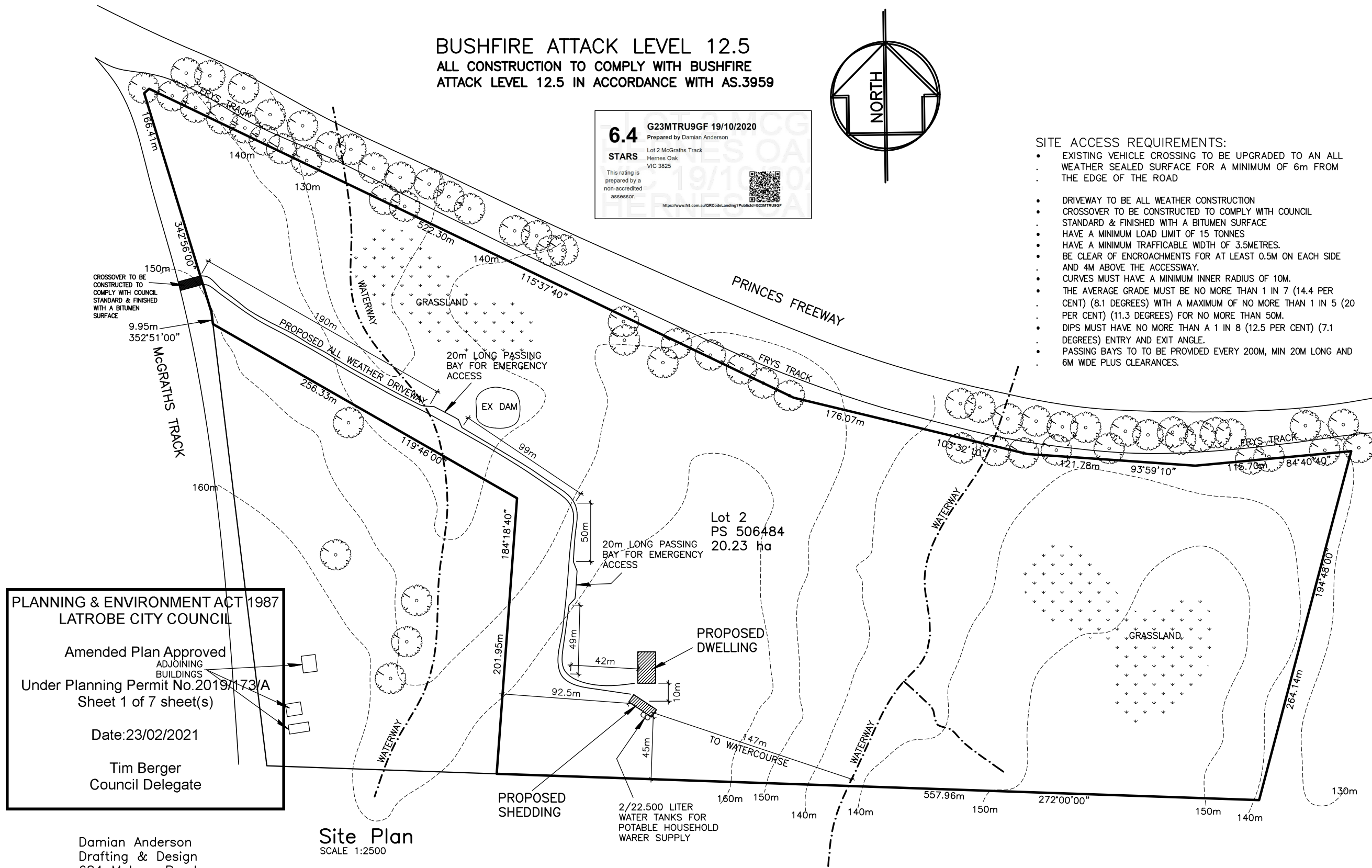
BUSHFIRE ATTACK LEVEL 12.5
ALL CONSTRUCTION TO COMPLY WITH BUSHFIRE
ATTACK LEVEL 12.5 IN ACCORDANCE WITH AS.3959



6.4 G23MTRU9GF 19/10/2020
 Prepared by Damian Anderson
STARS Lot 2 McGraths Track
 Hernes Oak
 VIC 3825
 This rating is prepared by a non-accredited assessor.


SITE ACCESS REQUIREMENTS:

- EXISTING VEHICLE CROSSING TO BE UPGRADED TO AN ALL WEATHER SEALED SURFACE FOR A MINIMUM OF 6m FROM THE EDGE OF THE ROAD
- DRIVEWAY TO BE ALL WEATHER CONSTRUCTION
- CROSSOVER TO BE CONSTRUCTED TO COMPLY WITH COUNCIL STANDARD & FINISHED WITH A BITUMEN SURFACE
- HAVE A MINIMUM LOAD LIMIT OF 15 TONNES
- HAVE A MINIMUM TRAFFICABLE WIDTH OF 3.5METRES.
- BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5M ON EACH SIDE AND 4M ABOVE THE ACCESSWAY.
- CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10M.
- THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4 PER CENT) (8.1 DEGREES) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20 PER CENT) (11.3 DEGREES) FOR NO MORE THAN 50M.
- DIPS MUST HAVE NO MORE THAN A 1 IN 8 (12.5 PER CENT) (7.1 DEGREES) ENTRY AND EXIT ANGLE.
- PASSING BAYS TO BE PROVIDED EVERY 200M, MIN 20M LONG AND 6M WIDE PLUS CLEARANCES.



PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL
 Amended Plan Approved
 ADJOINING BUILDINGS
 Under Planning Permit No.2019/173/A
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 Date:23/02/2021
 Tim Berger
 Council Delegate

Site Plan
 SCALE 1:2500

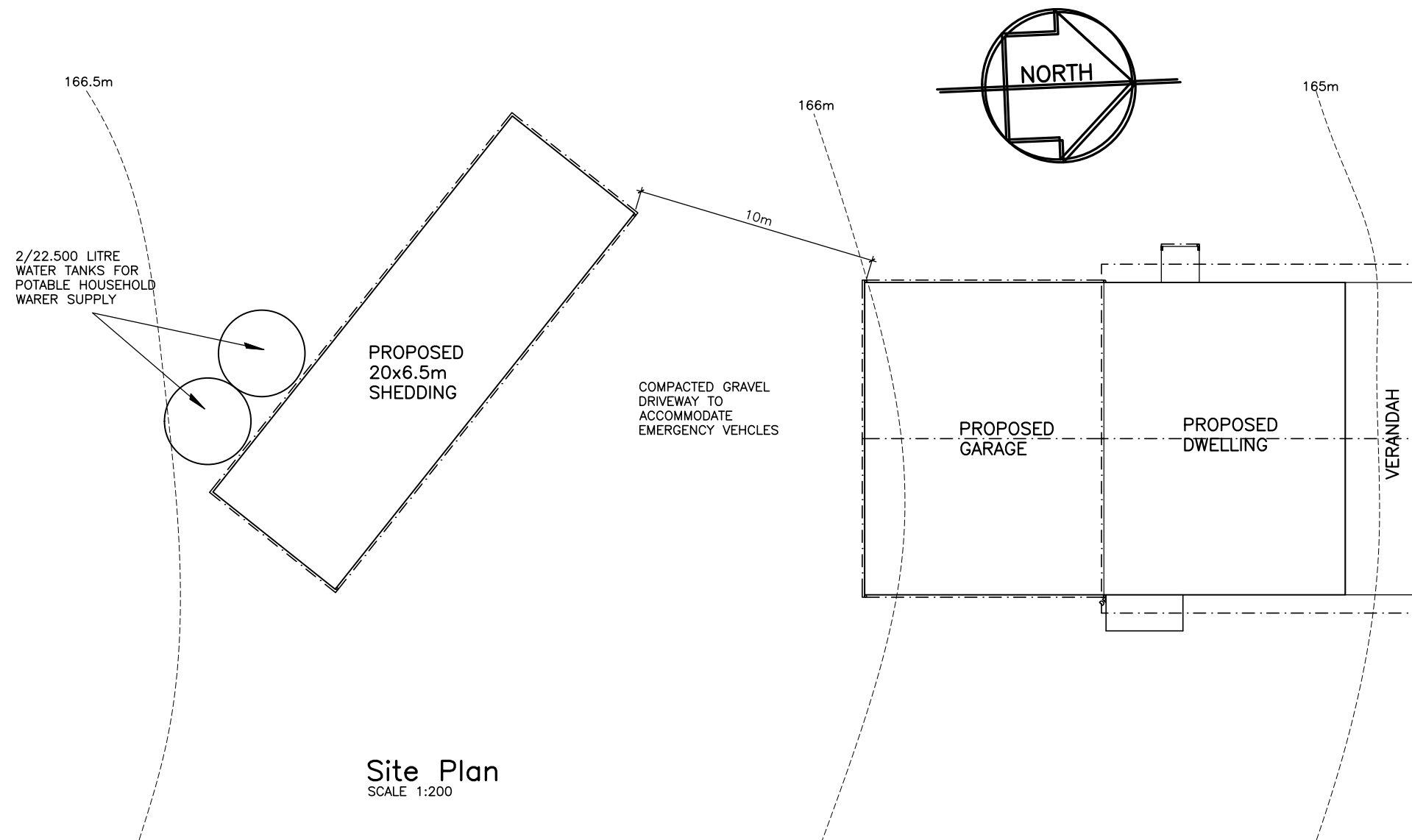
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SITE PLAN

PROPOSED DWELLING & ASSOCIATED SHEDDING
 FOR: R & L Borg
 AT: Lot 2 McGraths Track, Hernes Oak 3825

JOB NO: 672020
 DATE: 23/02/2021

A3
 SHEET
 01



Site Plan
SCALE 1:200

- NOTE:**
- CONNECT DOWNPIPES TO RAIN WATER TANK VIA 90mm PVC PIPE, MIN 1 IN 100 FALL & 250mm COVER TO NON VEHICULAR TRAFFIC AREAS.
 - RAINWATER TANK OVERFLOW TO CONNECT TO SOAK PIT VIA 90mm UPVC PIPE.
 - DRAINAGE PIT TO BE LOCATED MIN 6m FROM ANY STRUCTURE.
 - ROOF DRAINAGE (SOAK) PIT CONNECTED TO RAIN WATER TANK OVERFLOW TO COMPLY WITH A.S.3500.3.

- GENERAL NOTES:**
- CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS OR THE PREPARATION OF ANY SHOP DRAWINGS
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, ALL RELEVANT AUSTRALIAN STANDARD CODES & ALL LOCAL COUNCIL BY-LAWS.
 - TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE (AS 1684).
 - ALL ROOF & WALL BRACING TO BE PROVIDED IN ACCORDANCE WITH AS 1684.
 - ALL GLASS & GLAZING TO BE SELECTED, SUPPLIED & FITTED IN ACCORDANCE WITH AS 1288.
 - SMOKE DETECTORS TO BE PROVIDED IN ACCORDANCE WITH AS 3786. ALL NEW DETECTORS TO BE MAINS POWER SUPPLIED WITH BATTERY BACK UP. LOCATIONS AS DESIGNATED ON FLOOR PLANS.
 - ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS, CONSULTANTS COMPUTATIONS & DRAWINGS & ALL OTHER RELEVANT DOCUMENTATION AS APPLICABLE.
 - WINDOW SIZES SHOWN ARE NOMINAL & SHALL BE CONFIRMED PRIOR TO THE CONSTRUCTION OF OPENINGS. SIZES MAY VARY marginally DEPENDENT ON MANUFACTURER.
 - STAIRS/STEPS – RISER 190MM MAX. TREADS 240MM MIN.
 - LANDINGS SHALL BE PROVIDED TO DOORS WHERE STEP EXCEEDS 190MM OVER N.G.L. IF DOOR SWINGS OVER THE SAID STEP.
 - HANDRAILS & BALUSTRADING TO BE AT 1000MM MIN. ABOVE LANDINGS & FLOOR LEVELS, 865MM MIN. ABOVE NOSING LINE OF STAIRS. CLEAR SPACE SHALL NOT EXCEED 125MM BETWEEN ANY MEMBERS FORMING PART OF THE STAIRS, STEPS OR BALUSTRADING. BALUSTRADING SHALL BE PROVIDED WHERE STEPS, LANDINGS OR DECKS EXCEED 1000MM ABOVE NATURAL GROUND SURFACE.
 - ALL WET AREAS ARE TO BE CONSTRUCTED AS REQUIRED AND WATERPROOFING PROVIDED AS SETOUT IN AUST. STANDARD AS 3740-2004.
 - ALL SITE EXCAVATIONS TO BE IN ACCORDANCE WITH THE BCA 3.1.1.1

- IMPORTANT NOTES:**
- REMOVEABLE HINGES TO BE PROVIDED TO ALL SANITARY COMPARTMENTS WHERE CLEARANCE FROM EDGE OF PAN TO DOOR OPENING IS LESS THAN 1200MM.
 - FOOTINGS – PRIOR TO LOCATION OF FOOTINGS, THE BUILDER SHALL CONFIRM LOCATIONS OF ALL UNDER GROUND SERVICES.
 - SEWER CONNECTION – ALLOW TO CONNECT ALL PLUMBING FIXTURES TO APPROVED DISCHARGE POINT IN ACCORDANCE WITH LOCAL AUTHORITIES.
 - STORM WATER CONNECTION – ALLOW TO CONNECT ALL DOWNPIPES TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITIES.

6.4 G23MTRU9GF 19/10/2020
Prepared by Damian Anderson

STARS Lot 2 McGraths Track
Hernes Oak
VIC 3825

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**PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL**

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Tim Berger
Council Delegate

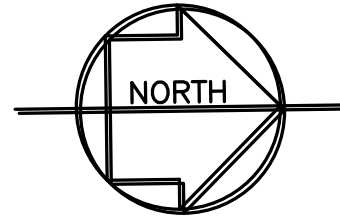
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SITE PLAN

PROPOSED DWELLING & ASSOCIATED SHEDDING
FOR: R & L Borg
AT: Lot 2 McGraths Track, Hernes Oak 3825

JOB NO: 672020
DATE: 23/02/2021

A3
SHEET
02

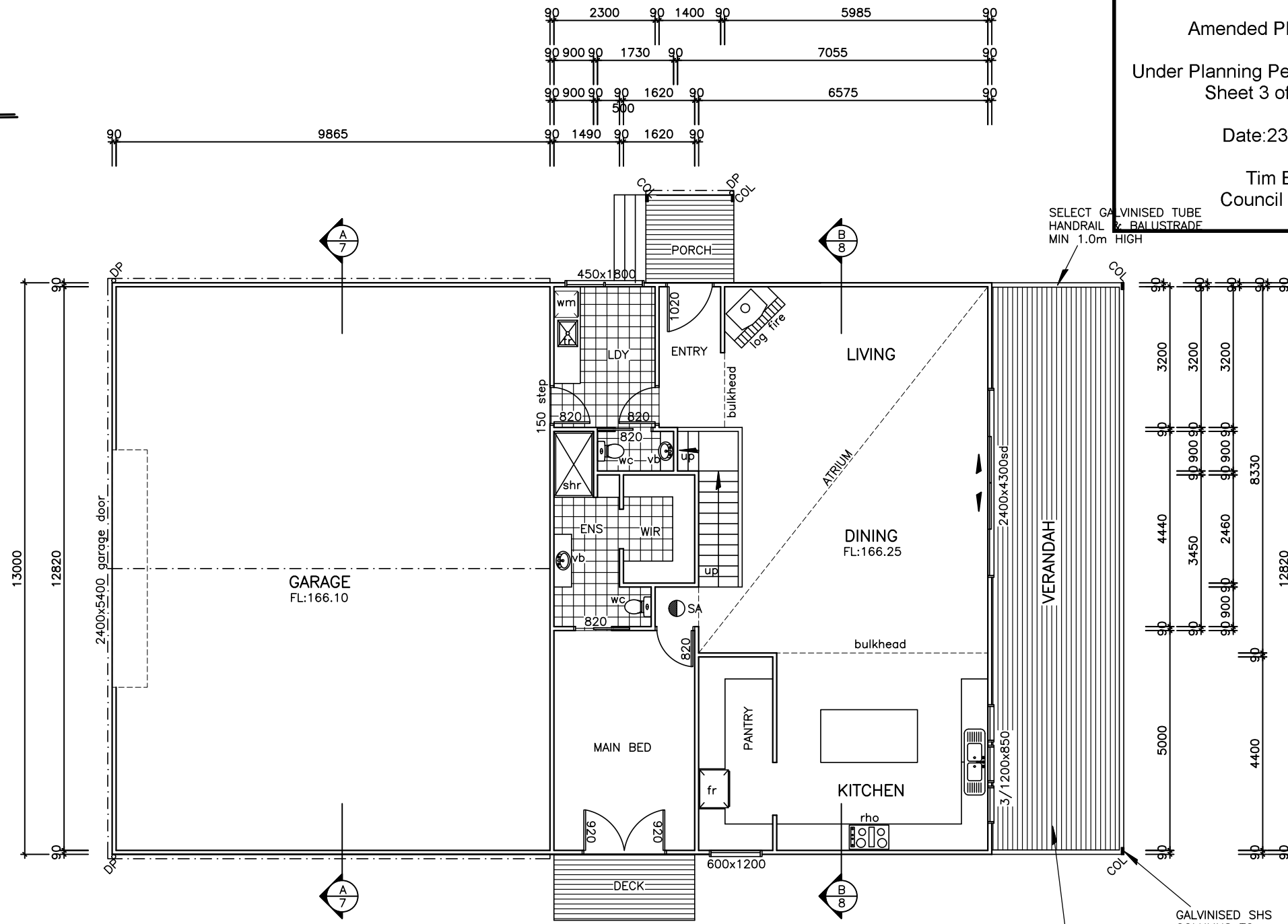


NOTE:

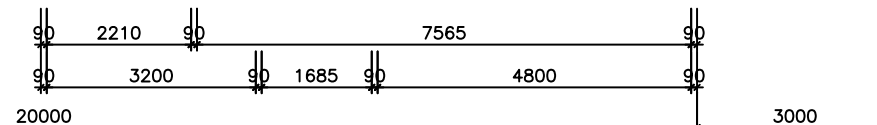
1. SMOKE DETECTORS TO BE HARDWIRED AND LOCATED MAX 1500mm FROM ALL BEDROOM DOORS AS PER A.S. 3786
2. ALL EXHAUST FANS TO VENT TO ATMOSPHERE AND TO BE FITTED WITH A SELF CLOSING DEVICE.
3. ALL WET AREAS TO COMPLY WITH BCA PART 3.8 & A.S.3740.
4. TERMITE PROOFING IS TO BE IN ACCORDANCE WITH AS.3660.1. METHOD OF PROOFING TO BE VERIFIED BY BUILDER BEFORE INSPECTION AND A CERTIFICATE ISSUED ON DURABLE MATERIAL & AFFIXED TO INSIDE OF METER BOX IN ACCORDANCE WITH BCA CL 3.1.3.2(b).
5. DOWNPIPE LOCATIONS ARE INDICATIVE ONLY PLUMBER TO DETERMINE ON SITE.
6. STAIR TREADS TO ACHIEVE A MINIMUM SLIP RESISTANCE OF P3 OR R10 (INTERNAL) & P4 OR R11 (EXTERNAL)
7. ALL OPENABLE 1ST FLOOR WINDOWS BELOW 1.7m FROM THE FLOOR TO OPEN MAXIMUM OF 125mm

LEGEND:

- SMOKE ALARM
- DOWNPIPE
- COLUMN
- RELATIVE LEVEL



Lower Floor Plan
SCALE 1:100



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Council Delegate

SELECT GALVANISED TUBE
HANDRAIL & BALUSTRADE
MIN 1.0m HIGH

SELECT SPACED HWD
DECKING BOARDS

GALVANISED SHS
COLUMNS TO
ENGINEERS DESIGN

6.4 G23MTRU9GF 19/10/2020
Prepared by Damian Anderson

STARS Lot 2 McGraths Track
Hernes Oak
VIC 3825

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<https://www.r15.com.au/QRCode/Landing?PublicUse=G23MTRU9GF>

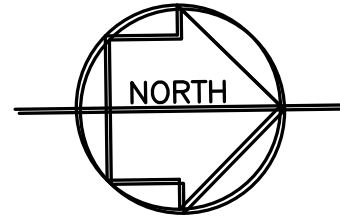
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LOWER FLOOR PLAN

PROPOSED DWELLING & ASSOCIATED SHEDDING
FOR: R & L Borg
AT: Lot 2 McGraths Track, Hernes Oak 3825

JOB NO: 672020
DATE: 23/02/2021

A3
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03

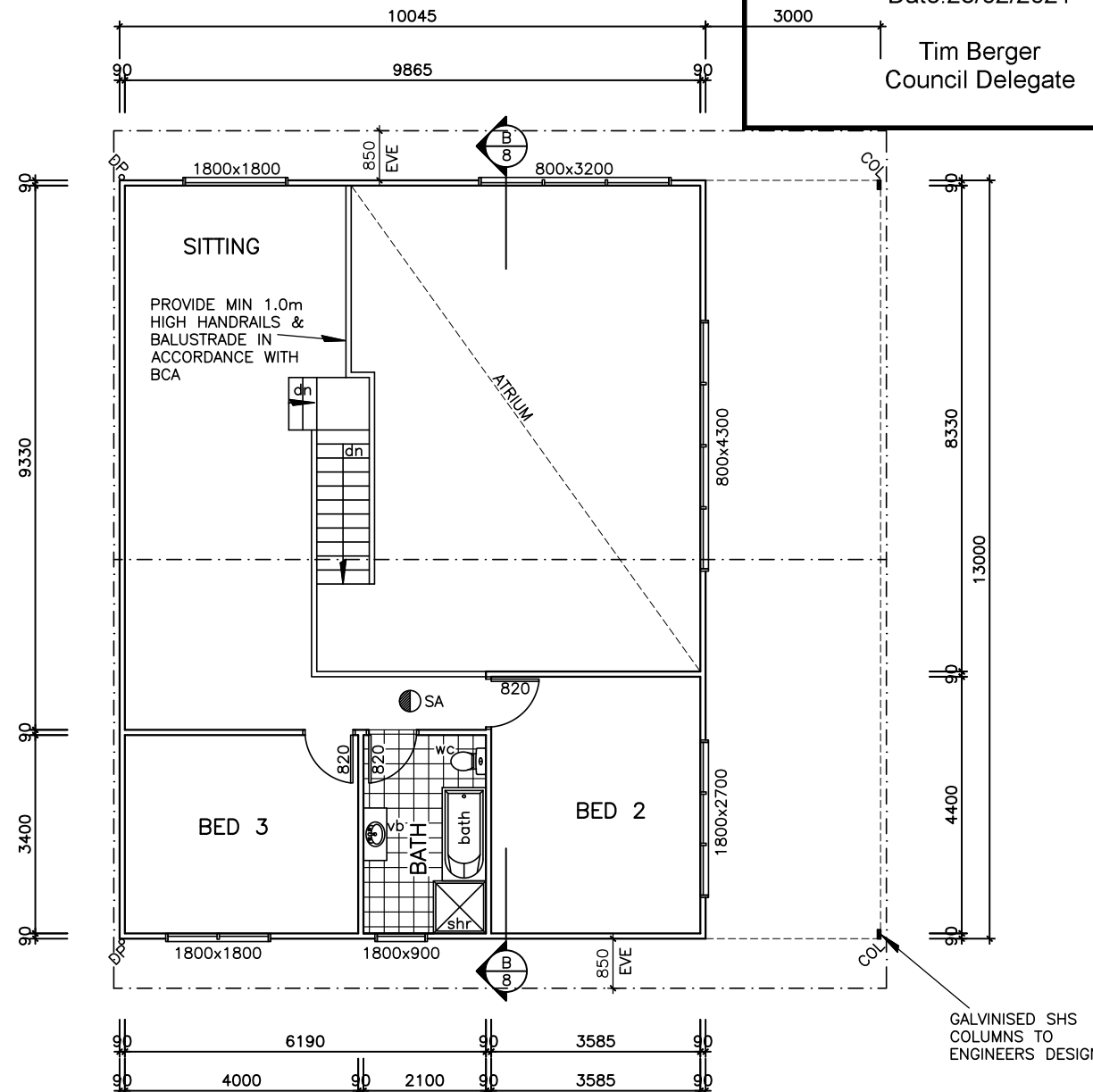


NOTE:

1. SMOKE DETECTORS TO BE HARDWIRED AND LOCATED MAX 1500mm FROM ALL BEDROOM DOORS AS PER A.S. 3786
2. ALL EXHAUST FANS TO VENT TO ATMOSPHERE AND TO BE FITTED WITH A SELF CLOSING DEVICE.
3. ALL WET AREAS TO COMPLY WITH BCA PART 3.8 & A.S.3740.
4. TERMITE PROOFING IS TO BE IN ACCORDANCE WITH AS.3660.1. METHOD OF PROOFING TO BE VERIFIED BY BUILDER BEFORE INSPECTION AND A CERTIFICATE ISSUED ON DURABLE MATERIAL & AFFIXED TO INSIDE OF METER BOX IN ACCORDANCE WITH BCA CL 3.1.3.2(b).
5. DOWNPIPE LOCATIONS ARE INDICATIVE ONLY PLUMBER TO DETERMINE ON SITE.
6. STAIR TREADS TO ACHIEVE A MINIMUM SLIP RESISTANCE OF P3 OR R10 (INTERNAL) & P4 OR R11 (EXTERNAL)
7. ALL OPENABLE 1ST FLOOR WINDOWS BELOW 1.7m FROM THE FLOOR TO OPEN MAXIMUM OF 125mm

LEGEND:

- SMOKE ALARM
- DOWNPIPE
- COLUMN
- RELATIVE LEVEL



Upper Floor Plan
SCALE 1:100

6.4 G23MTRU9GF 19/10/2020
Prepared by Damian Anderson

STARS
Lot 2 McGraths Track
Hernes Oak
VIC 3825

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PLANNING & ENVIRONMENT ACT 1987
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Council Delegate

BUSHFIRE ATTACK LEVEL 12.5
ALL CONSTRUCTION TO COMPLY WITH BUSHFIRE
ATTACK LEVEL 12.5 IN ACCORDANCE WITH AS.3959

5.2 – SUB FLOOR SUPPORTS
NO SPECIAL CONSTRUCTION REQUIREMENTS.

5.3 – FLOORS
NO SPECIAL CONSTRUCTION REQUIREMENTS.

5.4 – EXTERNAL WALLS
ALL WALLS WITHIN 400mm ABOVE GROUND TO COMPLY WITH:
(i) NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTANT/NATURAL FIRE RESISTANT TIMBERS.
(ii) ENSURE ALL GAPS/JOINTS NOT TO EXCEED 3mm.
(iii) ALL WEEPHOLES AND VENTS TO BE PROTECTED WITH SPARK GUARDS MADE OF CORROSION-RESISTANT STEEL MESH, 'BRONZE' OR 'ALUMINIUM' WITH A MAX. APERTURE SIZE OF 2mm.

5.5 – EXTERNAL WINDOWS
WINDOWS LESS THAN 400mm FROM GROUND, DECKS, FLAT ROOFS. TO BE EITHER BUSHFIRE RESISTANT TIMBER, OR ALUMINIUM, OR METAL PVC-U FITTED WITH EITHER:
(i) 5mm TOUGHENED GLASS OR
(ii) GLASS BLOCK. OR
(ii) COMPLETELY EXTERNALLY SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH WITH A MAX. APERTURE SIZE OF 2mm

THE OPENABLE PORTION OF TOUGHENED GLASS WINDOWS SHALL BE FITTED WITH FLY WIRE SCREENS OF EITHER BRONZE, STAINLESS STEEL OR ALUMINIUM MESH WITH 2mm MAX APERTURE SIZE.

5.5 – EXTERNAL DOORS
DOORS LESS THAN 400mm FROM GROUND, DECKS, TO BE TIGHT FITTING WITH WEATHER STRIPS OR DRAUGHT EXCLUDERS TO THE BASE OF DOORS AND BE EITHER OF THE FOLLOWING:
(i) NON COMBUSTIBLE – ALUMINIUM OR
(ii) 35mm SOLID TIMBER CORE DOOR FOR BOTTOM 400mm OR
(iii) SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH WITH A 2mm MAX APERTURE SIZE.

DOORS WITH GLAZED INFILLS TO HAVE 5mm TOUGHENED GLASS.

GARAGE DOORS TO CONSIST OF NON-COMBUSTIBLE MATERIALS OR FIRE RESISTANT TIMBERS. PANEL LIFT, TILT AND SIDE HUNG DOORS TO BE FITTED WITH WEATHER STRIPS OR DRAUGHT EXCLUDERS MAX. 3mm GAP. ROLLER DOORS MUST HAVE GUIDE TRACK WITH MAX. 3mm GAP AND NYLON BRUSH IN CONTACT WITH DOOR.

5.6 – ROOFS
ROOF TO BE NON-COMBUSTIBLE AND FULLY SARKED WITH ALL JUNCTIONS SEALED. SARKING UNDER ROOF TILES TO HAVE FLAMMABILITY INDEX NOT MORE THAN 5.

BOX GUTTERS AND VALLEYS TO BE FITTED WITH NON-COMBUSTIBLE LEAF GUARDS.

ROOF PENETRATIONS TO BE SEALED WITH NON-COMBUSTIBLE MATERIALS AND ANY OPENINGS TO BE FITTED WITH STEEL MESH OR PERFORATED SHEET.

5.7 – VERANDAHS, DECKS ETC
NO SPECIAL REQUIREMENTS FOR SUPPORTS OR FRAMING.

MATERIALS USED TO ENCLOSED DECK SUB-FLOOR SPACE MUST BE OF NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTANT TIMBER WITHIN 400mm OF GROUND LEVEL.

DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE RESISTANT WITHIN 300mm HORIZONTALLY AND 400mm VERTICALLY FROM GLAZED ELEMENTS.

FIRE RESISTANT TIMBERS
FIRE RESISTANT TIMBERS MUST BE MIN. 18mm THICK TO BE EFFECTIVE AND ARE AS FOLLOWS:
SILVER-TOP ASH, BLACK BUTT, RIVER RED GUM, SPOTTED GUM, RED IRON BARK, KWILA (MERBAU), TERPENTINE

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UPPER FLOOR PLAN

PROPOSED DWELLING & ASSOCIATED SHEDDING
FOR: R & L Borg
AT: Lot 2 McGraths Track, Hernes Oak 3825

JOB NO: 672020
DATE: 23/02/2021

A3
SHEET
04

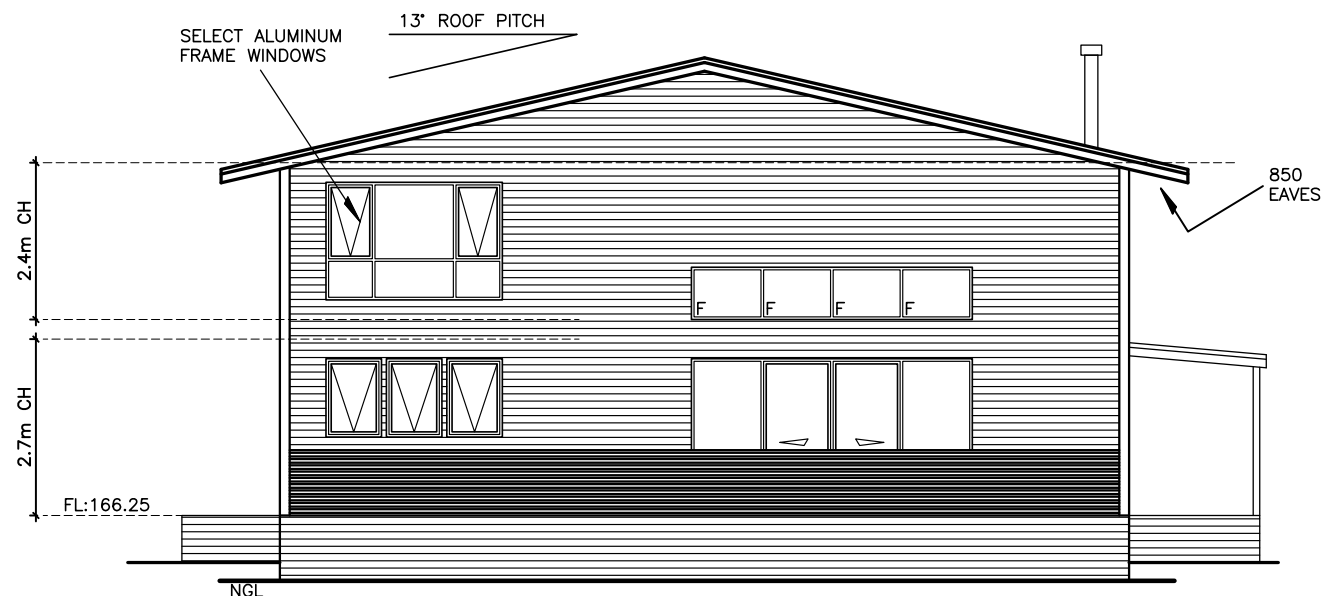
PLANNING & ENVIRONMENT ACT 1987
 LATROBE CITY COUNCIL

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Tim Berger
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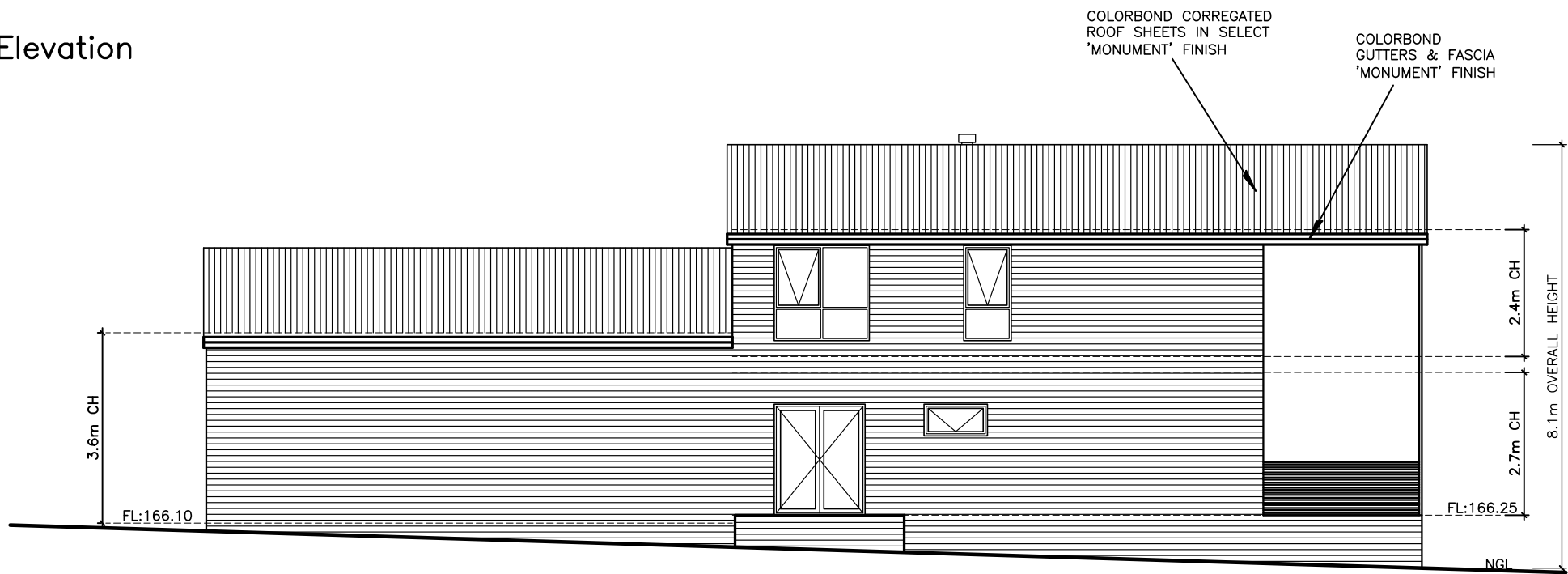
North Elevation
 SCALE 1:100

6.4 G23MTRU9GF 19/10/2020
 Prepared by Damian Anderson

STARS Lot 2 McGraths Track
 Hernes Oak
 VIC 3825

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East Elevation
 SCALE 1:100

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NORTH & EAST
 ELEVATIONS

PROPOSED DWELLING & ASSOCIATED SHEDDING
 FOR: R & L Borg
 AT: Lot 2 McGraths Track, Hernes Oak 3825

A3
 SHEET
 05

WATTAGE CALCULATIONS			
GROUND FLOOR			
AREAS	W/m ²	AREA	MAX LPD
Dwelling	5	206	1030 watts
Verandahs	4	43	152 watts
Garage	3	387	144 watts

NOTES:
 -lamp power density: LPD
 residence - 5W/m².
 =max 1030 watts
 verandahs - 4W/m².
 =max 152 watts
 garages - 3W/m².
 =max 387 watts

-refer to table 3.12.5.3 of the BCA for lighting adjustment factors

ARTIFICIAL LIGHTING NOTE:
 THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING, EXCLUDING HEATERS THAT EMIT LIGHT, MUST NOT EXCEED THE BCA ALLOWANCE OF:

1. 5 WATTS PER SQM IN A CLASS 1 BUILDING.
2. 4 WATTS PER SQM ON A BALCONY, VERANDAH OR THE LIKE ATTACHED TO A CLASS 1 BUILDING.
3. 3 WATTS PER SQM IN A CLASS 10 BUILDING ASSOCIATED WITH A CLASS 1 BUILDING

6.4 G23MTRU9GF 19/10/2020
 Prepared by Damian Anderson

STARS Lot 2 McGraths Track
 Hernes Oak
 VIC 3825

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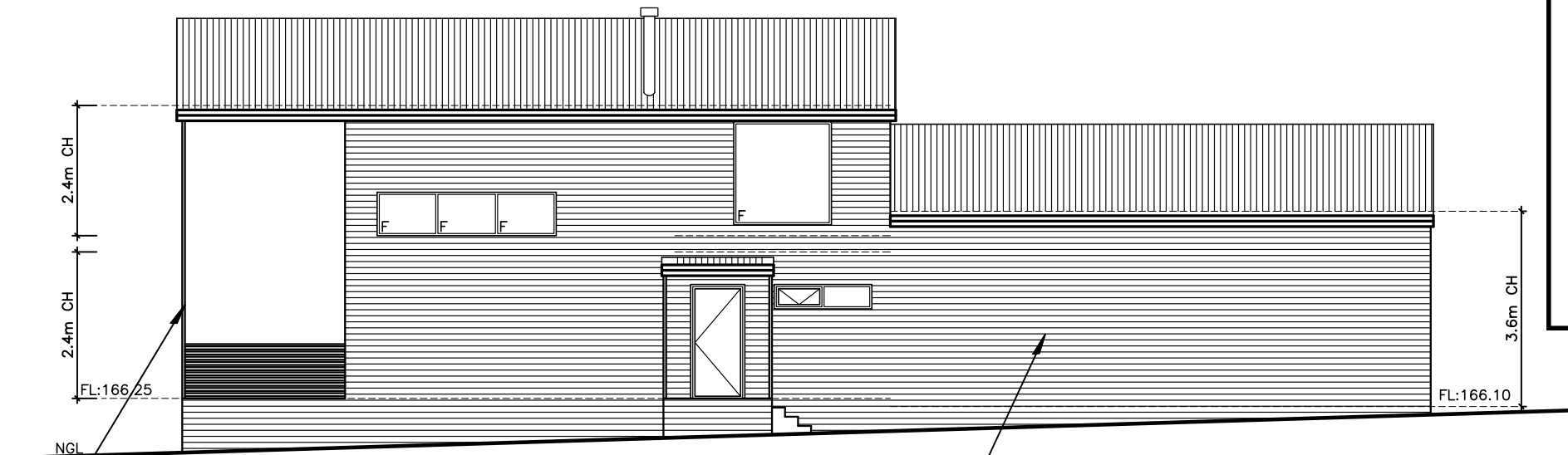


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South Elevation
 SCALE 1:100

SELECT GARAGE DOOR TO CLIENTS SPECIFICATION



West Elevation
 SCALE 1:100

COLUMNS TO ENGINEERS DESIGN

NOTE:
 PROVIDE SUBFLOOR VENTILATION OPENINGS @ 6000mm²/m OF WALL

HORIZONTAL COLORBOND CUSTOM ORB SHEETS IN SELECT 'MONUMENT' FINISH

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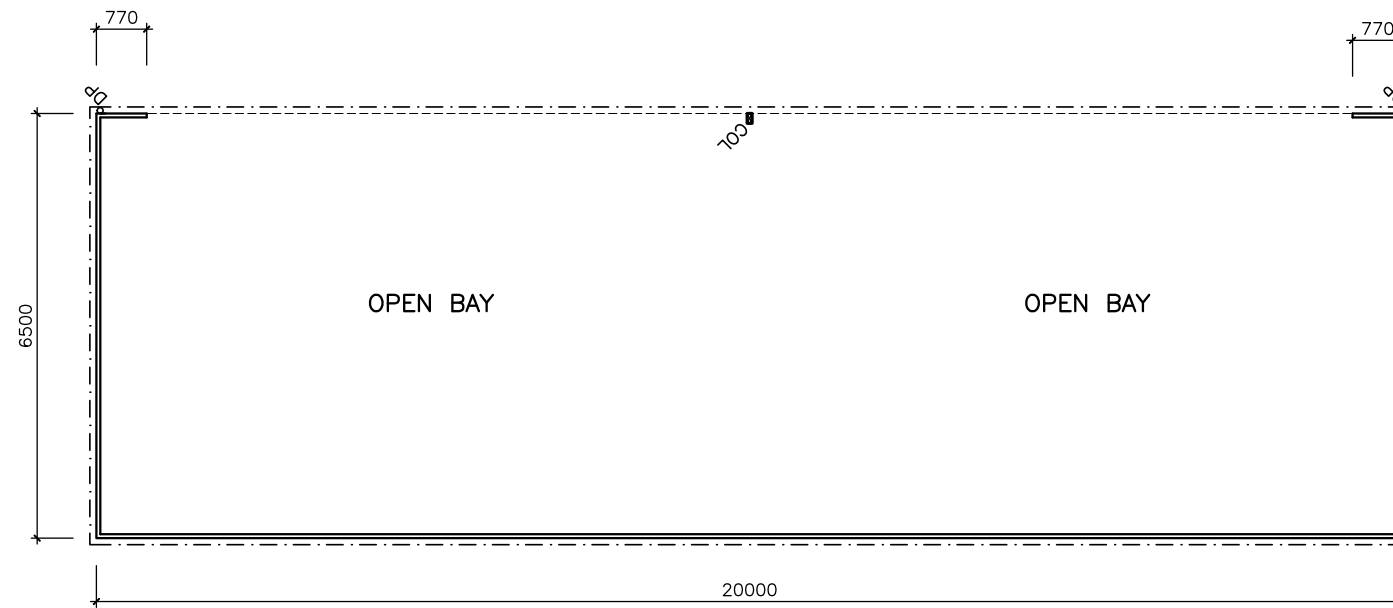
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SOUTH & WEST
 ELEVATIONS

PROPOSED DWELLING & ASSOCIATED SHEDDING
 FOR: R & L Borg
 AT: Lot 2 McGraths Track, Hernes Oak 3825

JOB NO: 672020
 DATE: 23/02/2021

A3
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 06



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 LATROBE CITY COUNCIL

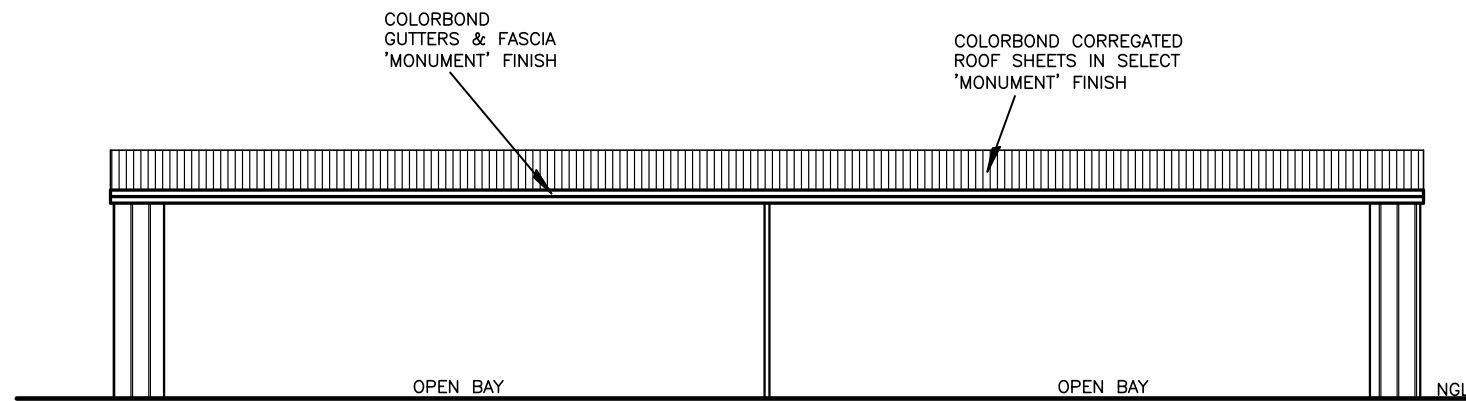
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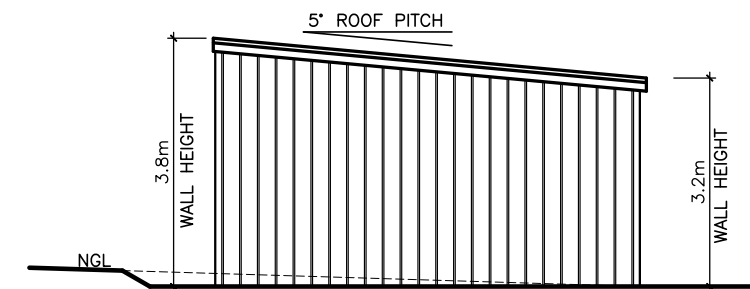
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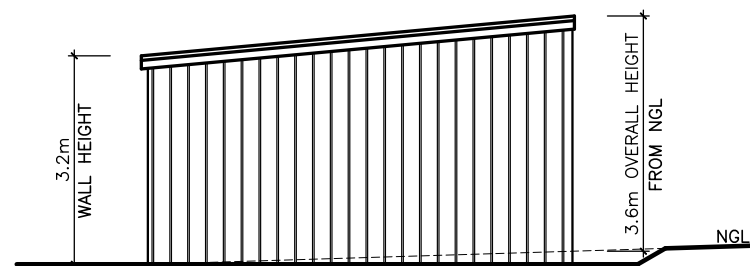
Floor Plan
 SCALE 1:100



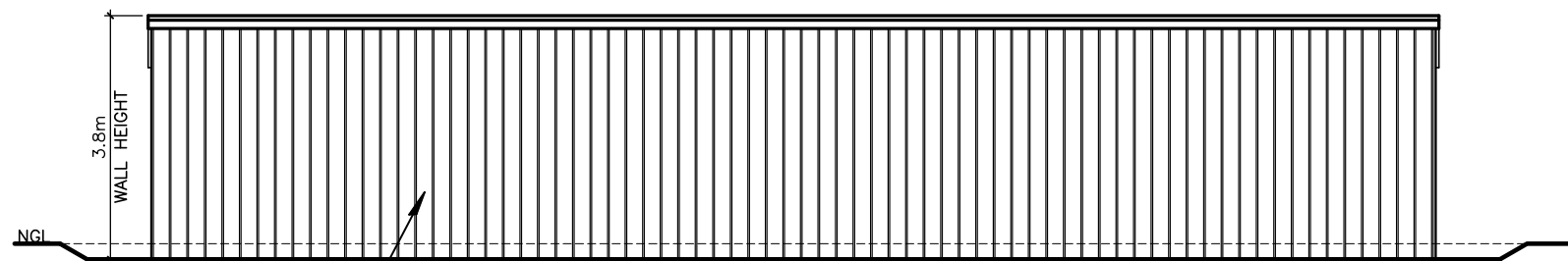
North East Elevation
 SCALE 1:100



South East Elevation
 SCALE 1:100



North West Elevation
 SCALE 1:100



South West Elevation
 SCALE 1:100

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**PROPOSED
 SHEDDING**

PROPOSED DWELLING & ASSOCIATED SHEDDING
 FOR: R & L Borg
 AT: Lot 2 McGraths Track, Hernes Oak 3825

JOB NO: 672020
 DATE: 23/02/2021

A3
 SHEET
 07

DEMOLITION

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH [INSERT NAME OF STATE/TERRITORY BUILDING REGULATIONS & YEAR], THE NATIONAL CONSTRUCTION CODE SERIES 2002 BUILDING CODE OF AUSTRALIA VOL. 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THIS DOCUMENT SPECIFICS ONLY THE MINIMUM STANDARD OF WORK FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS AND ALL WORKS AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.

A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORKS.

PRECAUTIONS SHALL BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS2601.

PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR. DEMOLITION SHALL NOT COMMENCE UNTIL THESE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR.

DURING THE PROCESS OF DEMOLITION, WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR AN EXPERIENCED FOREPERSON.

ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL NOTIFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN IDENTIFIED.

BEFORE DEMOLITION COMMENCES, AND ALSO DURING THE PROGRESS OF SUCH WORKS, ALL ELECTRICAL CABLE OR APPARATUS THAT ARE LIABLE TO BE A SOURCE OF DANGER - OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.

THE DEMOLISHER SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL TELECOMMUNICATION SUPPLIES.

THE DEMOLISHER SHALL BE RESPONSIBLE FOR CUTTING AND SEALING ANY STORM WATER PIPES, WATER SERVICES, GAS SERVICES AND THE LIKE.

THE POSITION OF CAPPIED SEWER AND STORM WATER DRAINING, SEALED OFF WATER SUPPLY LINES, GAS SUPPLY LINES AND THE LIKE SHALL BE CLEARLY MARKED ON THE SITE.

DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARDS.

ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTIALLY FRAMED BUILDING IS REMOVED.

DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE CARRYING CAPACITY OF THE FLOOR OR STRUCTURE. SUCH MATERIAL SHALL NOT BE SO PLACED THAT IT WILL ENDANGER WORKERS OR OTHER PERSONS, AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE.

NO WALL, CHIMNEY, OTHER STRUCTURE, OR PART OF A STRUCTURE SHALL BE LEFT UNTENDED OR UNSUPPORTED IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO WIND OR VIBRATION, OR OTHERWISE BECOME DANGEROUS.

WHERE REQUIRED BY COUNCIL, THE DEMOLISHER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.

NO PART OF ANY EXTERNAL WALL OR WITHIN 3M OF A STREET ALIGNMENT MAY BE PULLED DOWN EXCEPT DURING THE HOURS THAT THE RELEVANT BUILDING SURVEYOR DIRECTS.

ANY SEPTIC TANKS ON THE DEMOLITION SITE SHALL BE EMPTIED AND FILLED WITH CLEAN SAND OR REMOVED ENTIRELY. ANY SOAK WELLS, LEACH DRAINS OR SIMILAR APPARATUS SHALL BE REMOVED OR FILLED WITH CLEAN SAND.

ANY SWIMMING POOLS, PONDS OR THE LIKE - EITHER ON THE DEMOLITION SITE OR ON A NEIGHBOURING ALLOTMENT - WHERE AFFECTED BY THE DEMOLITION WORKS SHALL BE ADEQUATELY FENCED AND MADE SAFE SO AS TO COMPLY WITH AS1926, PARTS 1 & 2, PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS.

ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMIZE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER.

A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED DURING DEMOLITION WORKS TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH (INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATIONS). PROVIDE 'PROPEX' OR EQUIVALENT SILT FENCES TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS / SUMPS AND INSTALL SILT STOP FILTER BAGS OVER ALL STORM WATER ENTRY PITS DURING DEMOLITION WORKS. PLACE 'SUPERPRO' OR EQUIVALENT EROSION CONTROL FABRIC OVER GARDEN BEDS TO PREVENT SURFACE EROSION.

DUST-CREATING MATERIAL, UNLESS THOROUGHLY DAMPENED DOWN, SHALL NOT BE THROWN OR DROPPED FROM THE BUILDING, BUT RATHER SHALL BE LOWERED BY HOISTING APPARATUS OR REMOVED BY MATERIAL CHUTES. ALL CHUTES SHALL BE COMPLETELY ENCLOSED AND A DANGER SIGN SHALL BE AT THE DISCHARGE END OF EVERY CHUTE.

DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER AS TO PREVENT ANY NUISANCE FROM DUST.

MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED, OR MATERIALS LEFT STANDING, SHALL NOT BE BURIED ON THE DEMOLITION SITE.

REMOVAL OF BUILDINGS BY ROAD SHALL BE APPROVED BY RELEVANT COUNCIL'S TRAFFIC ENGINEER.

PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER SHALL CARRY OUT AN ADULT TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA DURING INITIAL INSPECTION, OR DURING THE COURSE OF THE DEMOLITION WORKS, THE BUILDER SHALL ENGAGE AN AUTHORIZED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL AND LAWFUL DISPOSAL.

GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF DESIGN UNITY FOR THE PURPOSES EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS AND INFORMATION PROVIDED BY THE CONSULTANT(S) NAMED HEREIN, AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THIS DOCUMENT IS CONDITIONAL ON THE CLIENT OBTAINING THE RELEVANT BUILDING PERMIT.

ALL MATERIALS, CONSTRUCTION AND WORK PRACTICES SHALL COMPLY WITH BUT NOT BE LIMITED TO THE CURRENT ISSUE OF VICTORIAN BUILDING REGULATIONS & YEAR, NATIONAL CONSTRUCTION CODE 2002 BUILDING CODE OF AUSTRALIA VOL. 2 (HEREAFTER REFERRED TO AS BCAL) AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS REFERRED TO THEREIN. WORK AND SITE MANAGEMENT PRACTICES SHALL COMPLY WITH ALL RELEVANT LAWS AND BY-LAWS.

IF ANY PERFORMANCE SOLUTION IS PROPOSED, IT SHALL BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER AS MEETING BCA PERFORMANCE REQUIREMENTS PRIOR TO IMPLEMENTATION OR INSTALLATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY'S REQUIREMENTS.

VARIOUS

IF ANY CONFLICT ARISE BETWEEN THESE PLANS AND BCA, AUSTRALIAN STANDARDS OR A MANUFACTURER'S INSTRUCTIONS, THIS DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER, BEFORE ANY OTHER ACTION IS TAKEN.

THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE DESIGNER, EXCEPT WHERE THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION, AND WHERE SUCH CHANGES ARE REQUESTED BACK TO THE DESIGNER WITHIN 48 HOURS OF THEIR MAKING.

THE APPROVAL OF THE DESIGNER OF A SUBSTITUTE MATERIAL WORK PRACTICE OR THE LIKE IS NOT AN AUTHORIZATION FOR ITS USE OR A CONTRACT VARIATION. ANY VARIATIONS AND/OR SUBSTITUTIONS TO MATERIALS OR WORK PRACTICES SHALL BE ACCEPTED BY ALL PARTIES TO THE BUILDING CONTRACT AND, WHERE APPLICABLE, THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER, PRIOR TO IMPLEMENTATION. MEASUREMENTS

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

SITE PLAN MEASUREMENTS ARE IN METRES. ALL OTHER MEASUREMENTS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.

UNLESS NOTED OTHERWISE, DIMENSIONS ON FLOOR PLANS, SECTIONS AND EXTERNAL ELEVATIONS REPRESENT TIMBER FRAME AND STRUCTURAL MEMBERS, NOT FINISHED UNLESS INDICATED.

WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR AND/OR COUNCIL.

WHERE REQUIRED BY COUNCIL, THE BUILDER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.

ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMIZE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER. MATERIALS SHALL NOT BE BURIED ON SITE.

A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED FROM THE COMMENCEMENT OF WORKS, TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH (INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATIONS). SILT FENCES SHALL BE PROVIDED TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS/SUMPS AND SILT STOP FILTER BAGS OR EQUIVALENT SHALL BE PLACED OVER ALL STORM WATER ENTRY PITS. EROSION CONTROL FABRIC SHALL BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION.

DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER AS TO PREVENT ANY NUISANCE FROM DUST.

WASTE MATERIALS SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.

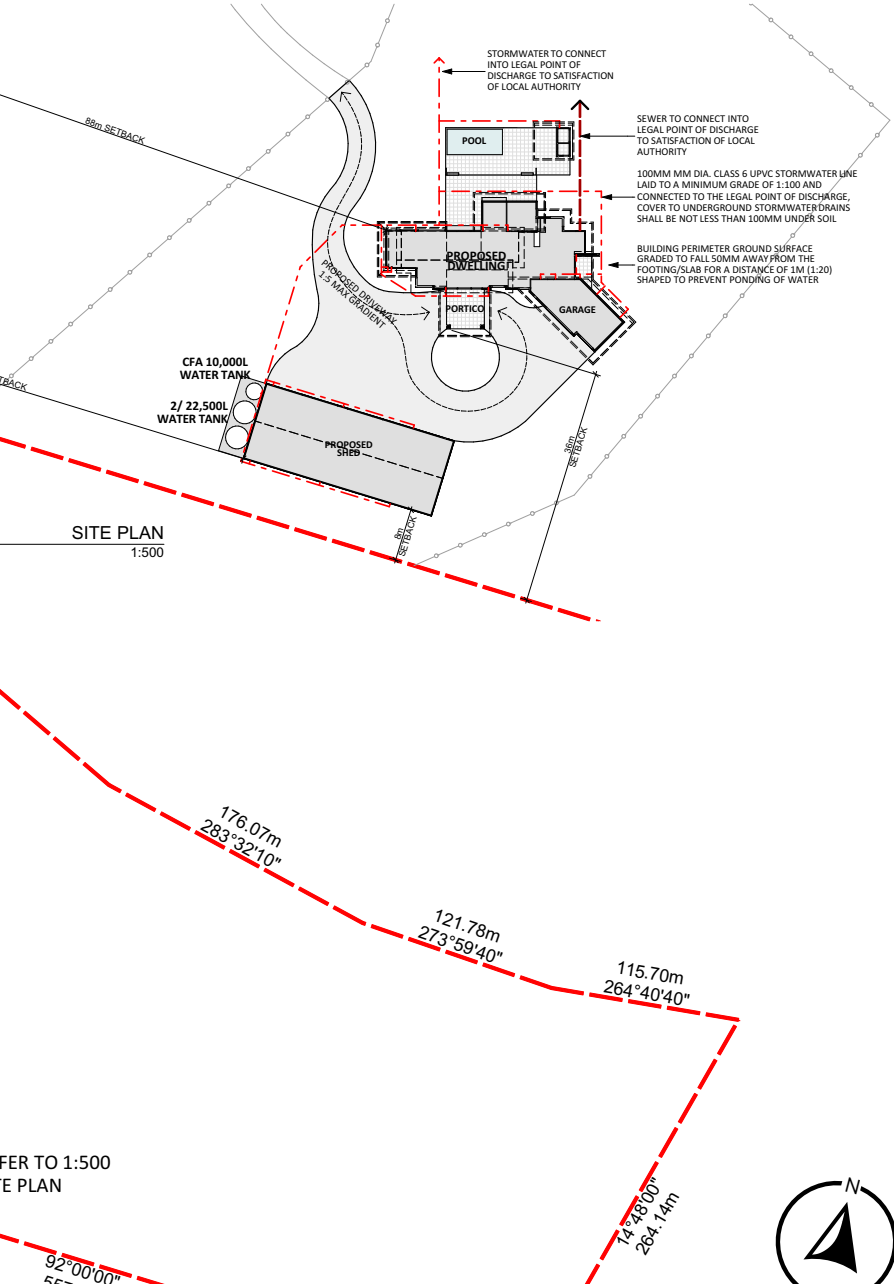
STORMWATER AND SEWERS

(INSERT) 100MM DIA. CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE OF THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9M CENTRES AND AT EACH CHANGE OF DIRECTION.

COVERS TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

- 100MM UNDER SOIL
- 50MM UNDER PAVED OR CONCRETE AREAS
- 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75MM UNDER REINFORCED CONCRETE DRIVEWAYS

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS, FOOTPATHS AND/OR SUB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.



PLANNING PROPERTY REPORT

Address: 144 MCGRATHS TRACK, HERNES OAK 3825, Lot 2 P2506484

Lot and Plan Number: 2P2506484

Standard Parcel Identifier (SPI): 2P2506484

Local Government Area (Council): LATROBE

Council Property Number: 21288

Planning Scheme: Latrobe

Directory Reference: Vicroads 97 F5

STATE ELECTORATES

Legislative Council: EASTERN VICTORIAN MORWELL

Legislative Assembly: MORWELL

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Gippsland Water

Power Distributor: Melbourne Water

Other

Registered Aboriginal Party: GunaiKurnai Land and Waters Aboriginal Corporation

Planning Zones

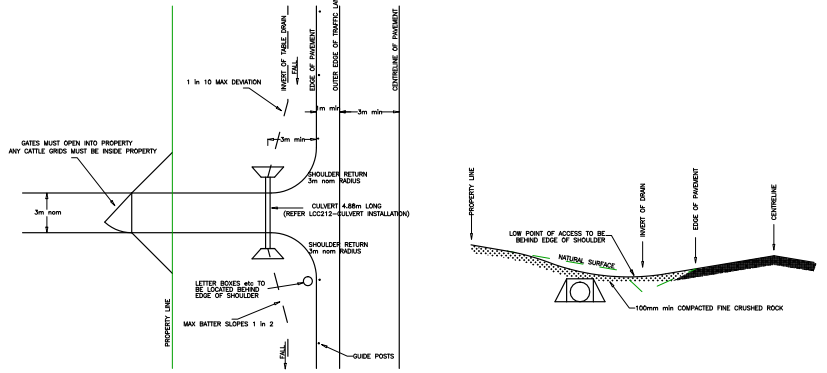
FARMING ZONE (FZ)

FARMING ZONE - SCHEDULE 2 (FZ2)

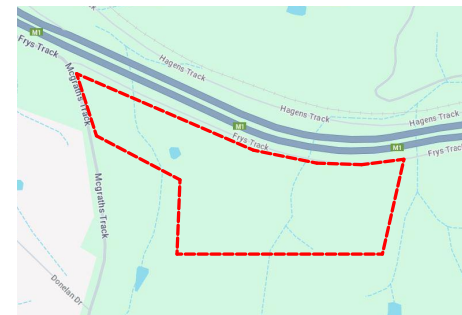
This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

- REG. 73 MAXIMUM STREET SETBACK
- EXEMPT (ALLOTMENT AREA > 0.4046HA (4047M2))
- FOR NEW CLASS 3 BUILDING WITH ALLOTMENT AREA < 0.4046HA (4047M2)
- MAXIMUM SETBACK PROPOSED = 14.6M
- REG. 74 MINIMUM STREET SETBACK
- APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
- TABLE 74 APPLICABLE
- FRONT STREET SETBACK
- FRONT STREET IS A 'DECLARED ROAD' - YES - NO
- EXISTING BUILDING SETBACK LHS = N/A
- EXISTING BUILDING SETBACK RHS = N/A
- MINIMUM FRONT SETBACK ALLOWABLE = 9 M
- MINIMUM FRONT SETBACK PROPOSED = 402 M
- SIDE STREET SETBACK
- EXISTING BUILDING SETBACK TO SIDE STREET = M
- MINIMUM SIDE STREET SETBACK ALLOWABLE = M
- MINIMUM SIDE STREET SETBACK PROPOSED = M
- REG. 75 BUILDING HEIGHT
- APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
- REGULATION 75 APPLICABLE
- SLOPE OF NATURAL GROUND - < 2.5 DEG. - 0-25 DEG.
- MAXIMUM BUILDING HEIGHT ALLOWABLE = 9.00M - 40.00M
- MAXIMUM BUILDING HEIGHT PROPOSED = 6.615M
- REG. 76 SITE COVERAGE
- APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
- MAXIMUM SITE COVERAGE ALLOWABLE = %
- MAXIMUM SITE COVERAGE PROPOSED = %
- REGULATION 76 APPLICABLE
- ALLOTMENT AREA = 202,369 M2
- MAXIMUM SITE COVERAGE ALLOWABLE @ 60% OF SITE = 121,421 M2
- MAXIMUM SITE COVERAGE PROPOSED = 958 M2 / 0.5%
- REG. 76 A GARDEN AREA
- APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
- MINIMUM GARDEN AREA REQUIRED = %
- MINIMUM GARDEN AREA PROVIDED = 198,450 M2 / 98%
- BUILDING REGULATION 76 A APPLICABLE
- ALLOTMENT AREA = 202,369 M2
- MINIMUM GARDEN AREA REQUIRED - @25% - @30% - @35% = 70,829 M2
- MINIMUM GARDEN AREA PROVIDED = 198,450 M2 / 98%
- REG. 77 PERMEABILITY
- APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
- MINIMUM PERMEABLE SURFACE ALLOWABLE = M2/%
- MINIMUM PERMEABLE SURFACE PROPOSED = M2/%
- REGULATION 77 APPLICABLE
- ALLOTMENT AREA = 202,369 M2
- MINIMUM 20% OF SITE WITH PERMEABLE SURFACES = 40,473 M2
- MINIMUM PERMEABLE SURFACE PROPOSED = 198,285 M2 / 98%
- (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)
- REG. 78 CAR PARKING
- CAR SPACE - 1.80-6.00M LONG X 3.50M WIDE LOCATED
- CAR SPACE - 6.00M LONG X 3.50M WIDE LOCATED
- OR
- ADDITIONAL CAR SPACES @ 6.00M LONG X 3.50M WIDE LOCATED
- CAR PARKING TO INTERNAL GARAGE / GAROPART
- (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)
- REG. 79 SIDE AND REAR SETBACK
- APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
- TABLE 79 APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)
- REG. 80 WALLS AND CARPORTS ON BOUNDARIES
- APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
- MAXIMUM WALL LENGTH ALLOWABLE = M
- MAXIMUM WALL HEIGHT PROPOSED = M WALL HEIGHT
- BOUNDARY LENGTH (B) = 47.78M
- MAXIMUM WALL LENGTH ALLOWABLE (B-10) X 0.25 = 10.6944M
- MAXIMUM WALL LENGTH PROPOSED = 8.4M WALL HEIGHT
- MAXIMUM WALL HEIGHT - REFER TO ARCHITECTURAL DRAWINGS
- ADJACENT WALL OR CARPORT
- NOT APPLICABLE - NO WALLS ON BOUNDARY
- REFER TO ARCHITECTURAL DRAWINGS
- REG. 81 DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS
- ADJOINING BUILDING HABITABLE ROOM WINDOW WITHIN 1.45M OF COMMON BOUNDARY
- NO (REFER TO ARCHITECTURAL DRAWINGS)
- YES (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)
- NOT APPLICABLE (AFFECTED ADJOINING ALLOTMENTS VACANT)
- REG. 82 SOLAR ACCESS TO EXISTING NORTH-FACING HABITABLE ROOM WINDOWS
- NOT APPLICABLE (NO AFFECTED ADJOINING ALLOTMENTS)
- NOT APPLICABLE (AFFECTED ADJOINING WINDOWS > 3.00M FROM COMMON BOUNDARY)
- APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)
- REG. 83 OVERSHADOWING OF RECREATIONAL PRIVATE OPEN SPACE
- NOT APPLICABLE (AFFECTED ADJOINING ALLOTMENTS VACANT)
- APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)
- REG. 84 OVERLOOKING
- NOT APPLICABLE (AFFECTED ADJOINING ALLOTMENTS VACANT)
- NOT APPLICABLE (AFFECTED ADJOINING ALLOTMENTS > 3.00M FROM HABITABLE WINDOWS)
- APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)
- REG. 85 DAYLIGHT TO (NEW) HABITABLE ROOM WINDOWS
- APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)
- NOT APPLICABLE (> 1.00M CLEARANCE BETWEEN GUTTER AND ALLOTMENT BOUNDARY AT WINDOW)
- REG. 86 PRIVATE OPEN SPACE
- APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
- A DWELLING SHOULD HAVE PRIVATE OPEN SPACE OF AN AREA OF 80 SQUARE METRES OR 20 PER CENT OF THE TOTAL AREA OF THE LOT, WHICHEVER IS THE LESSER, BUT NOT LESS THAN 40 SQUARE METRES. AT LEAST ONE PART OF THE PRIVATE OPEN SPACE TO CONSIST OF SECURED PRIVATE OPEN SPACE WITH A MINIMUM AREA OF 40 SQUARE METRES AND A MINIMUM DIMENSION OF 5 METRES LOCATED AT THE SIDE OR REAR OF THE DWELLING WITH CONVENIENT ACCESS FROM A LIVING ROOM.
- REGULATION 86 APPLICABLE
- TOTAL AREA REQUIRED 80 M2 (LESSER OF 80M2 OR 20% OF SITE AREA @ 202,369 M2 = 40,473 M2)
- ONE PORTION OF AREA MINIMUM 25M X 3.00M MINIMUM WIDE LOCATED TO SIDE OR REAR OF BUILDING WITH CONVENIENT ACCESS OFF HABITABLE ROOM (OTHER THAN BEDROOM)
- (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

AREAS SCHEDULE - SITE		
01 SITE AREA	202,369	100%
02 SITE COVERAGE	958	0.5%
03 GARDEN AREA	198,450	98%
04 PERMEABLE AREA	198,285	98%



COUNCIL DRAWING 'LCC 306'
1:1

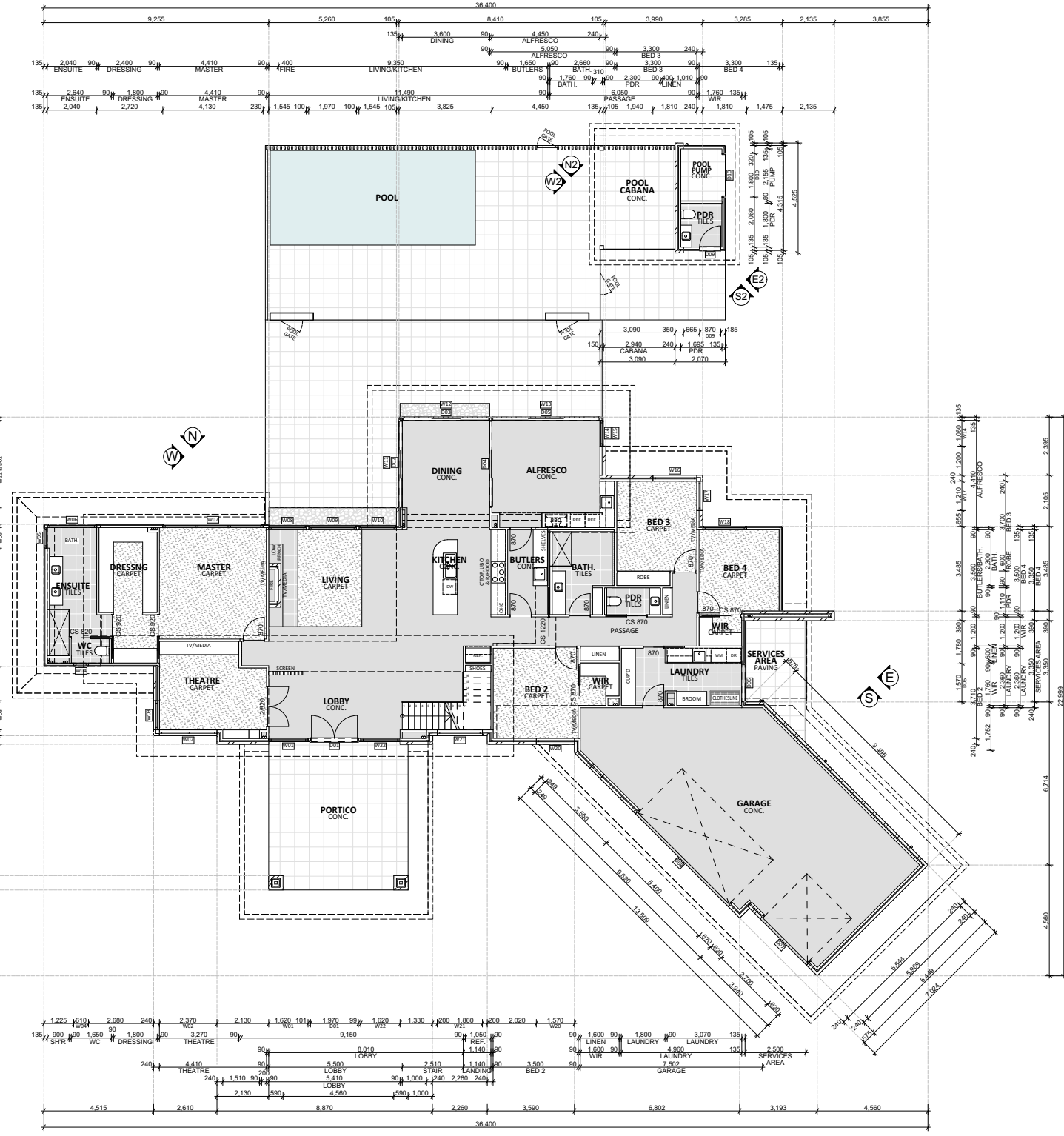


AERIAL VIEW

LOCALITY MAP

- PROTECTION OF THE BUILDING FABRIC**
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
 - WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.
 - ALL FLUKE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH BCA 10.1.1
 - GUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.3.
 - ANTI-FONDIING DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO BCA 7.3.1.
 - DAMP-COURSES WITH WEEDHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.
 - SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50MM OVER THE FIRST 1M, WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT. FRESHWATER SHALL BE NOT LESS THAN 50MM FROM AN IMPERMEABLE SURFACE OR 150MM FROM A PERMEABLE SURFACE.
 - SUBFLOOR VENTS SHALL BE LOCATED 400MM FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A WATER 300MM RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:
 - 7.500MM CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR
 - 6.000MM FOR OTHER SUBFLOOR TYPES.
 - WHERE A BUILDING OTHER THAN DETACHED CLASS 10 IS LOCATED IN A TERMITE PRONE AREA THE BUILDING SHALL BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM COMPLIANT WITH AS3661.1 OR AS3661.2.
 - IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR, AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1, DESIGN.
 - BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH BCA 5.6.6.
 - CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTIONS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1 MASONRY IN SMALL BUILDINGS, PART 1, DESIGN.
 - SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH BCA TABLE 7.2.2A.
 - SINGLE LEAF MASONRY WALLS SHALL BE WEATHERPROOFED PER BCA 5.7.6.
 - IN CLIMATE ZONES 6, 7 AND 8) UNLESS EXCLUDED BY BCA 10.3.1) ROOFS SHALL BE PROVIDED WITH VENTILATION OPENINGS PER BCA 10.3.3.
 - EXTERNAL WATERPROOFING FOR ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH BCA 10.28.
 - WATERPROOFING OF WET AREAS: BATHS, BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH BCA 10.2.
 - BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS454.1 & AS454.2.
 - SAFETY OF BUILDING USERS
 - WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.
 - OTHER THAN SPIRAL STAIRS:
 - RAISERS SHALL BE 190MM MAX AND 115MM MIN
 - GOINGS SHALL BE 355MM MAX AND 300MM MIN
 - 2045 SHALL BE 700MM MAX AND 550MM MIN
 - TREADS SHALL BE LESS THAN 125MM GAP BETWEEN OPEN TREADS.
 - ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P4 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
 - BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE FINISHED SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
 - 2000MM ABOVE FINISHED STAR LEVEL (FSL) OF BALCONIES, LANDINGS ETC, AND
 - 865MM ABOVE FSL OF STAIR NOSING OR RAMP; AND
 - VERTICAL, WITH GAPS OF NO MORE THAN 125MM.
 - WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 3M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7.
 - WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8.
 - WHERE A BEDROOM WINDOW IS 3M OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITH A BARRIER BETWEEN 150MM AND 180MM ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
 - HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
 - WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6.
 - A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH BCA 11.08.
 - CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M³/HR/M² AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH HV13 INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2.
 - ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12MM PLY FOR FUTURE GRAB RAILS OR SLIP NOSINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVABLE HOUSING DESIGN GUIDELINES.
 - FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.
 - DOOR HARDWARE SHALL BE INSTALLED 900MM - 1100MM ABOVE THE FINISHED FLOOR.
 - THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).
 - SOLAR COLLECTOR PANEL LOCATIONS ARE INDICATIVE ONLY. LOCATION AND SIZE ARE DEPENDENT ON MANUFACTURER'S INSTALLER'S RECOMMENDATION.
 - DUCTWORK FOR HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & AS4254-489.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA TABLE 3.
- NOTE:** ARTICULATION JOINTS BETWEEN MASONRY ELEMENTS MUST HAVE A WIDTH NOT LESS THAN 10mm AND BE PROVIDED IN STRAIGHT, CONTINUOUS WALLS HAVING NO OPENINGS. AT NOT MORE THAN 6m CENTRES AND NOT CLOSER THAN THE HEIGHT OF THE WALL AWAY FROM CORNERS, AND WHERE THE HEIGHT OF THE WALL CHANGES BY MORE THAN 20%, AT THE POSITION OF CHANGE IN HEIGHT; AND WHERE OPENINGS MORE THAN 900x900 MM OCCUR, AT NOT MORE THAN 5m CENTRES, AND POSITIONED IN LINE WITH ONE EDGE OF THE OPENING, AND WHERE WALLS CHANGE IN THICKNESS, AND AT CONTROL OR CONSTRUCTION JOINTS IN FOOTING SLABS, AND AT JUNCTIONS OF WALLS CONSTRUCTED OF DIFFERENT MASONRY MATERIALS, AND AT DEEP CHASES (REBATES) FOR SERVICE PIPES. REFER TO SOIL BY INTRAX FOR SOIL DETAILS.
- NOTE:** THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST: (A) OPEN OUTWARDS; OR (B) SLIDE; OR (C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2M BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.
- NOTE:** WATERPROOFING TO ENCLOSED SHOWER (TILED & WIP MEMBRANE) WATER RESISTANT TO REMAINING (ENS & BATHROOM) WET AREA FLOOR (POLISHED CONCRETE) REQUIREMENTS AS PER NCC TABLE 3.8.1.1
- NOTES:**
- HARDWIRED SMOKE ALARM WITH BATTERY BACKUP AS PER B.C.A REQUIREMENTS
 - SELECTED DOWNPIPE CONNECTED TO WATER TANKS TO THE RELEVANT AUTHORITIES APPROVAL
 - ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - W.C DOORS TO OPEN OUT OR TO HAVE LIFT OFF HINGES.
 - CEILING EXHAUST FAN (SELF SEALING)
 - PROVIDE ARTICULATION JOINTS SPACES AS RECOMMENDED BY ENGINEER/SOIL REPORT
 - PROVIDE FLYSCREENS TO ALL OPENABLE WINDOWS
 - PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1
- NOTE:** ALL STRUCTURAL MEMBERS, BEAMS, LINTELS, LOAD BEARING WALL & CONNECTIONS TO ENGINEERS SPECIFICATIONS
- HEATING, COOLING & SERVICES TO BE CONFIRMED BY CONTRACTOR AT FRAME STAGE**
- FOR ALL ENERGY RATING REQUIREMENTS REFER TO NOTES & ENERGY RATING REPORT BY THE ENERGY ASSESSOR**
- NOTE:** PROVIDE SAFETY GLAZING IN ACCORDANCE WITH A.S. 1288.
- NOTE:** ALL EXTERNAL DOORS WITH WEATHER STRIPPING AND DRAUGHT EXCLUDERS COMPLYING WITH ENERGY RATING REQUIREMENTS
- NOTE:** ENSURE SEALING OF EXHAUST FANS AND KITCHEN RANGE HOODS COMPLYING WITH ENERGY RATING REQUIREMENTS
- NOTE:** DRY STAIR TO HAVE SLIP RESISTANCE OF R10 WATERGRAIN STRIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS
- NOTE:** WET STAIR TO HAVE SLIP RESISTANCE OF R11 WATERGRAIN STRIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS
- NOTE:** CONCEALED DOWNPIPES TO HAVE OVERFLOWS WITH CLUMPS TO DISCHARGE EXTERNALLY INDEPENDENT OF STORMWATER SYSTEM. TO BE INSULATED FOR SOUND IN WALL CAVITY SURROUNDING PIPES ALSO.
- NOTE:** POOL FENCING 1200mm MINIMUM HIGH, NON-CRIMBABLE ZONE (INCL. BARRIERS, GATES, GATE HARDWARE AND OVERALL STRENGTH) AND RIGIDITY TO COMPLY WITH AS 1925 SWIMMING POOL SAFETY

FLOOR AREAS SCHEDULE		
1 GROUND FLOOR	287	30.89 SQ
2 FIRST FLOOR	148	15.93 SQ
3 GARAGE/STORAGE	85	9.14 SQ
4 PORTICO	34	3.65 SQ
5 POOL CABANA/POWDER	22	2.36 SQ
	576 m²	62 SQ



GROUND FLOOR PLAN 1:100



Southern Perspective



South-Eastern Perspective



South-Western Perspective

DOOR SCHEDULE			
ID	D01	D02	D03
Type			
Height	3,600	2,550	2,550
Width	1,970	3,600	3,600
Notes			

DOOR SCHEDULE				
ID	D04	D05	D06	D07
Type				
Height	2,650	2,550	2,550	2,570
Width	3,570	4,450	1,570	2,700
Notes				

DOOR SCHEDULE			
ID	D08	D09	D10
Type			
Height	2,570	2,100	2,100
Width	5,400	870	1,800
Notes			



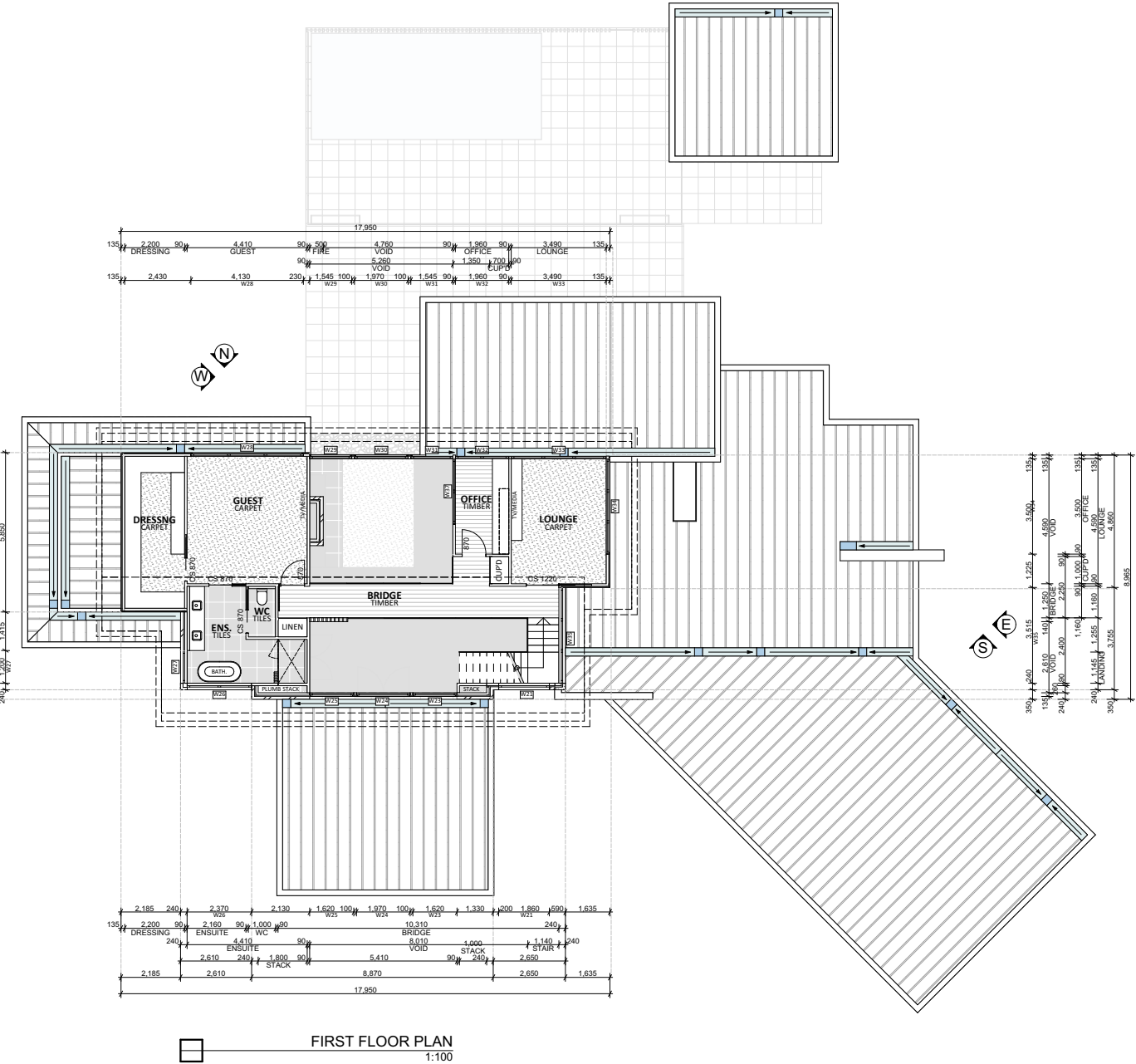
NOTE - WINDOW & DOOR SIZES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED WITH WINDOW MANUFACTURER/BUILDER ON SITE. ALL OPENABLE PANES ARE TO HAVE FLYSCREENS. FIRST FLOOR WINDOWS TO HAVE RESTRICTED OPENINGS TO 125mm MAXIMUM.

- PROTECTION OF THE BUILDING FABRIC**
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
 - WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.
 - ALL FLUABLE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH BCA 10.1.1
 - GUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.3.
 - ANTI-FLOUNDER DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO BCA 7.3.5.
 - DAMP-COURSES WITH WEEDHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.
 - SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50MM OVER THE FIRST 1M, WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT. FRESHBOND SHALL BE NOT LESS THAN 50MM FROM AN IMPERMEABLE SURFACE OR 150MM FROM A REMEDIABLE SURFACE.
 - SUBFLOOR VENTS SHALL BE LOCATED 400MM FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A WATER 1000MM RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:
 - 7.500MM CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR
 - 6.000MM FOR OTHER SUBFLOOR TYPES.
 - WHERE A BUILDING OTHER THAN DETACHED CLASS 10 IS LOCATED IN A TERMITE-PRONE AREA THE BUILDING SHALL BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM COMPLIANT WITH AS3602.1 OR AS3660.2.
 - IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR, AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1, DESIGN.
 - BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH BCA 5.6.6.
 - CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTIONS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1, MASONRY IN SMALL BUILDINGS, PART 1, DESIGN.
 - SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH BCA TABLE 7.2.2A.
 - SINGLE LEAF MASONRY WALLS SHALL BE WEATHERPROOFED PER BCA 5.7.6.
 - IN CLIMATE ZONES 6, 7 AND 8) UNLESS EXCLUDED BY BCA 10.1.3(1) ROOFS SHALL BE PROVIDED WITH VENTILATION OPENINGS PER BCA 10.8.3.
 - EXTERNAL WATERPROOFING FOR ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH BCA 10.28.
 - WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH BCA 10.2.
 - BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS4654.1 & AS4654.2.

- SAFETY OF BUILDING USERS**
- WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.
 - OTHER THAN SPIRAL STAIRS:
 - RISERS SHALL BE 190MM MAX AND 115MM MIN
 - GOINGS SHALL BE 355MM MAX AND 300MM MIN
 - 240s SHALL BE 700MM MAX AND 550MM MIN
 - THERE SHALL BE LESS THAN 125MM GAP BETWEEN OPEN TREADS.
 - ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
 - BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
 - 2000MM MIN ABOVE FINISHED STAR LEVEL (FSL) OF BALCONIES, LANDINGS ETC, AND
 - 865MM MIN ABOVE FSL OF STAIR NOSING OR RAMP; AND
 - VERTICAL, WITH GAPS OF NO MORE THAN 125MM.
 - WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7.
 - WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8.
 - WHERE A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARrier BETWEEN 150MM AND 200MM ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
 - HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
 - WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6.
 - A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH BCA 11.02.
 - CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M³/HR/M² AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH HBV3 INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2.
 - ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 25MM PLY FOR FUTURE GRAB RAILS OR SUPPLY RODS WITH A THICKNESS OF AT LEAST 125MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVABLE HOUSING DESIGN GUIDELINES.
 - FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.
 - DOOR HARDWARE SHALL BE INSTALLED 900MM - 1300MM ABOVE THE FINISHED FLOOR.
 - THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).

- SERVICES**
- SOLAR COLLECTOR PANEL LOCATIONS ARE INDICATIVE ONLY. LOCATION AND SIZE ARE DEPENDENT ON MANUFACTURER'S INSTALLER'S RECOMMENDATION.
 - DUCTWORK FOR HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & AS/NZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA TABLE 3.
- NOTE:**
ARTICULATION JOINTS BETWEEN MASONRY ELEMENTS MUST HAVE A WIDTH NOT LESS THAN 10mm AND BE PROVIDED IN STRAIGHT, CONTINUOUS WALLS HAVING NO OPENINGS, AT NOT MORE THAN 6m CENTRES AND NOT CLOSER THAN THE HEIGHT OF THE WALL AWAY FROM CORNERS, AND WHERE THE HEIGHT OF THE WALL CHANGES BY MORE THAN 20%, AT THE POSITION OF CHANGE IN HEIGHT; AND WHERE OPENINGS MORE THAN 900x900 MM OCCUR, AT NOT MORE THAN 5m CENTRES, AND POSITIONED IN LINE WITH ONE EDGE OF THE OPENING, AND WHERE WALLS CHANGE IN THICKNESS, AND AT CONTROL OR CONSTRUCTION JOINTS IN FOOTING SLABS, AND AT JUNCTIONS OF WALLS CONSTRUCTED OF DIFFERENT MASONRY MATERIALS, AND AT DEEP CHASES (REBATES) FOR SERVICE PIPES. REFER TO SOIL BY INTRAX FOR SOIL DETAILS.
- NOTE:**
THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST:
(A) OPEN OUTWARDS; OR
(B) SLIDE; OR
(C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2M BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.
- NOTE:**
WATERPROOFING TO ENCLOSED SHOWER (TILED & WP MEMBRANE) WATER RESISTANT TO REMAINING (ENS & BATHROOM) WET AREA FLOOR (POLISHED CONCRETE) REQUIREMENTS AS PER NCC TABLE 3.8.1.1

- NOTES:**
- HARDWIRED SMOKE ALARM WITH BATTERY BACKUP AS PER B.C.A REQUIREMENTS
 - SELECTED DOWNPIPE CONNECTED TO WATER TANKS TO THE RELEVANT AUTHORITIES APPROVAL.
 - ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - W.C DOORS TO OPEN OUT OR TO HAVE LIFT OFF HINGES.
 - CEILING EXHAUST FAN (SELF SEALING)
 - PROVIDE ARTICULATION JOINTS SPACED AS RECOMMENDED BY ENGINEER/SOIL REPORT.
 - PROVIDE FLYSCREENS TO ALL OPENABLE WINDOWS.
 - PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1



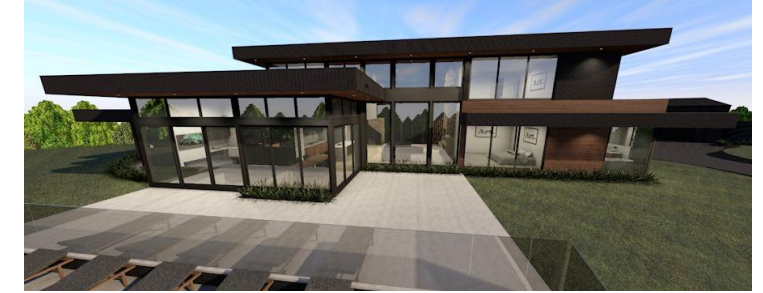
North-Western Perspective



North-Eastern Perspective



Eastern Perspective



Northern Perspective

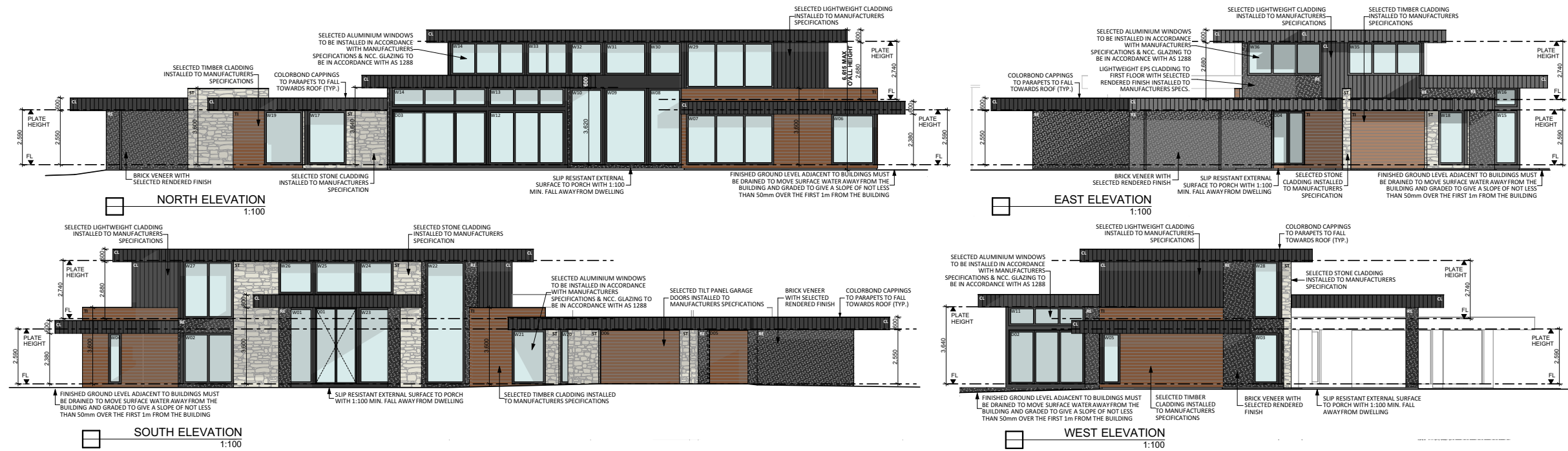


- NOTE:**
ALL STRUCTURAL MEMBERS, BEAMS, LINTELS, LOAD BEARING WALL & CONNECTIONS TO ENGINEERS SPECIFICATIONS
- HEATING, COOLING & SERVICES TO BE CONFIRMED BY CONTRACTOR AT FRAME STAGE**
- FOR ALL ENERGY RATING REQUIREMENTS REFER TO NOTES & ENERGY RATING REPORT BY THE ENERGY ASSESSOR**
- NOTE:**
PROVIDE SAFETY GLAZING IN ACCORDANCE WITH A.S. 1288.
- NOTE:**
ALL EXTERNAL DOORS WITH WEATHER STRIPPING AND DRAUGHT EXCLUDERS COMPLYING WITH ENERGY RATING REQUIREMENTS
- NOTE:**
ENSURE SEALING OF EXHAUST FANS AND KITCHEN RANGE HOODS COMPLYING WITH ENERGY RATING REQUIREMENTS
- NOTE:**
WET STAIR TO HAVE SLIP RESISTANCE OF R10 INTERGRANULAR STRAIGIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS
- NOTE:**
WET STAIR TO HAVE SLIP RESISTANCE OF R11 INTERGRANULAR STRAIGIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS
- NOTE:**
CONCEALED DOWNPIPES TO HAVE OVERFLOWS WITHIN CLIMPS TO DISCHARGE EXTERNALLY INDEPENDENT OF STORMWATER SYSTEM. TO BE INSULATED FOR SOUND IN WALL CAVITY SURROUNDING PIPES ALSO.
- NOTE:**
POOL FENCING 1200mm MINIMUM HIGH, NON-CUMULABLE ZONE (N/C), BARRIERS, GATES, GATE HARDWARE AND OVERALL STRENGTH AND RIGIDITY TO COMPLY WITH AS 1926 SWIMMING POOL SAFETY

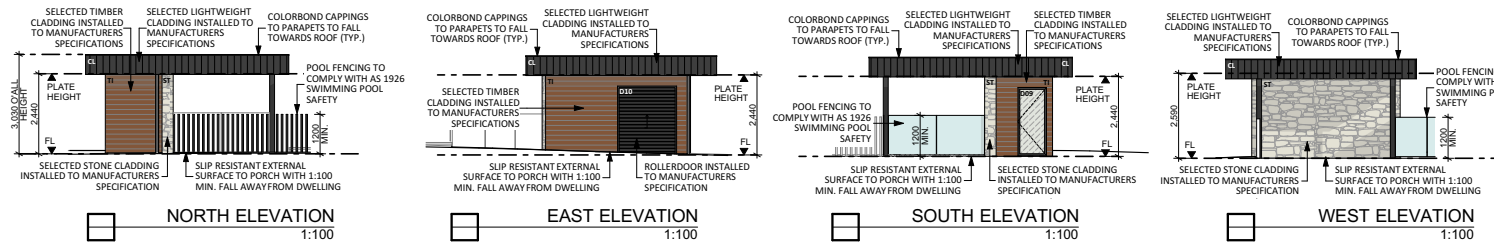
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Version: 1, Version Date: 05/12/2024

FLOOR AREAS SCHEDULE			
1	GROUND FLOOR	287	30.89 SQ
2	FIRST FLOOR	148	15.93 SQ
3	GARAGE/STORAGE	85	9.14 SQ
4	PORTICO	34	3.65 SQ
5	POOL CABANA/POWDER	22	2.36 SQ
		576 m²	62 SQ

DU TP.03 PROPOSED RESIDENCE
TAYLOR GARDNER & JOSH TAYLOR 144 McGRATHS TRACK, HERNES OAK, VIC, 3825
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 22/11/2024
 REV. DATE AMENDMENTS UPDATING PLANS IN ACCORDANCE WITH COUNCIL BP 15 (2023)
DESIGN UNITY



Cabana - Southern Perspective



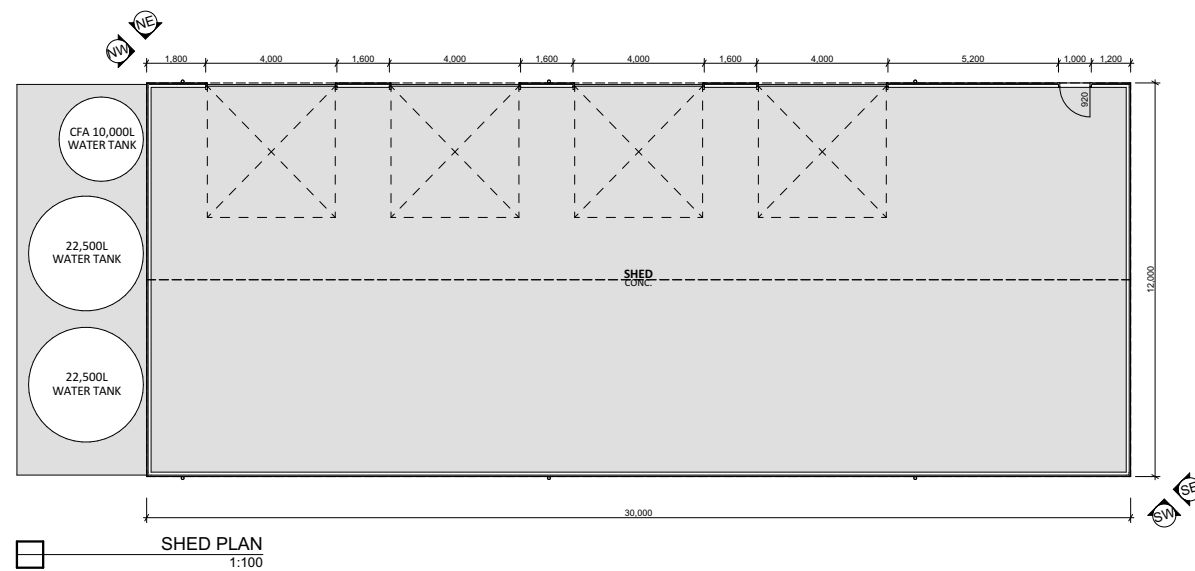
Cabana - Western Perspective

WINDOW SCHEDULE																				
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	
Type																				
Height	3,600	2,400	2,400	2,400	2,400	2,400	2,400	3,600	3,600	3,600	900	900	900	2,550	900	3,550	2,550	2,550	2,550	
Width	1,620	2,370	1,200	610	850	2,040	4,130	1,545	3,600	1,545	3,600	3,600	4,450	2,550	1,060	1,060	3,515	1,210	1,810	600
Notes																				

WINDOW SCHEDULE																
ID	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33	W34	W35
Type																
Height	2,550	5,700	3,600	1,550	1,550	2,700	2,700	2,700	2,181	1,559	1,559	1,559	1,570	1,570	1,570	2,400
Width	1,570	1,860	1,620	1,620	1,970	1,620	2,370	1,200	4,130	1,545	1,970	1,545	1,960	3,480	3,500	2,230
Notes																

NOTE - WINDOW & DOOR SIZES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED WITH WINDOW MANUFACTURER/BUILDER ON SITE. ALL OPENABLE PANES ARE TO HAVE FLYSCREENS. FIRST FLOOR WINDOWS TO HAVE RESTRICTED OPENINGS TO 125mm MAXIMUM.

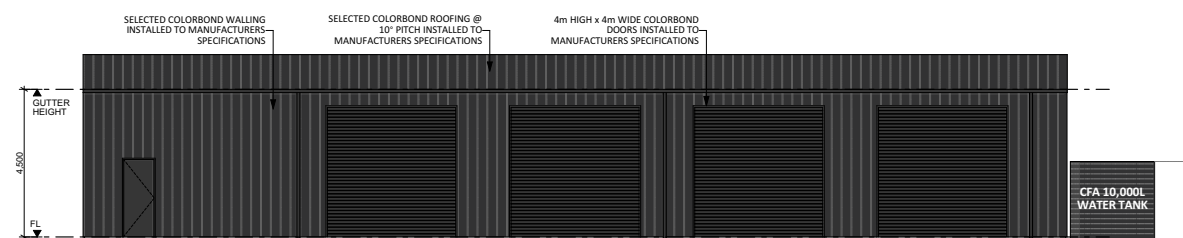
MATERIALS SCHEDULE		
NAME/ CODE	COLOR	PHOTO
RENDER	CHARCOAL/ DARK GREY	
TIMBER CLADDING	DARK NATURAL HORIZONTAL	
PAINTED CLADDING	MONUMENT VERTICAL	
STONE CLADDING	NATURAL (TO OWNERS SELECTION)	
HIDDEN ROOFING	COLORBOND KLIP-LOK MONUMENT	
WINDOW FRAMES/ CAPPINGS & FLASHINGS	MONUMENT	



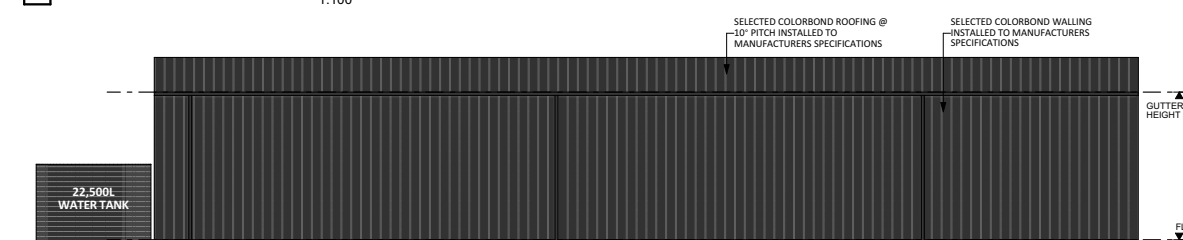
Shed Perspective 1



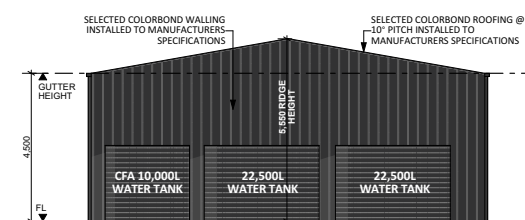
Shed Perspective 2



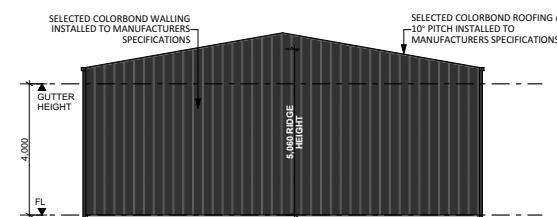
NORTH-EAST ELEVATION 1:100



SOUTH-WEST ELEVATION 1:100

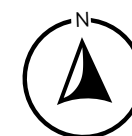


NORTH-WEST ELEVATION 1:100



SOUTH-EAST ELEVATION 1:100

MATERIALS SCHEDULE		
NAME/ CODE	COLOR	PHOTO
ROOFING & CLADDING	COLORBOND KLIP-LOK MONUMENT	
WINDOW FRAMES/ CAPPINGS & FLASHINGS	MONUMENT	



DEMOLITION

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH [INSERT NAME OF STATE/TERRITORY BUILDING REGULATIONS & YEAR], THE NATIONAL CONSTRUCTION CODE SERIES 2002 BUILDING CODE OF AUSTRALIA VOL. 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THIS DOCUMENT SPECIFICS ON THE MINIMUM STANDARD OF WORK FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS AND ALL WORK AND PRECAUTIONS SHALL BE TO BEST PRACTICE.
- A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORKS.
- PRECAUTIONS SHALL BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS2601.
- PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR. DEMOLITION SHALL NOT COMMENCE UNTIL THESE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR.
- DURING THE PROCESS OF DEMOLITION, WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR AN EXPERIENCED FOREPERSON.
- ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL NOTIFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN IDENTIFIED.
- BEFORE DEMOLITION COMMENCES, AND ALSO DURING THE PROGRESS OF SUCH WORKS, ALL ELECTRICAL CABLE OR APPARATUS THAT ARE LIABLE TO BE A SOURCE OF DANGER - OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.
- THE DEMOLISHER SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL TELECOMMUNICATION SUPPLIES.
- THE DEMOLISHER SHALL BE RESPONSIBLE FOR CUTTING AND SEALING ANY STORM WATER PIPES, WATER SERVICES, GAS SERVICES AND THE LIKE.
- THE POSITION OF CAPPIED SEWER AND STORM WATER DRAINING, SEALED OFF WATER SUPPLY LINES, GAS SUPPLY LINES AND THE LIKE SHALL BE CLEARLY MARKED ON THE SITE.
- DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARDS.
- ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTIALLY FRAMED BUILDING IS REMOVED.
- DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE LOADINGS AND/OR SUBSTITUTIONS TO MATERIALS OR WORK PRACTICES SHALL BE PLACED ON THE STRUCTURE. SUCH MATERIAL SHALL NOT BE SO PLACED OR STAGED THAT IT WILL ENDANGER WORKERS OR OTHER PERSONS, AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE.
- NO WALL, CHIMNEY, OTHER STRUCTURE, OR PART OF A STRUCTURE SHALL BE LEFT UNATTENDED OR UNSUPPORTED IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO WIND OR VIBRATION, OR OTHERWISE BECOME DANGEROUS.
- WHERE REQUIRED BY COUNCIL, THE DEMOLISHER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.
- NO PART OF ANY EXTERNAL WALL OR WITHIN 3M OF A STREET ALIGNMENT MAY BE PULLED DOWN EXCEPT DURING THE HOURS THAT THE RELEVANT BUILDING SURVEYOR DIRECTS.
- ANY SEPTIC TANKS ON THE DEMOLITION SITE SHALL BE EMPTIED AND FILLED WITH CLEAN SAND OR REMOVED ENTIRELY. ANY SOAK WELLS, LEACH DRAINS OR SIMILAR APPARATUS SHALL BE REMOVED OR FILLED WITH CLEAN SAND.
- ANY SWIMMING POOLS, PONDS OR THE LIKE - EITHER ON THE DEMOLITION SITE OR ON A NEIGHBOURING ALLOTMENT - WHERE AFFECTED BY THE DEMOLITION WORKS SHALL BE ADEQUATELY FENCED AND MADE SAFE SO AS TO COMPLY WITH AS1245, PARTS 1 & 2, PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS.
- ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMIZE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER.
- A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED DURING DEMOLITION WORKS TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH (INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATIONS). PROVIDE PROPEX OR EQUIVALENT SILT FENCES TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS / SUMPS AND INSTALL SILT STOP FILTER BAGS OVER ALL STORM WATER ENTRY PITS DURING DEMOLITION WORKS. PLACE 'SUPERFOY' OR EQUIVALENT EROSION CONTROL FABRIC OVER GARDEN BEDS TO PREVENT SURFACE EROSION.
- DUST-CREATING MATERIAL, UNLESS THOROUGHLY DAMPENED DOWN, SHALL NOT BE THROWN OR DROPPED FROM THE BUILDING, BUT RATHER SHALL BE LOWERED BY HOISTING APPARATUS OR REMOVED BY MATERIAL CHUTES. ALL CHUTES SHALL BE COMPLETELY ENCLOSED AND A DANGER SIGN SHALL BE AT THE DISCHARGE END OF EVERY CHUTE.
- DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER AS TO PREVENT ANY NUISANCE FROM DUST.
- MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.
- MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED, OR MATERIALS LEFT STANDING, SHALL NOT BE BURIED ON THE DEMOLITION SITE.
- REMOVAL OF BUILDINGS BY ROAD SHALL BE APPROVED BY RELEVANT COUNCIL'S TRAFFIC ENGINEER.
- PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER SHALL CARRY OUT AN ADULT TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA DURING INITIAL INSPECTION, OR DURING THE COURSE OF THE DEMOLITION WORKS, THE BUILDER SHALL ENGAGE AN AUTHORIZED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL AND LAWFUL DISPOSAL.

GENERAL NOTES

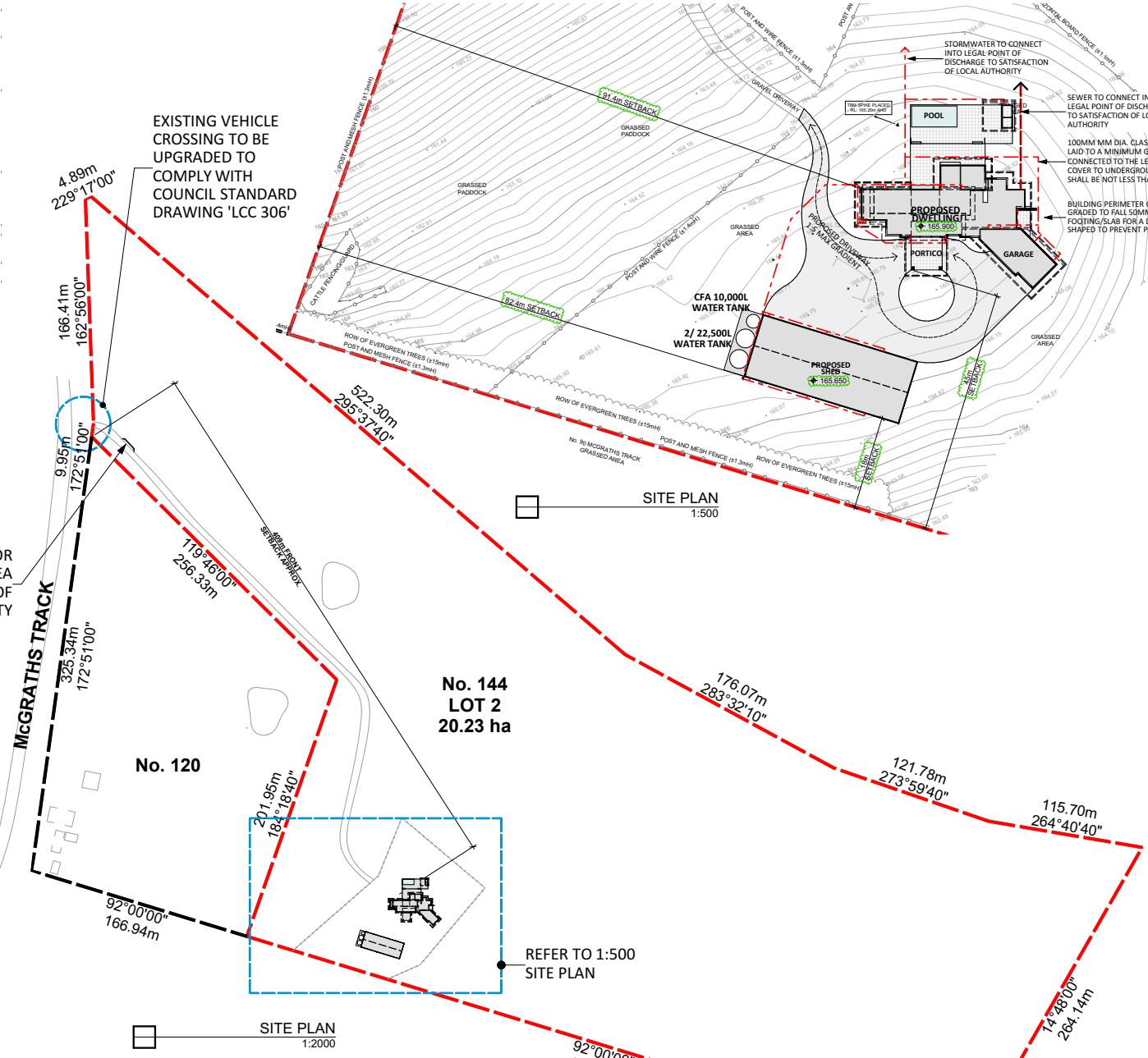
- INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT
- THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF DESIGN UNITY FOR THE PURPOSES EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS AND INFORMATION PROVIDED BY THE CONSULTANTS NAMED HEREIN, AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- A SITE MANAGEMENT PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THIS DOCUMENT IS CONDITIONAL ON THE CLIENT OBTAINING THE NECESSARY APPROVALS FROM THE RELEVANT BUILDING SURVEYOR, DEMOLITION SHALL NOT COMMENCE UNTIL THESE MATERIALS AND WORK PRACTICES SHALL COMPLY WITH BUT NOT BE LIMITED TO THE CURRENT ISSUE OF VICTORIAN BUILDING REGULATIONS & YEAR, NATIONAL CONSTRUCTION CODE 2002 BUILDING CODE OF AUSTRALIA VOL. 2 (HEREAFTER REFERRED TO AS BCAL) AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS REFERRED TO THEREIN.
- WORK AND SITE MANAGEMENT PRACTICES SHALL COMPLY WITH ALL RELEVANT LAWS AND BY-LAWS.
- IF ANY PERFORMANCE SOLUTION IS PROPOSED, IT SHALL BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER AS MEETING BCA PERFORMANCE REQUIREMENTS PRIOR TO IMPLEMENTATION OR INSTALLATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY'S REQUIREMENTS.
- VARIOUS
- SHOULD ANY CONFLICT ARISE BETWEEN THESE PLANS AND THE DEMOLISHER'S STANDARDS OR A MANUFACTURER'S INSTRUCTIONS, THIS DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER, BEFORE ANY OTHER ACTION IS TAKEN.
- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE DESIGNER, EXCEPT WHERE THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION, AND WHERE SUCH CHANGES ARE REPORTED BACK TO THE DESIGNER WITHIN 48 HOURS OF THEIR MAKING.
- THE APPROVAL BY THE DESIGNER OF A SUBSTITUTE MATERIAL WORK PRACTICE OR THE LIKE IS NOT AN AUTHORIZATION FOR ITS USE OR A CONTRACT VARIATION. ANY VARIATIONS AND/OR SUBSTITUTIONS TO MATERIALS OR WORK PRACTICES SHALL BE ACCEPTED BY ALL PARTIES TO THE BUILDING CONTRACT AND, WHERE APPLICABLE, THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER, PRIOR TO IMPLEMENTATION. MEASUREMENTS
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SITE PLAN MEASUREMENTS ARE IN METRES. ALL OTHER MEASUREMENTS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, DIMENSIONS ON FLOOR PLANS, SECTIONS AND EXTERNAL ELEVATIONS REPRESENT TIMBER UNFINISHED LANDING.
- WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR AND/OR COUNCIL.
- WHERE REQUIRED BY COUNCIL, THE BUILDER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.
- ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMIZE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER. MATERIALS SHALL NOT BE BURIED ON SITE.
- A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED FROM THE COMMENCEMENT OF WORKS, TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH (INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATIONS). PROVIDE PROPEX OR EQUIVALENT SILT FENCES TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS / SUMPS AND INSTALL SILT STOP FILTER BAGS OVER ALL STORM WATER ENTRY PITS DURING DEMOLITION WORKS. PLACE 'SUPERFOY' OR EQUIVALENT EROSION CONTROL FABRIC OVER GARDEN BEDS TO PREVENT SURFACE EROSION.
- DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER AS TO PREVENT ANY NUISANCE FROM DUST.
- DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER AS TO PREVENT ANY NUISANCE FROM DUST.
- WASTE MATERIALS SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.
- STORMWATER AND SEWERS
- (INSERT) 100MM DIA. CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9M CENTRES AND AT EACH CHANGE OF DIRECTION.
- COVERS TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
 - 100MM UNDER SOIL
 - 50MM UNDER PAVED OR CONCRETE AREAS
 - 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
 - 75MM UNDER REINFORCED CONCRETE DRIVEWAYS
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINING, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS, FOOTINGS AND/OR SUB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

EXISTING VEHICLE CROSSING TO BE UPGRADED TO COMPLY WITH COUNCIL STANDARD DRAWING 'LCC 306'

- PROVISION FOR VEHICLE PASSING AREA TO SATISFACTION OF LOCAL AUTHORITY
- McGRATHS TRACK
- 4.89m 229°17'00"
- 166.41m 162°56'00"
- 9.95m 172°51'00"
- 325.34m 172°51'00"
- 176.07m 283°32'10"
- 121.78m 273°59'40"
- 115.70m 264°40'40"
- 174°48'00" 264.14m
- 92°00'00" 557.96m
- 166.94m
- 92°00'00" 166.94m
- 201.95m 184°18'40"
- 201.95m 184°18'40"
- 119.4600' 256.53m
- 522.30m 295°37'40"



AREAS SCHEDULE - SITE

NO	DESCRIPTION	AREA (M ²)	PERCENTAGE
01	SITE AREA	202,369	100%
02	SITE COVERAGE	958	0.5%
03	GARDEN AREA	198,450	98%
04	PERMEABLE AREA	198,285	98%

PLANNING PROPERTY REPORT

Address: 144 MCRATHS TRACK, HERNES OAK 3825, Lot 2 P5506484

Lot and Plan Number: Lot 2 P5506484

Standard Parcel Identifier (SPI): 2WP5506484

Local Government Area (Council): LATROBE

Council Property Number: 21288

Planning Scheme: Latrobe

Directory Reference: Vicroads 97 F5

STATE ELECTORATES
Legislative Council: EASTERN VICTORIAN MORWELL

Legislative Assembly: MORWELL

UTILITIES
Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Gippsland Water
Melbourne Water: Outside drainage boundary
Power Distributor: AUSNET

OTHER
Registered Aboriginal Party: GunaiKurnai Latrobe and Waters Aboriginal Corporation

Registered Zones
FARMING ZONE (FZ)
FARMING ZONE - SCHEDULE 2 (FZ2)

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

REG. 73 MAXIMUM STREET SETBACK
 - EXEMPT (ALLOTMENT AREA ≥ 0.40469HA (4047M²))
 - FOR NEW CLASS 3 BUILDING WITH ALLOTMENT AREA ≥ 0.40469HA (4047M²)
 - MAXIMUM SETBACK PROPOSED = 14.6M

REG. 74 MINIMUM STREET SETBACK
 - APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
 - TABLE 74 APPLICABLE

REG. 75 BUILDING HEIGHT
 - APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
 - REGULATION 75 APPLICABLE

REG. 76 SITE COVERAGE
 - APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
 - MAXIMUM SITE COVERAGE ALLOWABLE @ 60% OF SITE = 121,421 M²
 - MAXIMUM SITE COVERAGE PROPOSED = 958 M² / 0.5%

REG. 76 A GARDEN AREA
 - APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
 - MINIMUM GARDEN AREA REQUIRED = 958 M²
 - MINIMUM GARDEN AREA PROVIDED = 198,450 M² / 98%

REG. 77 PERMEABILITY
 - APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
 - MINIMUM PERMEABLE SURFACE ALLOWABLE = 198,285 M²
 - MINIMUM PERMEABLE SURFACE PROVIDED = 198,285 M² / 98%

REG. 78 CAR PARKING
 - CAR SPACE = 18.00M LONG X 3.50M WIDE LOCATED
 - CAR SPACE = 4.00M LONG X 5.50M WIDE LOCATED
 - OR
 - ADDITIONAL CAR SPACES @ 4.00M LONG X 5.50M WIDE LOCATED
 - CAR PARKING TO INTERNAL GARAGE / GAROPART
 (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

REG. 79 SIDE AND REAR SETBACK
 - APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
 - TABLE 79 APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

REG. 80 WALLS AND CARPORTS ON BOUNDARIES
 - APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
 - MAXIMUM WALL LENGTH ALLOWABLE = 11M
 - MAXIMUM WALL HEIGHT PROPOSED = 11M WALL HEIGHT
 - BOUNDARY LENGTH (B) = 47.78M
 - MAXIMUM WALL LENGTH ALLOWABLE (B-40) X 0.25 = 10.94M
 - MAXIMUM WALL HEIGHT - REFER TO ARCHITECTURAL DRAWINGS
 - ADJACENT WALL OR CARPORT
 - NOT APPLICABLE - NO WALLS ON BOUNDARY
 - REFER TO ARCHITECTURAL DRAWINGS

REG. 81 DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS
 - ADJOINING BUILDING HABITABLE ROOM WINDOW WITHIN 1.45M OF COMMON BOUNDARY
 - NO (REFER TO ARCHITECTURAL DRAWINGS)
 - YES (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

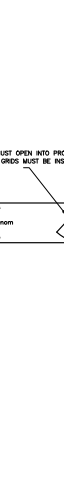
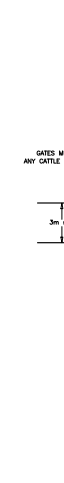
REG. 82 SOLAR ACCESS TO EXISTING NORTH-FACING HABITABLE ROOM WINDOWS
 - NOT APPLICABLE (NO AFFECTED ADJOINING ALLOTMENTS)
 - NOT APPLICABLE (AFFECTED ADJOINING WINDOWS ≥ 3.00M FROM COMMON BOUNDARY)
 - APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

REG. 83 OVERSHADOWING OF RECREATIONAL PRIVATE OPEN SPACE
 - NOT APPLICABLE (AFFECTED ADJOINING ALLOTMENTS VACANT)
 - APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

REG. 84 OVERLOOKING
 - NOT APPLICABLE (AFFECTED ADJOINING ALLOTMENTS VACANT)
 - NOT APPLICABLE (AFFECTED ADJOINING ALLOTMENTS ≥ 3.00M FROM HABITABLE WINDOWS)
 - APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

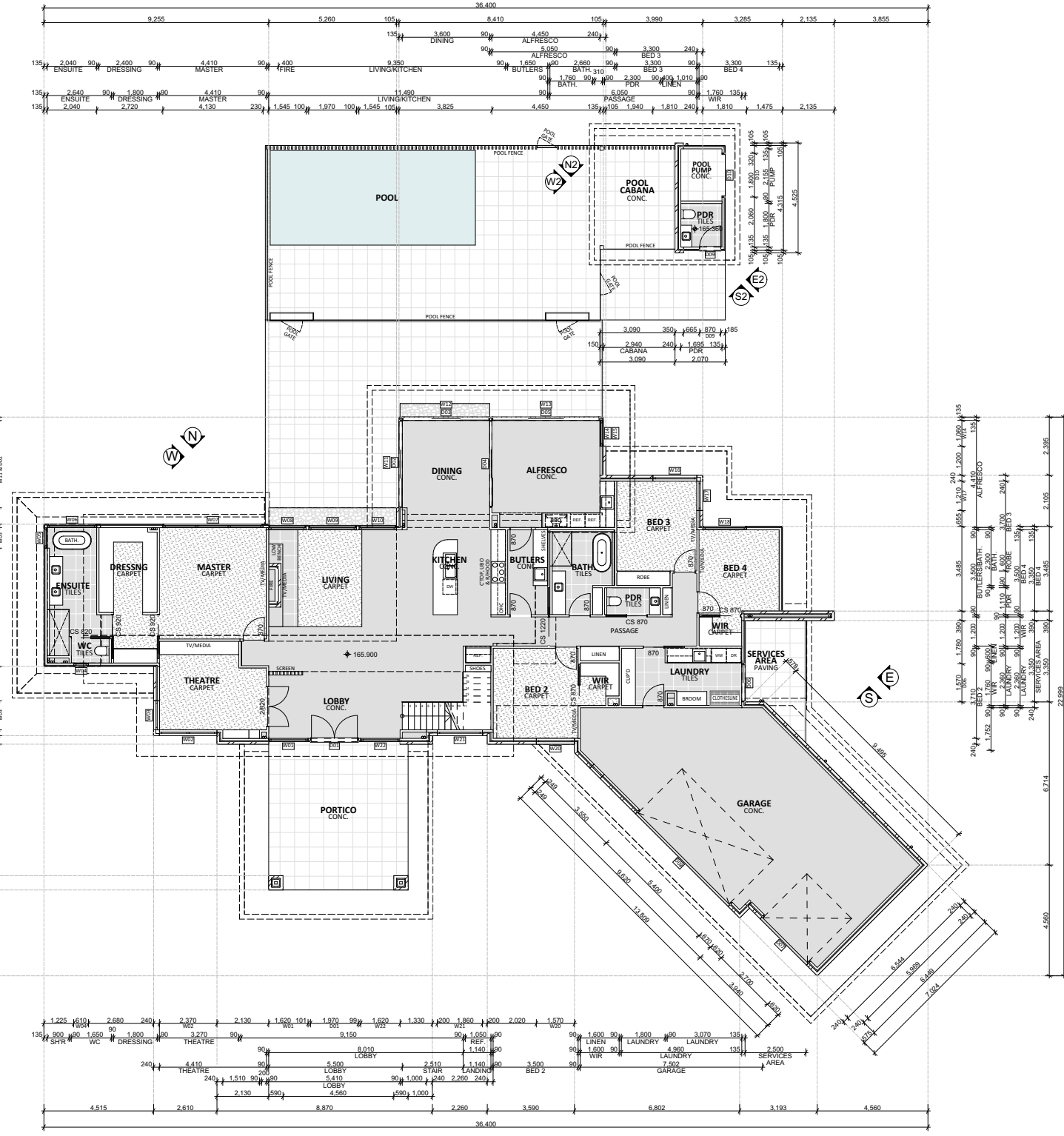
REG. 85 DAYLIGHT TO (NEW) HABITABLE ROOM WINDOWS
 - APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)
 - NOT APPLICABLE (≥ 1.00M CLEARANCE BETWEEN GUTTER AND ALLOTMENT BOUNDARY AT WINDOW)

REG. 86 PRIVATE OPEN SPACE
 - APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
 - A DWELLING SHOULD HAVE PRIVATE OPEN SPACE OF AN AREA OF 80 SQUARE METRES OR 20 PER CENT OF THE TOTAL AREA OF THE LOT, WHICHEVER IS THE LESSER, BUT NOT LESS THAN 40 SQUARE METRES. AT LEAST ONE PART OF THE PRIVATE OPEN SPACE TO CONSIST OF SECULATED PRIVATE OPEN SPACE WITH A MINIMUM AREA OF 40 SQUARE METRES AND A MINIMUM DIMENSION OF 5 METRES LOCATED AT THE SIDE OR REAR OF THE DWELLING WITH CONVENIENT ACCESS FROM A LIVING ROOM.
 - REGULATION 86 APPLICABLE
 - TOTAL AREA REQUIRED 80 M² (LESSER OF 80M² OR 20% OF SITE AREA @ 202,369 M² = 40,473 M²)
 - ONE PORTION OF AREA MINIMUM 25M² X 3.00M MINIMUM WIDE LOCATED TO SIDE OR REAR OF BUILDING WITH CONVENIENT ACCESS OFF HABITABLE ROOM (OTHER THAN BEDROOM)
 (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)



- PROTECTION OF THE BUILDING FABRIC**
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
 - WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.
 - ALL FLUABLE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH BCA 10.1.1
 - GUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3502.3
 - ANTI-FONING DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO BCA 7.3.5
 - DAMP-COURSES WITH WEEDHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2
 - SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50MM OVER THE FIRST 1M, WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT. FRESHWATER SHALL BE NOT LESS THAN 50MM FROM AN IMPERMEABLE SURFACE OR 150MM FROM A REMEDIABLE SURFACE
 - SUBFLOOR VENTS SHALL BE LOCATED 400MM FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A WATER RESISTANT 100MM RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:
 - 7.500MM CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR
 - 6.000MM FOR OTHER SUBFLOOR TYPES.
 - WHERE A BUILDING OTHER THAN DETACHED CLASS 10 IS LOCATED IN A TERMITE PRONE AREA THE BUILDING SHALL BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM COMPLIANT WITH AS3602.1 OR AS3650.2
 - IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR, AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1, DESIGN.
 - BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH BCA 5.6.6
 - CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTIONS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1 MASONRY IN SMALL BUILDINGS, PART 1, DESIGN.
 - SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH BCA TABLE 7.2.2A.
 - SINGLE LEAF MASONRY WALLS SHALL BE WEATHERPROOFED PER BCA 5.7.6
 - IN CLIMATE ZONES 6, 7 AND 8) UNLESS EXCLUDED BY BCA 10.3.3) ROOFS SHALL BE PROVIDED WITH VENTILATION OPENINGS PER BCA 10.3.3
 - EXTERNAL WATERPROOFING FOR ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH BCA 10.28
 - WATERPROOFING OF WET AREAS: BATHS, BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH BCA 10.2
 - BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS454.1 & AS454.2
 - SAFETY OF BUILDING USERS
 - WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.
 - OTHER THAN SPIRAL STAIRS:
 - RAISERS SHALL BE 190MM MAX AND 115MM MIN
 - GOINGS SHALL BE 355MM MAX AND 300MM MIN
 - 20-45° SHALL BE 700MM MAX AND 550MM MIN
 - TREADS SHALL BE LESS THAN 125MM GAP BETWEEN OPEN TREADS.
 - ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
 - BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE FINISHED SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
 - 2000MM ABOVE FINISHED STAR LEVEL (FSL) OF BALCONIES, LANDINGS ETC, AND
 - 850MM ABOVE FSL OF STAIR NOSING OR RAMP; AND
 - VERTICAL, WITH GAPS OF NO MORE THAN 125MM.
 - WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 3M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7
 - WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8
 - WHERE A BEDROOM WINDOW IS 3M OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY FINISHED SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITH A BARRIER BETWEEN 150MM AND 120MM ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
 - HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
 - WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6
 - A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH BCA 11.08
 - CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M³/HR/M² AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH HV13 INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2
 - ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12MM PLY FOR FUTURE GRAB RAILS OR SLIP NOSSINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVABLE HOUSING DESIGN GUIDELINES.
 - FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT
 - DOOR HARDWARE SHALL BE INSTALLED 900MM - 1100MM ABOVE THE FINISHED FLOOR
 - THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).
 - SOLAR COLLECTOR PANEL LOCATIONS ARE INDICATIVE ONLY. LOCATION AND SIZE ARE DEPENDENT ON MANUFACTURER'S INSTALLER'S RECOMMENDATION.
 - DUCTWORK FOR HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & AS4253.489.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA TABLE 3.
- NOTE:** ALL STRUCTURAL MEMBERS, BEAMS, LINTELS, LOAD BEARING WALLS & CONNECTIONS TO ENGINEERS SPECIFICATIONS
- HEATING, COOLING & SERVICES TO BE CONFIRMED BY CONTRACTOR AT FRAME STAGE**
- FOR ALL ENERGY RATING REQUIREMENTS REFER TO NOTES & ENERGY RATING REPORT BY THE ENERGY ASSESSOR**
- NOTE:** PROVIDE SAFETY GLAZING IN ACCORDANCE WITH A.S. 1288
- NOTE:** ALL EXTERNAL DOORS WITH WEATHER STRIPPING AND DRAUGHT EXCLUDERS COMPLYING WITH ENERGY RATING REQUIREMENTS
- NOTE:** ENSURE SEALING OF EXHAUST FANS AND KITCHEN RANGE HOODS COMPLYING WITH ENERGY RATING REQUIREMENTS
- NOTE:** ARTICULATION JOINTS BETWEEN MASONRY ELEMENTS MUST HAVE A WIDTH NOT LESS THAN 10mm AND BE PROVIDED IN STRAIGHT, CONTINUOUS WALLS HAVING NO OPENINGS. AT NOT MORE THAN 6m CENTRES AND NOT CLOSER THAN THE HEIGHT OF THE WALL AWAY FROM CORNERS, AND WHERE THE HEIGHT OF THE WALL CHANGES BY MORE THAN 20%, AT THE POSITION OF CHANGE IN HEIGHT; AND WHERE OPENINGS MORE THAN 900x900 MM OCCUR, AT NOT MORE THAN 5m CENTRES, AND POSITIONED IN LINE WITH ONE EDGE OF THE OPENING, AND WHERE WALLS CHANGE IN THICKNESS, AND AT CONTROL OR CONSTRUCTION JOINTS IN FOOTING SLABS, AND AT JUNCTIONS OF WALLS CONSTRUCTED OF DIFFERENT MASONRY MATERIALS, AND AT DEEP CHASES (REBATES) FOR SERVICE PIPES. REFER TO SOIL BY INTRAX FOR SOIL DETAILS
- NOTE:** THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST: (A) OPEN OUTWARDS; OR (B) SLIDE; OR (C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2M BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.
- NOTE:** WATERPROOFING TO ENCLOSED SHOWER (TILED & WIP MEMBRANE) WATER RESISTANT TO REMAINING (ENS & BATHROOM) WET AREA FLOOR (POLISHED CONCRETE) REQUIREMENTS AS PER NCC TABLE 3.8.1.1
- NOTES:**
- HARDWIRED SMOKE ALARM WITH BATTERY BACKUP AS PER B.C.A REQUIREMENTS
 - SELECTED DOWNPIPE CONNECTED TO WATER TANKS IS THE RELEVANT AUTHORITIES APPROVAL
 - ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - W.C. DOORS TO OPEN OUT OR TO HAVE LIFT OFF HINGES.
 - CEILING EXHAUST FAN (SELF SEALING)
 - PROVIDE ARTICULATION JOINTS SPACES AS RECOMMENDED BY ENGINEER/SOIL REPORT
 - PROVIDE FLYSCREENS TO ALL OPENABLE WINDOWS
 - PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1
- NOTE:** POOL FENCING 1200mm MINIMUM HIGH, NON-CRIMBABLE ZONE (VINYL), BARRIERS, GATES, GATE HARDWARE AND OVERALL STRENGTH AND RIGIDITY TO COMPLY WITH AS 1925 SWIMMING POOL SAFETY

FLOOR AREAS SCHEDULE		
1	GROUND FLOOR	287 30.89 SQ
2	FIRST FLOOR	148 15.93 SQ
3	GARAGE/STORAGE	85 9.14 SQ
4	PORTICO	34 3.65 SQ
5	POOL CABANA/POWDER	22 2.36 SQ
	TOTAL	576 m² 62 SQ



GROUND FLOOR PLAN 1:100



Southern Perspective



South-Eastern Perspective

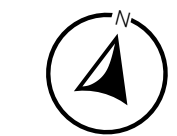


South-Western Perspective

DOOR SCHEDULE			
ID	D01	D02	D03
Type			
Height	3,600	2,550	2,550
Width	1,970	3,600	3,600
Notes			

DOOR SCHEDULE				
ID	D04	D05	D06	D07
Type				
Height	2,650	2,550	2,550	2,570
Width	3,570	4,450	1,570	2,700
Notes				

DOOR SCHEDULE			
ID	D08	D09	D10
Type			
Height	2,570	2,100	2,100
Width	5,400	870	1,800
Notes			

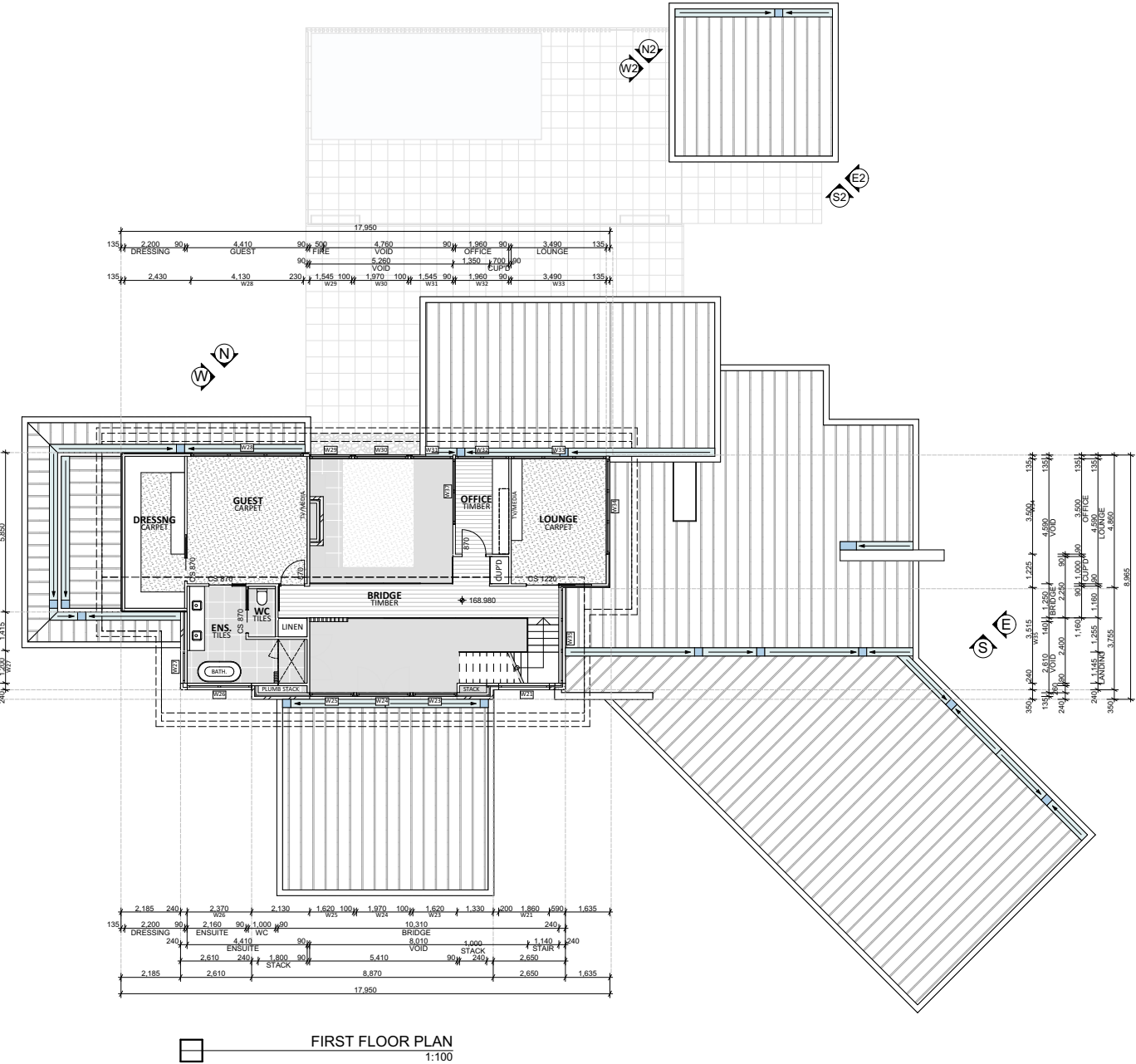


NOTE - WINDOW & DOOR SIZES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED WITH WINDOW MANUFACTURER/BUILDER ON SITE. ALL OPENABLE PANES ARE TO HAVE FLYSCREENS. FIRST FLOOR WINDOWS TO HAVE RESTRICTED OPENINGS TO 125mm MAXIMUM.

- PROTECTION OF THE BUILDING FABRIC**
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
 - WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.
 - ALL FLUABLE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH BCA 10.1.1
 - GUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.3.
 - ANTI-FLOUNDER DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO BCA 7.3.1
 - DAMP-COURSES WITH WEEDHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.
 - SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50MM OVER THE FIRST 1M, WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT. FRESHBET SHALL BE NOT LESS THAN 50MM FROM AN IMPERMEABLE SURFACE OR 150MM FROM A REMEDIABLE SURFACE.
 - SUBFLOOR VENTS SHALL BE LOCATED 400MM FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A WATER 100MM RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:
 - 7.500MM CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR
 - 6.000MM FOR OTHER SUBFLOOR TYPES.
 - WHERE A BUILDING OTHER THAN DETACHED CLASS 10 IS LOCATED IN A TERMITE-PRONE AREA THE BUILDING SHALL BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM COMPLIANT WITH AS3602.1 OR AS3660.2.
 - IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1, DESIGN.
 - BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH BCA 5.6.6.
 - CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTIONS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1, MASONRY IN SMALL BUILDINGS, PART 1, DESIGN.
 - SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH BCA TABLE 7.2.2A.
 - SINGLE LEAF MASONRY WALLS SHALL BE WEATHERPROOFED PER BCA 5.7.6.
 - IN CLIMATE ZONES 6, 7 AND 8) UNLESS EXCLUDED BY BCA 10.1.3(1) ROOFS SHALL BE PROVIDED WITH VENTILATION OPENINGS PER BCA 10.8.3.
 - EXTERNAL WATERPROOFING FOR ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH BCA 10.28.
 - WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH BCA 10.2.
 - BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS4654.1 & AS4654.2.

- SAFETY OF BUILDINGS USERS**
- WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.
 - OTHER THAN SPIRAL STAIRS:
 - RISERS SHALL BE 190MM MAX AND 115MM MIN
 - GOINGS SHALL BE 355MM MAX AND 300MM MIN
 - 240s SHALL BE 700MM MAX AND 550MM MIN
 - THERE SHALL BE LESS THAN 125MM GAP BETWEEN OPEN TREADS.
 - ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS. OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
 - BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
 - 2000MM HIGH ABOVE FINISHED STAIR LEVEL (FSL) OF BALCONIES, LANDINGS ETC. AND
 - 865MM HIGH ABOVE FSL OF STAIR NOSING OR RAMP; AND
 - VERTICAL, WITH GAPS OF NO MORE THAN 125MM.
 - WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7.
 - WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8.
 - WHERE A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARRIER BETWEEN 150MM AND 180MM ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
 - HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
 - WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6.
 - A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH BCA 11.02.
 - CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M³/HR/M² AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH HBV3 INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2.
 - ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 25MM PLY FOR FUTURE GRAB RAILS OR SUPPLY RODS WITH A THICKNESS OF AT LEAST 125MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVABLE HOUSING DESIGN GUIDELINES.
 - FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.
 - DOOR HARDWARE SHALL BE INSTALLED 900MM - 1100MM ABOVE THE FINISHED FLOOR.
 - THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).

- NOTES:**
- W.C. DOORS TO OPEN OUT OR TO HAVE LIFT OFF HINGES.
 - CEILING EXHAUST FAN (SELF SEALING)
 - PROVIDE ARTICULATION JOINTS SPACED AS RECOMMENDED BY ENGINEER/SOIL REPORT.
 - PROVIDE FLYSCREENS TO ALL OPENABLE WINDOWS.
 - PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1
- ARTICULATION JOINTS BETWEEN MASONRY ELEMENTS MUST HAVE A WIDTH NOT LESS THAN 10mm AND BE PROVIDED IN STRAIGHT, CONTINUOUS WALLS HAVING NO OPENINGS, AT NOT MORE THAN 6m CENTRES AND NOT CLOSER THAN THE HEIGHT OF THE WALL AWAY FROM CORNERS, AND WHERE THE HEIGHT OF THE WALL CHANGES BY MORE THAN 20%, AT THE POSITION OF CHANGE IN HEIGHT; AND WHERE OPENINGS MORE THAN 900x900 MM OCCUR, AT NOT MORE THAN 5m CENTRES, AND POSITIONED IN LINE WITH ONE EDGE OF THE OPENING, AND WHERE WALLS CHANGE IN THICKNESS, AND AT CONTROL OR CONSTRUCTION JOINTS IN FOOTING SLABS, AND AT JUNCTIONS OF WALLS CONSTRUCTED OF DIFFERENT MASONRY MATERIALS, AND AT DEEP CHASES (REBATES) FOR SERVICE PIPES. REFER TO SOIL BY INTRAX FOR SOIL DETAILS.**
- NOTE:**
THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST:
(A) OPEN OUTWARDS; OR
(B) SLIDE; OR
(C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2M BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.
- NOTE:**
WATERPROOFING TO ENCLOSED SHOWER (TILED & WP MEMBRANE) WATER RESISTANT TO REMAINING (ENS & BATHROOM) WET AREA FLOOR (POLISHED CONCRETE) REQUIREMENTS AS PER NCC TABLE 3.8.1.1



- NOTE:**
ALL STRUCTURAL MEMBERS, BEAMS, LINTELS, LOAD BEARING WALL & CONNECTIONS TO ENGINEERS SPECIFICATIONS
- HEATING, COOLING & SERVICES TO BE CONFIRMED BY CONTRACTOR AT FRAME STAGE**
- FOR ALL ENERGY RATING REQUIREMENTS REFER TO NOTES & ENERGY RATING REPORT BY THE ENERGY ASSESSOR**
- NOTE:**
PROVIDE SAFETY GLAZING IN ACCORDANCE WITH A.S. 1288.
- NOTE:**
ALL EXTERNAL DOORS WITH WEATHER STRIPPING AND DRAUGHT EXCLUDERS COMPLYING WITH ENERGY RATING REQUIREMENTS
- NOTE:**
ENSURE SEALING OF EXHAUST FANS AND KITCHEN RANGE HOODS COMPLYING WITH ENERGY RATING REQUIREMENTS
- NOTE:**
WET STAIR TO HAVE SLIP RESISTANCE OF R10 INTERGRANULAR STRAIGIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS
- NOTE:**
WET STAIR TO HAVE SLIP RESISTANCE OF R11 INTERGRANULAR STRAIGIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS
- NOTE:**
CONCEALED DOWNPIPES TO HAVE OVERFLOWS WITHIN CLIMBABLE ZONE (VIC), BARRIERS, GATES, GATE HARDWARE AND OVERALL STRENGTH AND RIGIDITY TO COMPLY WITH AS 1925 SWIMMING POOL SAFETY



North-Western Perspective



North-Eastern Perspective



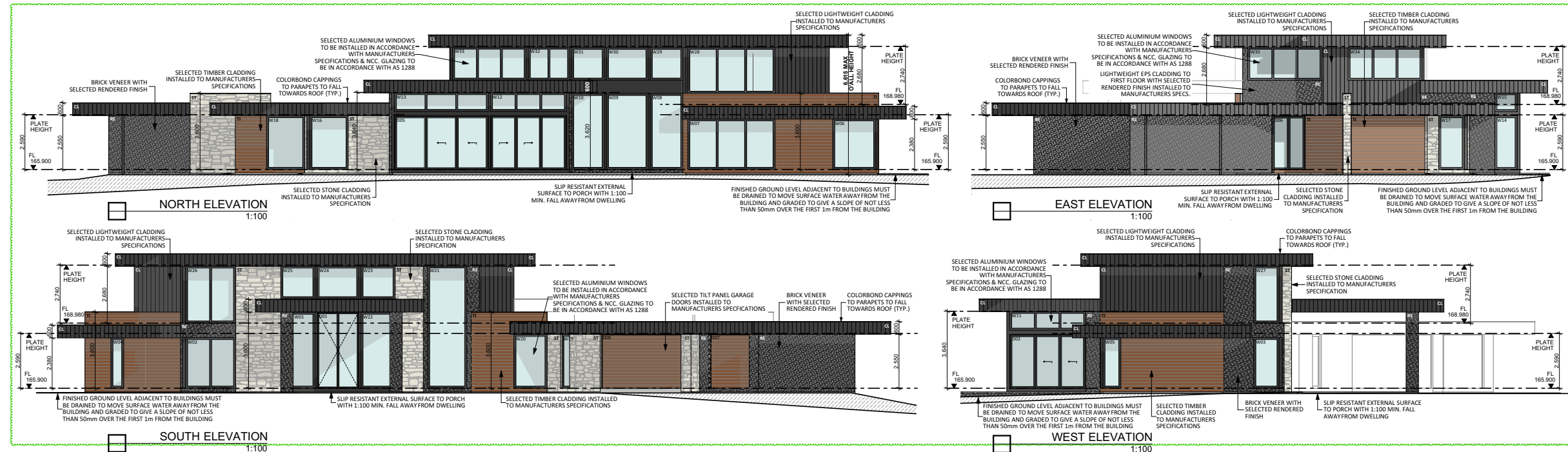
Eastern Perspective



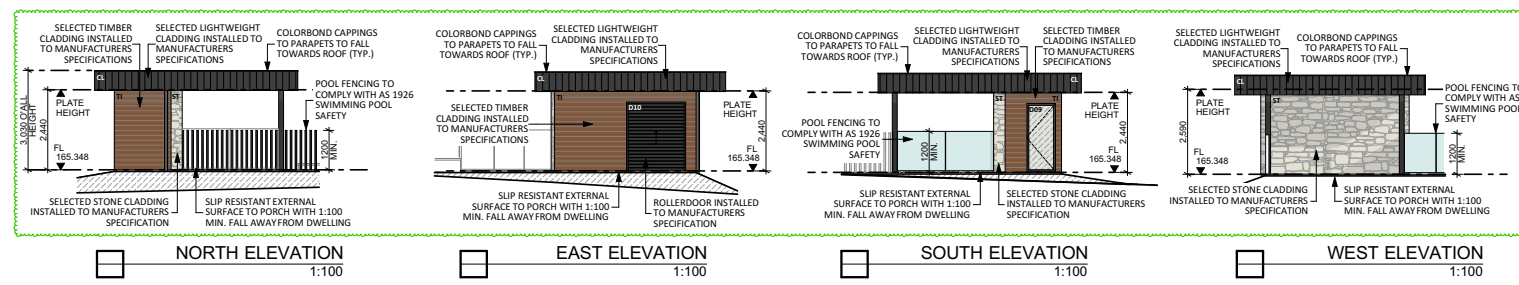
Northern Perspective



FLOOR AREAS SCHEDULE			
1	GROUND FLOOR	287	30.89 SQ
2	FIRST FLOOR	148	15.93 SQ
3	GARAGE/STORAGE	85	9.14 SQ
4	PORTICO	34	3.65 SQ
5	POOL CABANA/POWDER	22	2.36 SQ
		576 m²	62 SQ



Cabana - Southern Perspective



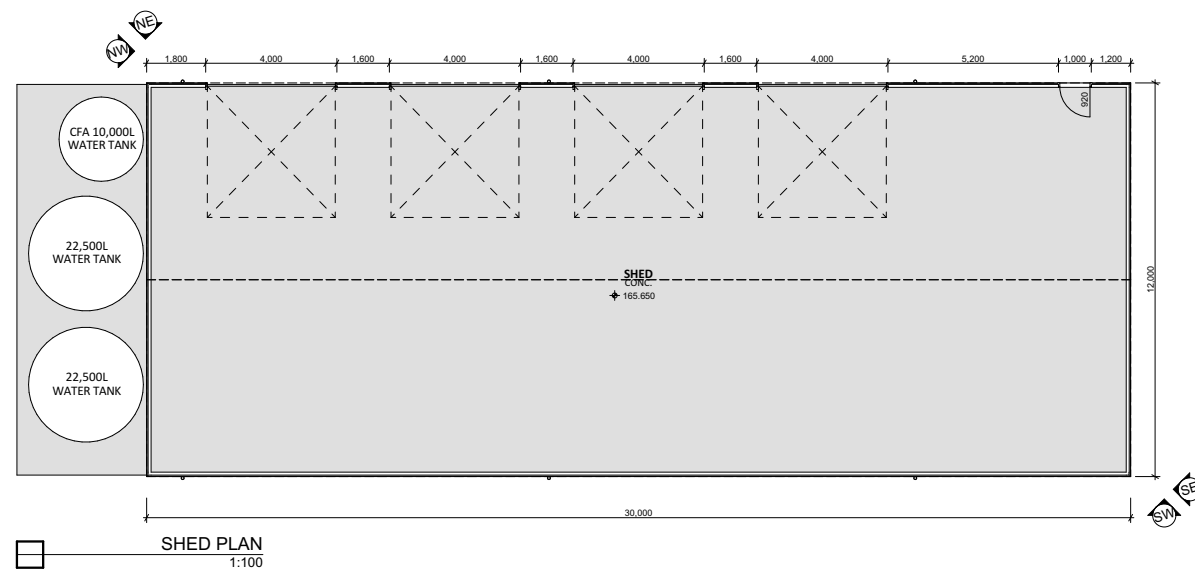
Cabana - Western Perspective

WINDOW SCHEDULE																				
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	
Type																				
Height	3,600	2,400	2,400	2,400	2,400	2,400	2,400	3,600	3,600	3,600	900	900	900	2,550	900	3,550	2,550	2,550	2,550	
Width	1,620	2,370	1,200	610	850	2,040	4,130	1,545	3,600	1,970	1,545	3,600	3,600	4,450	1,060	1,060	3,550	1,810	1,210	1,810
Notes																				

WINDOW SCHEDULE																
ID	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33	W34	W35
Type																
Height	2,550	5,700	3,600	1,550	1,550	1,550	2,700	2,700	2,181	1,559	1,559	1,559	1,570	1,570	1,570	2,400
Width	1,570	1,860	1,620	1,620	1,970	1,620	2,370	1,200	4,130	1,545	1,970	1,545	1,960	3,480	3,500	3,515
Notes																

NOTE - WINDOW & DOOR SIZES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED WITH WINDOW MANUFACTURER/BUILDER ON SITE. ALL OPENABLE PANES ARE TO HAVE FLYSCREENS. FIRST FLOOR WINDOWS TO HAVE RESTRICTED OPENINGS TO 125mm MAXIMUM.

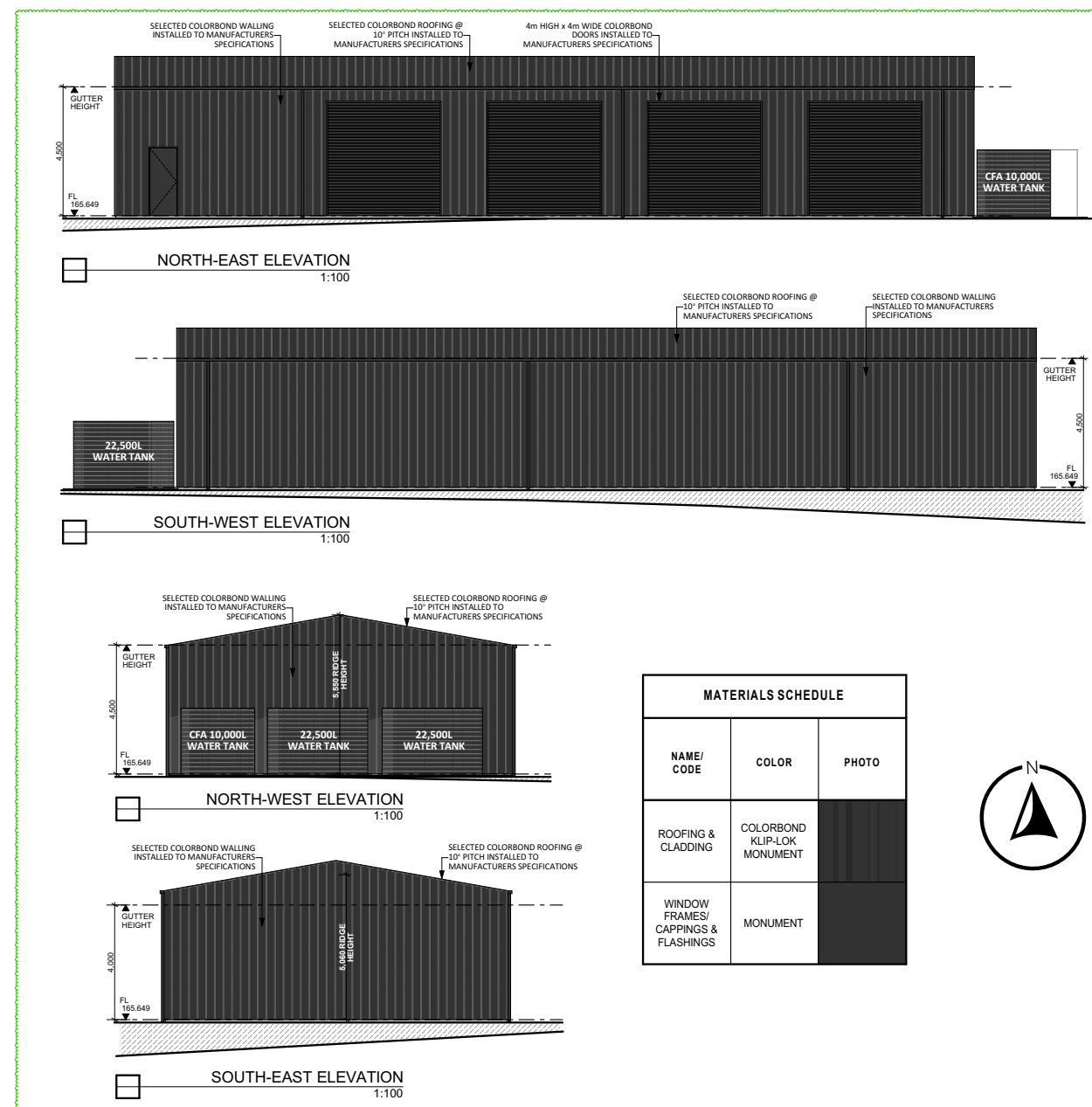
MATERIALS SCHEDULE		
NAME/ CODE	COLOR	PHOTO
RENDER	CHARCOAL/ DARK GREY	
TIMBER CLADDING	DARK NATURAL HORIZONTAL	
PAINTED CLADDING	MONUMENT VERTICAL	
STONE CLADDING	NATURAL (TO OWNERS SELECTION)	
HIDDEN ROOFING	COLORBOND KLIP-LOK MONUMENT	
WINDOW FRAMES/ CAPPINGS & FLASHINGS	MONUMENT	



Shed Perspective 1



Shed Perspective 2



2019/173/B McGraths Track, Hernes Oak**Detailed assessment of objections**

- *Concerned with effluent runoff into gully and dam from the dwelling in its amended location contaminating water used for stock and vegetable growing.*

The application has been referred to Council's Health Services team who have no objection to the proposal subject to the inclusion of conditions on any approval issued. The conditions on the current planning permit (2019/173/A) require all waste water to be treated by a septic tank system and that prior to the commencement of construction of the dwelling or outbuilding, an application for a permit to install a septic tank system must be submitted and approved by Council.

The septic tank system will be required to be in accordance with the requirements of the *Environment Protection Act 2017*, the *EPA Guideline for onsite wastewater management* (May 2024), and the *EPA Guideline for onsite wastewater effluent dispersal and recycling systems* (May 2024). Adherence to the legislation and guidelines will ensure there is no effluent runoff from the site.

The current Health Services permit conditions will be required to be updated to reflect the amendments that have occurred to the above legislation and guidelines since the issuing of the permit.

- *Size of the storage shed is excessive and will impact adjoining properties with noise, visual bulk and loss of views; it will be located 8 metres from the southern boundary.*

The applicant has advised that the large outbuilding would have rooftop solar panels and would be used for parking vehicles, tractor, slasher and other farm equipment and would also include a domestic workshop.

In response to objectors' concerns, the applicant has increased the setback of the outbuilding from the southern boundary from 8 metres to 18 metres and from the western boundary from 79 metres to 82.4 metres in order to reduce its impact on adjoining properties. The southern boundary in the vicinity of the proposed outbuilding location also contains a row of mature trees that would largely screen the shed from the south. It is considered that a large outbuilding is not an uncommon sight in a rural area and its size and amended location are considered to be acceptable.

- *No farm management plan for the dwelling; no relationship between the dwelling and agricultural activities if any; inconsistent with the Farming Zone objectives.*

The original application and subsequent amendment were approved with the application of policy in the Scheme that specifically relates to dwellings in the Farming Zone. Clause 14.01-1L applies to the use or development of a dwelling in the Farming Zone Schedule 2 and has the following strategies:

- *Support the use and development of land for a dwelling only if:*
 - *No detriment is likely to result to adjoining agricultural activities.*
 - *It will result in improved land management, rehabilitation for conservation purposes, or improvements to degraded land.*
 - *All wastewater can be retained onsite.*
 - *Any risk from bushfire is reduced to an acceptable level and any bushfire protection measures can be implemented.*
- *Encourage dwellings and associated development to cluster together in the landscape by having similar setbacks from road frontages.*

It is considered the current proposal addresses the policy as it is for a dwelling that is to be located in the same part of the site as the dwellings that have been previously approved.

- *Size of dwelling and length of access track will further reduce the amount of land available for agriculture.*

The proposal is to amend a planning permit for a dwelling that has already been issued. The dwelling footprint would be increased by approximately 70 square metres and the access track would generally remain as previously approved. The proposal would essentially be in the same location as the dwellings previously approved and would be located in the south-western corner leaving the remainder of the site available for agriculture.

- *The proposal should be treated as a new planning permit application not an amendment to an existing one as it has nothing to do with the original application.*

An amendment to the current permit is considered to be an appropriate approval pathway as the proposal seeks to amend the design and location of a previously approved dwelling.

- *The relocation and expansion of the dwelling, along with the associated infrastructure, may exacerbate land degradation and negatively impact the local water table.*

There is no evidence to suggest that the proposal would exacerbate land degradation or impact the local water table.

- *Proposal may impact biodiversity.*

The dwelling would be located on a cleared area of farmland. As such, it is considered that biodiversity would not be impacted as a result of the proposal.

- *The quoted amount to construct the dwelling (\$900,000) is insufficient.*

The amount quoted by the applicant for the construction of the dwelling is not a relevant consideration in the assessment of a planning application. The amount is used to determine the planning application fee only.

- *Illegal dwelling on the land has not been addressed by Council*

The illegal dwelling on the land is a current compliance matter with Council. A condition of any approval issued will require the structure to be removed prior to the commencement of the use of the proposed dwelling and outbuildings. Should approval not be issued for the proposal, the compliance action on the illegal dwelling will continue.

2019/173/B McGraths Track, Hernes Oak
Assessment of the proposal

The assessment of an application to amend a permit can only focus on the amendment itself and does not reopen all the issues associated with the approved use or development. Therefore while the following clauses are relevant to the application, it must be noted that a dwelling has already been approved on the site and the amendment is for new dwelling and outbuilding designs and a relatively minor relocation of these buildings.

Municipal Planning Strategy and Planning Policy Framework

- Clause 02.03-4 Natural resource management (agriculture)
- Clause 14.01-1S Protection of agricultural land
- Clause 14.01-1R Protection of agricultural land – Gippsland
- Clause 14.01-1L Protection of agricultural land
- Clause 14.01-1L Dwelling in the Farming Zone Schedule 2

Clause 02.03-4 states “*Facilitate non-agricultural related use and development that respect settlement patterns, landscape, amenity and environmental values and adjacent land uses in highly fragmented rural areas (Farming Zone Schedule 2)*”.

Clause 14.01-1L Dwelling in the Farming Zone Schedule 2 states:

“*Support the use and development of land for a dwelling only if:*

- *No detriment is likely to result to adjoining agricultural activities.*
- *It will result in improved land management, rehabilitation for conservation purposes, or improvements to degraded land.*
- *All wastewater can be retained onsite.*
- *Any risk from bushfire is reduced to an acceptable level and any bushfire protection measures can be implemented.*

Encourage dwellings and associated development to cluster together in the landscape by having similar setbacks from road frontages.

Policy guideline

Consider as relevant:

- *For a proposed dwelling required in association with improved land management or conservation outcome, a section 173 agreement under the Act to ensure an environmental management or rehabilitation plan is enacted in perpetuity.”*

Response

The site is located in FZ2 and a permit has issued for a dwelling that respects settlement patterns, landscape, amenity, environmental values and adjacent land uses in a highly fragmented rural area.

It is considered that the proposed dwelling would be sited in relatively the same location as the previous dwellings approved under the permit. The setback of the dwelling and outbuildings would be 18 metres from the southern boundary and 82 metres from the western boundary. These setbacks are considered to be acceptable and appropriate in this location. The design of the dwelling is considered to be compatible with the surrounding rural environment with materials and colours to be of muted tones. The proposal is considered to be an acceptable outcome for the site based on the submitted plans and previous approvals under this permit.

The original permit was issued on the basis that the dwelling would:

- Not result in detriment to adjoining agricultural activities.
- Would result in improved land management.
- Be able to retain all wastewater onsite.

The current proposal is also able to successfully address the above points:

- The dwelling location is essentially the same as the previous approvals being in the south-west corner of the site.
- The presence of a dwelling on the land would improve the management of the land as it is expected that the landowner would be present on site to monitor and manage the land.
- The planning permit requires the applicant to obtain a septic tank permit prior to the commencement of the development. This will ensure all wastewater will be able to be retained on site.

Overall the amendment to the permit is considered to have adequately addressed the relevant planning policy in the Scheme.

Clause 35.07 Farming Zone Schedule 2

Purpose

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*

- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development, including the disposal of effluent.*
- *How the use or 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.*
- *How the use and development makes use of existing infrastructure and services.*

Agricultural issues and the impacts from non-agricultural uses

- *Whether the use or development will support and enhance agricultural production.*
- *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*
- *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*
- *The capacity of the site to sustain the agricultural use.*
- *The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.*
- *Any integrated land management plan prepared for the site.*

Accommodation issues

- *Whether the dwelling will result in the loss or fragmentation of productive agricultural land.*

- *Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.*
- *Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.*
- *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.*

Environmental issues

- *The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.*
- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*
- *The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

Design and siting issues

- *The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.*
- *The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.*
- *The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*
- *The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*
- *Whether the use and development will require traffic management measures.*

The above issues were considered when the permit was first issued and largely do not need to be revisited. FZ2 allows dwellings to be located in rural areas under certain conditions. These conditions are considered to have been met by the proposal as discussed. The siting, design, height, bulk, colours and materials of the proposed dwelling and outbuildings are considered to be compatible with the surrounding natural environment and adjoining uses. The proposal is considered to be appropriate for the site.

PLANNING PERMIT APPLICATION 2024/133 USE OF LAND FOR A CHILDCARE CENTRE, DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE AND SUBDIVISION OF LAND

PURPOSE

To provide Council with an assessment of planning application 2024/133 to use the land for a childcare centre, display associated business identification signage and subdivide land into six lots at Manley Circuit, Traragon (Lot C on PS838403E) against the provisions of the Latrobe Planning Scheme.

EXECUTIVE SUMMARY

- The subject site is located in Traralgon in the General Residential Zone, Schedule 3 (GRZ3) and is subject to the Design and Development Overlay, Schedule 10 (DDO10) and the Development Plan Overlay, Schedule 5 (DPO5).
- It is proposed to use the land for a 96 place childcare centre, display associated signage and to subdivide the land into six lots, with access to the childcare centre and residential lots all proposed to be via a common property accessway.
- The Erin Park Development Plan has been approved and applies to the area. It designates the site for medium density dwellings.
- The approved development plan allows for the establishment of a childcare centre of no more than 60 children.
- The application was exempt from public notification under the Development Plan Overlay, as a Development Plan had been approved. However, as it was determined the application was not in accordance with the Development Plan, notice was given to landowners. Objectors have been notified that they will not have appeal rights, as notice is exempt under the Development Plan Overlay.
- Following advertising of the application, 29 objections were received against the application with the following concerns raised:
 - Congestion at pick up and drop off times
 - Increase traffic on narrow streets causing added risk to children's safety
 - Existing traffic congestion to increase
 - The noise levels increasing by children in the centre and the construction to build the centre
 - Reduced parking available to visitors

- Inadequate parking on site
- Environmental impact on the lake
- Hours of operation
- Having considered the proposal against the relevant provisions of the Latrobe Planning Scheme (the Scheme), it is considered that the proposal is not consistent with the relevant objectives and decision guidelines of the Scheme.
- The proposal is considered to be not in accordance with the approved Development Plan and would reduce the number of dwellings that can be provided for within the Erin Park Development Plan area.
- The proposed use would have a significant traffic impact on the local area.

OFFICER'S RECOMMENDATION

That Council issues a Notice of Decision to Refuse to Grant Permit 2024/133 at Manley Circuit Traralgon (Lot C PS838403), subject to the grounds set out in Attachment 1 to this report, for:

- 1. Clause 32.08-2 use the land for a childcare centre;**
- 2. Clause 32.08-3 subdivide land;**
- 3. Clause 32.08-10 construct a building or construct or carry out works;**
- 4. Clause 43.02-3 subdivide land;**
- 5. Clause 43.04-2 subdivide land; and**
- 6. Clause 52.05-13 construct or display signage.**

BACKGROUND

Subject site

The subject site is located at the northern end of Manley Circuit, Traralgon and is irregular in shape with a lot size of 5,963m², shown in figure 1 below.

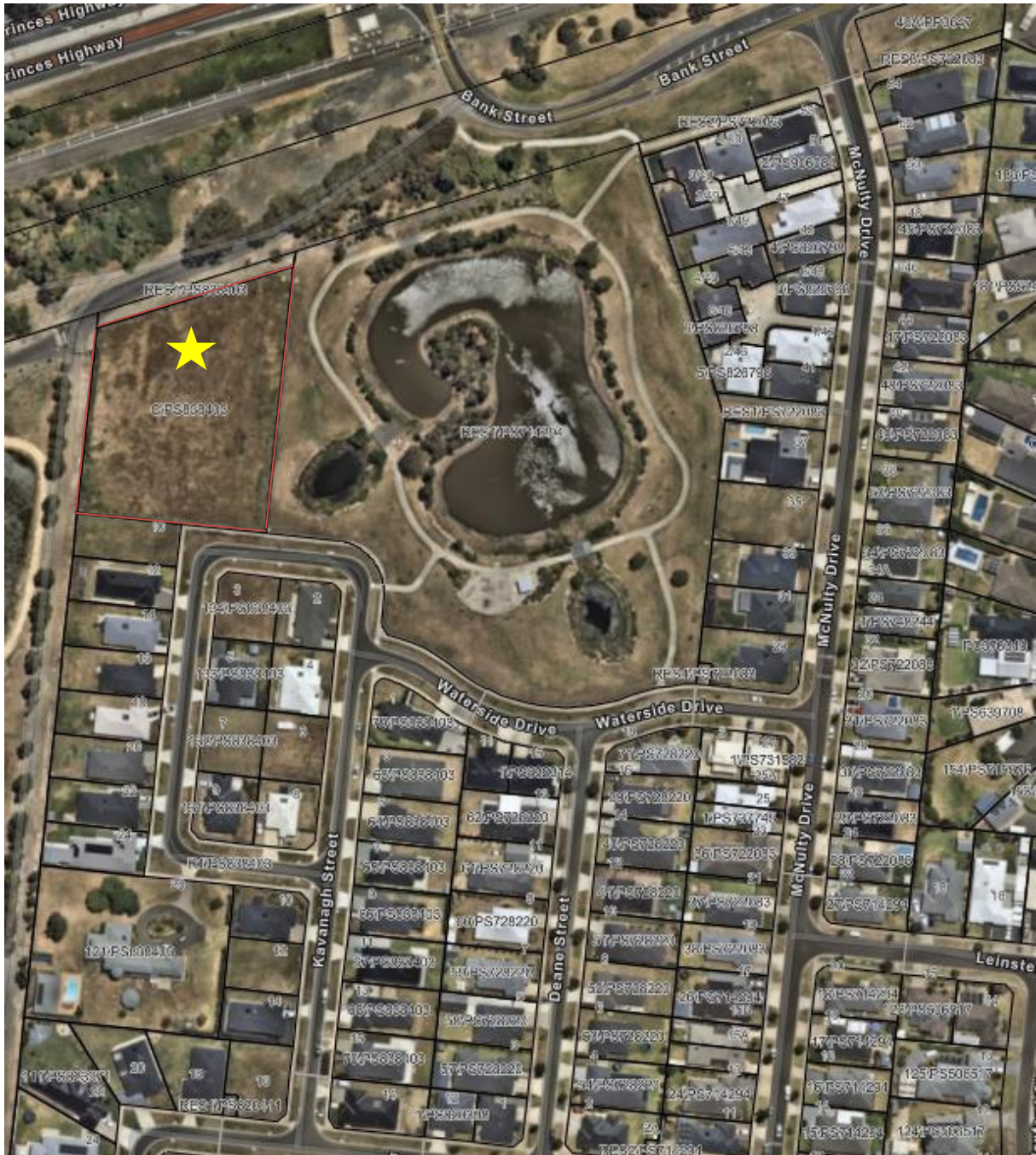


Figure 1: Subject site (Source: ArcGIS dated February 2024)

The site is located south of the Princes Highway, on the western side of Traralgon in an established residential area. To the west is farming land and abutting to the east is a council reserve for stormwater and recreation purposes. Further north, south and east is residential development on mostly conventional size lots.

The site is vacant and is a designated medium density site within the Erin Park Development Plan.

Proposal

The proposal is for the use of a portion of the site for a 96 place childcare centre, a subdivision into six lots (five of which are to be vacant conventional size residential blocks) and display of signage for the childcare centre. The application provides for 21 car spaces for the childcare centre, which meets the requirements of Clause 52.06.

The main points of the application are:

- The applicant proposes the childcare centre to be open Monday to Friday from 6:30 am to 6:30 pm.
- The proposed childcare centre is located on the western side of the lot with proposed access running relatively central from north to south (with access to the south only), then the proposed five residential lots on the eastern portion of the land. This access is common property, rather than a road vested in Council that meets Infrastructure Design Manual (IDM) requirements.
- The building is constructed of a mix of materials and colours, including brick, weatherboard, feature stone and colorbond cladding.
- A large play space is provided to the east and north of the building, comprised of a covered verandah and a 690sqm play space and a 414sqm bush kindy zone having a total outdoor play space of 1,104sqm. No acoustic fencing is proposed along the site boundaries that contain play spaces.
- A sealed private carpark is provided to the south side of the proposed childcare building with entry and exit both to the south. The entry to the carpark heads to the west and the common property access continues north for the residential lots.
- The waste for the childcare centre is proposed to be privately managed and the new residential lots to put their bins out to Manley Circuit for council collection.
- They have estimated 81 inbound and outbound traffic movements in the am and pm peak hours.
- The traffic assessment did not discuss any existing traffic issues in the area.
- A number of business identification signs are proposed.

The plans for the proposal can be found at **Attachment 2** of this report.

The Traffic Management Plan submitted with the application can be found at **Attachment 3** of this report.

CONSULTATION

The Development Plan Overlay provides for an exemption from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Planning and Environment Act 1987 if a development plan has been prepared to the satisfaction of the responsible authority. As a Development Plan has been approved for the area, notice of the application was given informally. A copy of the Erin Park Development Plan and Summary Report can be found at **Attachment 4**.

Notices were sent to all adjoining and adjacent landowners and occupiers and a site notice was displayed on the site frontage for 14 days.

Following advertising of the application, 29 submissions in the form of written objections were received, a copy of the objections can be viewed at **Attachment 5** to this report. A map showing the location of objectors can be found at **Attachment 6**.

The main issues raised in the objections can be summarised as:

- Congestion at pick up and drop off times
- Increase traffic on narrow streets causing added risk to children's safety
- Existing traffic congestion to increase
- The noise levels increasing by children in the centre and the construction to build the centre
- Reduced parking available to visitors
- Inadequate parking on site
- Environmental impact on the lake
- Hours of operation

The concerns raised by the objectors are discussed in the Detailed Assessment at **Attachment 7** to this report.

ANALYSIS

Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF)

The relevant direction and policy contained in the MPS and PPF of the Latrobe Planning Scheme have been considered as part of the assessment of this application. State and local planning policy provide clear direction that amenity and human health are to be protected from uses with adverse off-site impacts which includes increased traffic causing further congestion and safety issues.

It is common for childcare centres to be in residential areas and there is likely an increasing need for more childcare as increased housing is built. This should not take away from the need to provide an intensification of housing development to meet the increasing needs of our community, especially in Traralgon where it is expected the bulk of the increased housing will be provided.

Increasing needs for housing is commonly provided in new growth areas where a supply of land is made available and this site was designated for medium density development providing for more housing. There is a need to accommodate smaller households and it is therefore inappropriate to set aside land for increased density of housing then not use it for the intended use.

Zone

The subject site is within the General Residential Zone, Schedule 3 which allows “*educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations*”.

Under the zone a planning permit is required for a childcare centre and for the subdivision of land.

The decision guidelines of the zone include decision guidelines for non-residential use and development. The proposal has been assessed against these guidelines with the following comments made:

- The proposed childcare centre is not considered to be in an appropriate location given the medium density intention of the site under the Erin Park Development Plan.
- The use would aid to serve the community but at a scale not considered appropriate for the area, as only a 60 space childcare centre has been identified as needed for this area under the approved Erin Park Development Plan.
- There would be an increase in local traffic in an area with proposed access arrangements that are not considered to be appropriate. It is noted that the accessway does not connect to the road network to the north.

Overlays

The subject site is within the Design and Development Overlay, Schedule 10 (DDO10) and the Development Plan Overlay, Schedule 5 (DPO5). There is no trigger for a planning permit under the DDO10 as it relates to height restrictions for the airport flight paths. However, the need for a permit is triggered under the DPO5.

The proposal has been assessed against the DPO5 and the associated approved Erin Park Development Plan and the following comments are made:

- The site is a designated medium density residential development site under the Erin Park Development Plan.
- The summary report section of the development plan allows for a 60 place childcare centre.
- There was originally a designated 2,000sqm site within the open space to provide childcare and other community services. In 2019, the applicant proposed to amend the development plan to remove the designated community facility lot stating that they had received little market interest, and in 2020 the revised development plan was approved.

- The amendment only dealt with the development plan and not the summary report. There is therefore still wording in the summary report that refers to a 60 place childcare centre.
- The application proposes a 96 place centre.
- The subdivision proposes five additional residential lots averaging around 300sqm in size.
- The Erin Park Development Plan seeks to achieve 15 dwellings per net developable hectare. There are six lots being created, five of which are dwellings. This equates to approximately three dwellings per net developable hectare at this site. The designated medium density site should be providing a minimum of 25 dwellings.

Particular Provisions

Clause 52.05 Signs

This policy aims to regulate the development of signs and associated structures. The proposal includes a number of business identification signs to the façade of the building, fence and standalone signs. There are five signs proposed including:

- A stand along vertical 3 metre by 1 metre sign at the entrance of the site (Journey sign 01)
- A 1.5 metre by 3 metre landscape sign that will be on the childcare centres fence (Journey sign 02)
- A 1.2 by 2.4 metre landscape sign to be under the roofline of the façade if the centre (Journey sign 03)
- A 1.2 metre square sign which will be on the face of the building above the entrance
- A double-sided twin pole sign that contains a sign area of 1.21 x 2.02 metres and will be elevated by 2.46 metres

As the land is in the General Residential Zone, Schedule 3 signage is a category 3 – high amenity area. There is no condition for maximum size of overall signage for the site, leaving discretion with council when assessing the planning permit.

The signs have a total area of 14.24 m² and are of muted tones and they contain no internal illumination and given the proposed use it is not considered to negatively impact on the amenity of the area.

Clause 52.06 Car Parking

Clause 52.06 (Car Parking) is relevant to the consideration of this application. This clause seeks to ensure there is the provision of an appropriate number of car parking spaces, to ensure that car parking does not adversely affect the amenity of the locality, and to ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Table 1 at Clause 52.06-5 sets out car parking requirements for uses listed in the table. The use of the land for a childcare centre requires 0.22 spaces per child, so for 96 places they are required to provide 21 spaces, which they have achieved on-site.

The Clause 52.06-10 car parking decision guidelines for consideration are as follows:

- The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.
- The ease and safety with which vehicles access and circulate within the parking area.
- The provision for pedestrian movement within and around the parking area.
- The measures proposed to enhance the security of people using the parking area particularly at night.

The proposed childcare centre access arrangements (narrow one way in and out common property) parking and the proposed residential lots do not propose ease of access to future residents of those lots and would not be a good planning outcome when considering the safety of children and visitors to the childcare centre. There is no detail of carparking lighting however this could be managed through appropriate conditions if a permit was to be granted.

Clause 52.34 – Bicycle Facilities

Clause 52.34 of the Planning Scheme outlines the statutory bicycle parking requirements for a range of land uses. The land use term 'childcare centre' is not included within Table 1 of Clause 52.34 of the Planning Scheme. Accordingly, the proposed development does not have a statutory requirement to provide bicycle parking. Should any staff wish to cycle to the site there is sufficient space for the storage of bicycles within the site.

Clause 53.01 – Public Open Space Contribution and Subdivision

A public open space contribution has been provided as part of stage 6 of Emerald Waters Estate. There is therefore no requirement for public open space.

Clause 53.03 – Residential Reticulated Gas Service Connection

This clause has the purpose 'to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions'. The relevant conditions would need to be placed on the permit if a permit was to issue to restrict connection to reticulated gas for the residential allotments.

Clause 53.18 – Stormwater Management in Urban Development

This clause has the purpose 'to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits'. Engineering has considered the proposal and arrangements could be made as part of the subdivision through appropriate permit conditions if the permit was to issue.

Clause 56 Residential Subdivision

The subdivision generally met most of the standards in clause 56 however it failed to meet the objectives of Clause 56.04-1 as it fails to provide for lot diversity both within the subdivision and the desired outcome of Erin Park Development Plan which to meet the 14.9 dwellings per hectare would require this lot to provide for a minimum of 25 dwellings. The proposal would provide for approximately 3 dwellings per hectare which falls well below expectations within the Development Plan and the future housing needs of the community.

A full assessment of the proposed subdivision can be found in **Attachment 8**.

Summary

A full assessment of the application against the provisions of the Scheme can be found at **Attachment 9** to this report. The assessment indicates there is not adequate strategic justification for the approval of a childcare centre at this location and policy is not supportive of this application. It is recommended the application be refused, subject to the grounds at **Attachment 1** to this report.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
FINANCIAL Refusing the application and the applicant seeking review of the decision at VCAT.	High Likely x Moderate	To manage and limit the potential risk, the recommendation has been considered against the requirements of the GRZ3, DDO10, DPO5, Planning Policy Framework and Municipal Planning Strategy, and relevant Particular Provisions. The recommendation to refuse is considered to be consistent with the Latrobe Planning Scheme, and particularly, the approved Erin Park Development Plan.

<p>STRATEGIC</p> <p>Perception of Council approving a proposal that is not considered to be generally in accordance with the approved Erin Park Development Plan.</p>	<p>Medium</p> <p>Possible x Minor</p>	<p>The proposal has been considered against the Latrobe Planning Scheme and it is considered to be inconsistent with the relevant provisions and should therefore be refused.</p>
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DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

Attachments

1. Attachment 1 Grounds of refusal
2. Attachment 2 Proposed plans
3. Attachment 3 Traffic Management Plan
4. Attachment 4 Approved development plan and summary report
5. Attachment 5 Copy of objections (Published Separately)

This attachment is designated as confidential under subsection (f) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs. Personal details of objectors contained in the attachment.

6. Attachment 6 Map of objectors (Published Separately)

This attachment is designated as confidential under subsection (f) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs. Personal details of objectors contained in the attachment.

7. Attachment 7 Detailed assessment of objections
8. Attachment 8 Clause 56 assessment
9. Attachment 9 Policy assessment

9.2

Planning Permit Application 2024/133 Use of land for a childcare centre, display of business identification signage and subdivision of land

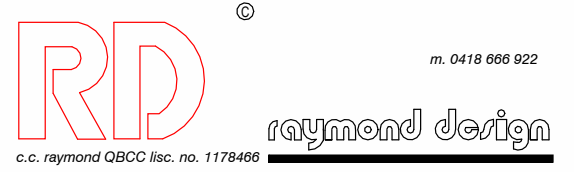
1	Attachment 1 Grounds of refusal	78
2	Attachment 2 Proposed plans	79
3	Attachment 3 Traffic Management Plan.....	97
4	Attachment 4 Approved development plan and summary report	117
7	Attachment 7 Detailed assessment of objections	154
8	Attachment 8 Clause 56 assessment.....	156
9	Attachment 9 Policy assessment.....	180

2024/133 Manley Circuit, Traralgon**Grounds of Refusal**

1. The proposal is inconsistent with the relevant clauses of the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) of the Latrobe Planning Scheme including:
 - a) Clause 02.03-6 Housing
 - b) Clause 11.02-1S Supply of urban land
 - c) Clause 15.01-3S Subdivision design
 - d) Clause 16.01-1S Housing supply
 - e) Clause 18.02-4S Roads

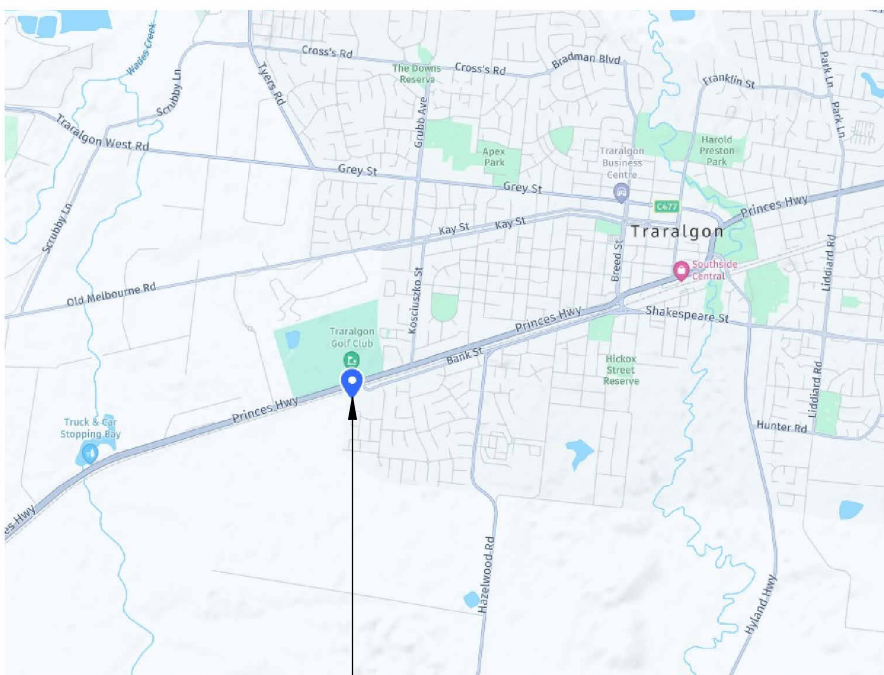
as the use is removing land identified as a designated medium density site and is not identified for community or childcare centre uses.
2. The proposal is inconsistent with Clause 43.04-2 of the Planning Scheme as the approved Erin Park Development Plan designated the site as a medium density site, and the proposal fails to achieve the desired yield in the Erin Park Development Plan of 15 dwellings per developable hectare. Further, the site is not identified for community or childcare centre uses.
3. The proposal is inconsistent with the Clause 52.06-10 decision guidelines as the proposed use and development will negatively impact on the function and safety of nearby roads, and safety within the proposed development and subdivision.
4. The proposal is inconsistent with Clause 56.04-1 'Lot Diversity and Distribution Objectives' as the minimum of 25 dwellings to be provided on this site to meet the Erin Park Development Plan density of 15 dwellings per net developable hectare is not proposed to be met. The proposal seeks to provide approximately 3 dwellings per net developable hectare at this site.

proposed 96 place childcare centre manley circuit, traralgon, vic.



site data / analysis

<p>proposal - 96 place childcare centre r.p.d. lot C, PS838403E manley circuit, traralgon, vic</p>	<p>car parking childcare centre car bays provided - 21 bays inc. disabled bay refer to traffic report</p>
<p>local authority Latrobe City Council</p>	<p>operating hours monday - friday 6:30am - 6:30pm tbc</p>
<p>site area 4373.5 sqm site cover 1120.5 sqm (25.6 %) gross floor area - 947.5 sqm</p>	<p>index to sheets 01. face sheet/ site data 02. existing site plan 03. site context plan 04. site plan 05. floor plan 06. elevations 07. elevations 08. site sections 09. site sections 10. fence details 11. playstore, refuse & signage details 12. shadow diagrams 13. 3D views 14. 3D views</p>
<p>building area floor area - 947.5 sqm veranda area - 119.8 sqm safety zone area - 16.4 sqm service area - 7.0 sqm playstore area - 21.6 sqm refuse area - 8.2 sqm</p>	
<p>childcare centre no. of children - 96 no. of activity rooms - 6</p> <p>staff - 18 contact</p> <p>playscape required -- 672.0 sq.m. provided -- 1104 sq.m.</p>	
<p>development statement built environment the development will comply with the requirements of the Latrobe City Council, the NCC 2022 Vol 1 and the National Quality Framework and standards.</p> <p>car parking all car parking and access shall accord with AS2890.1</p>	<p>area calculations all area calculations are based on design and are subject to final design development. final figures shall accord with minimums or maximums allowed by council and shall not vary by more than 5% of that stated</p> <p>garbage collection garbage is to be collected on site, bins to be stored in screened service area</p>



locality plan

site location



3D perspective

face sheet/ site data

proposed childcare centre, manley circuit, traralgon, vic.

0 not to scale
Document Set ID: 2713268
Version: 1, Version Date: 15/10/2024

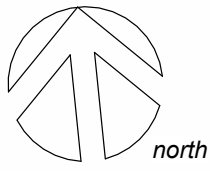
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RD23028 : january_2024
issue B - 19/09/24
drawn - c. c. r.

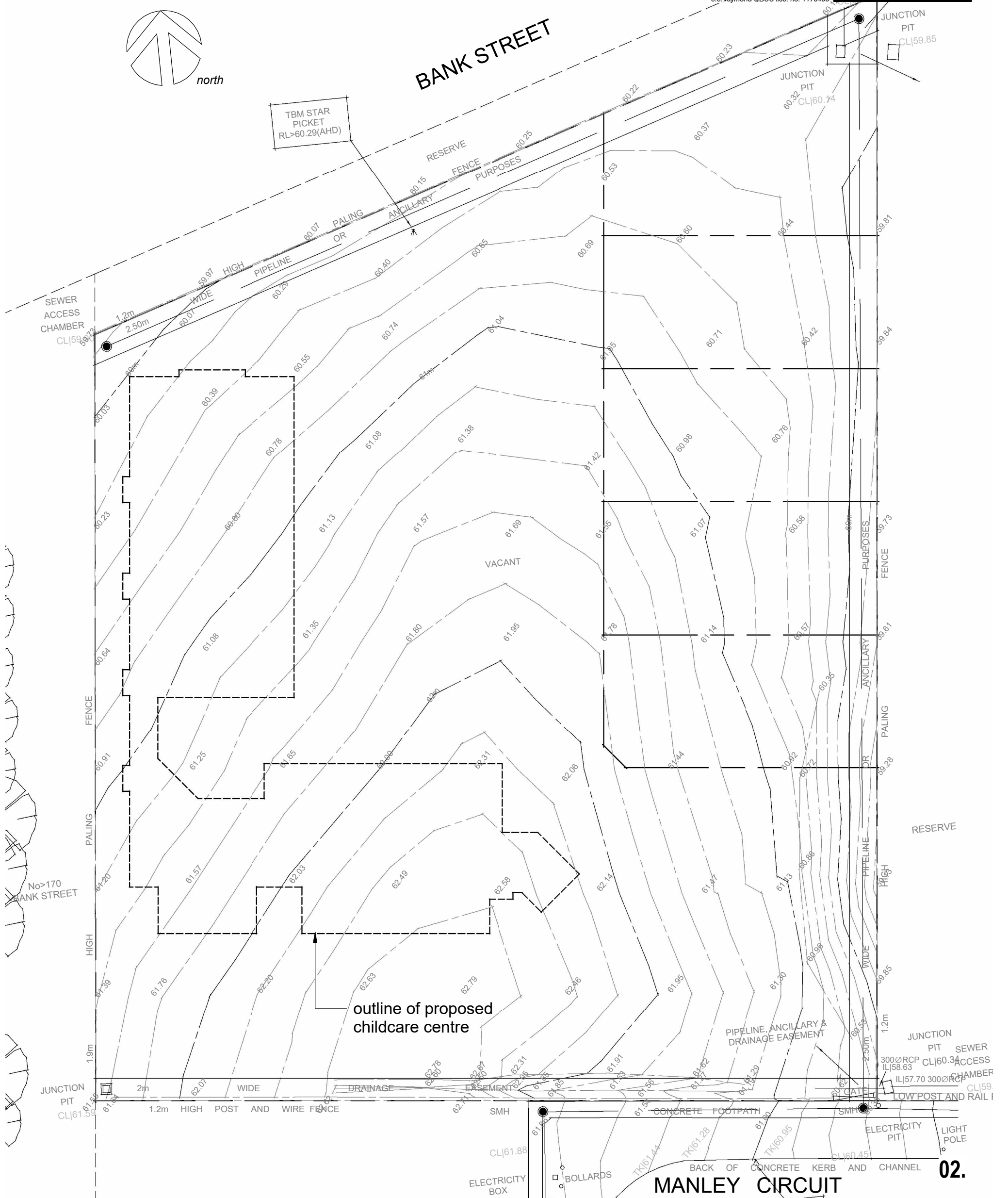
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BANK STREET



outline of proposed childcare centre

MANLEY CIRCUIT

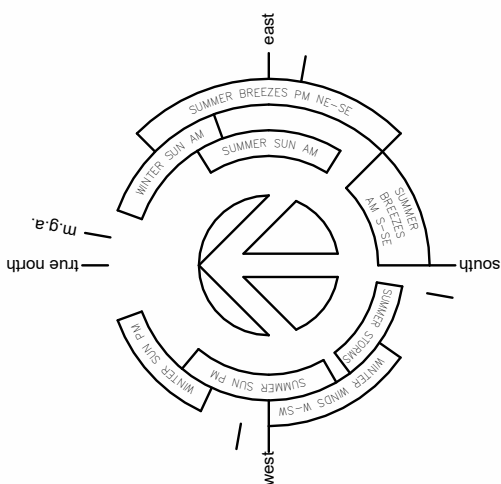
existing site plan

proposed childcare centre, manley circuit, traralgon, vic.

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Document Set ID: 2713268
Version: 1, Version Date: 15/10/2024

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RD23028 : january_2024
issue A 14/05/24
drawn - c. c. r.

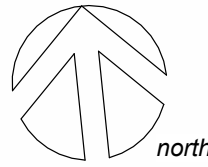


solar aspect

site context plan

proposed childcare centre, manley circuit, traralgon, vic.

03.

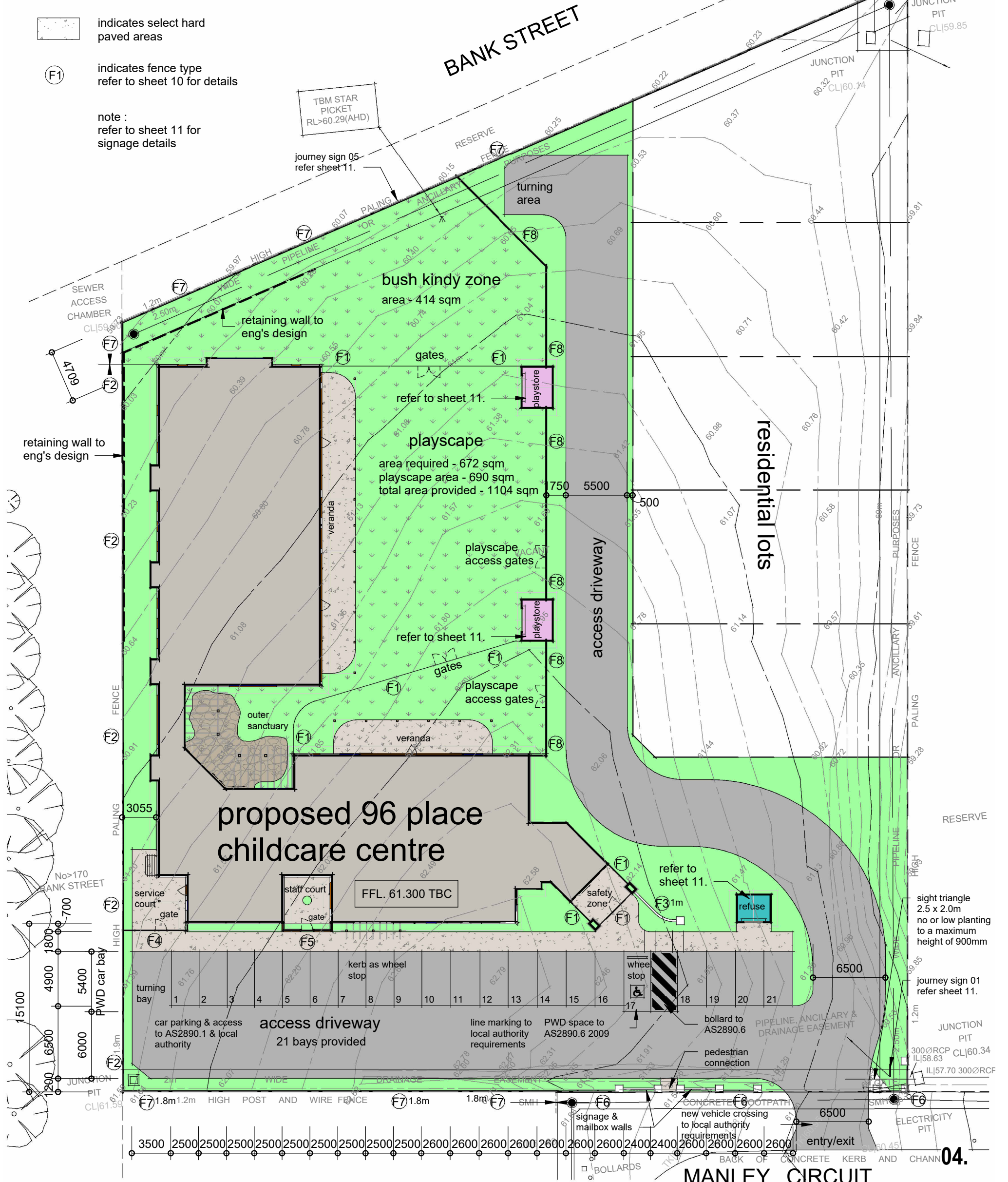


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legend

- indicates select fold-up clothesline on posts
- indicates select hard paved areas
- (F1)** indicates fence type refer to sheet 10 for details

note : refer to sheet 11 for signage details



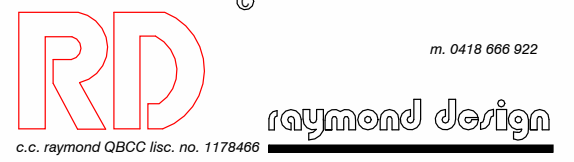
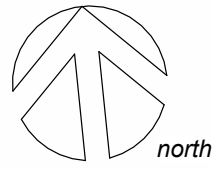
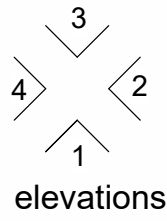
site plan

proposed childcare centre, manley circuit, traralgon, vic.

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Version: 1, Version Date: 15/10/2024

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RD23028 : january_2024
issue D - 14/10/24
drawn - c. c. r.



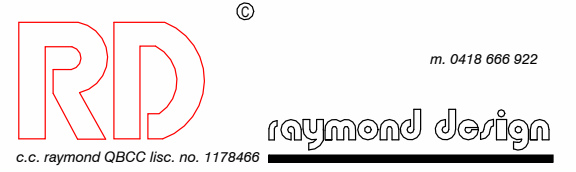
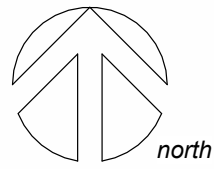
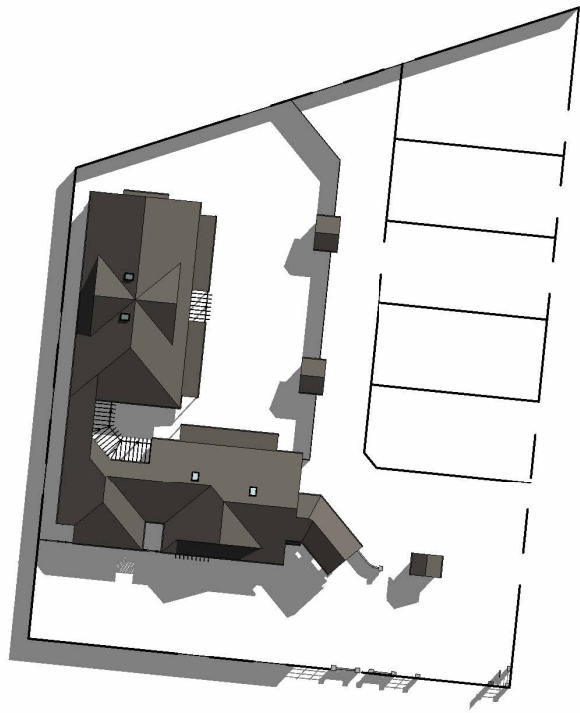
floor plan

floor area - 947.5 sqm
 veranda area - 119.8 sqm
 roofed safety zone - 16.4 sqm
 roofed service area - 5.0 sqm

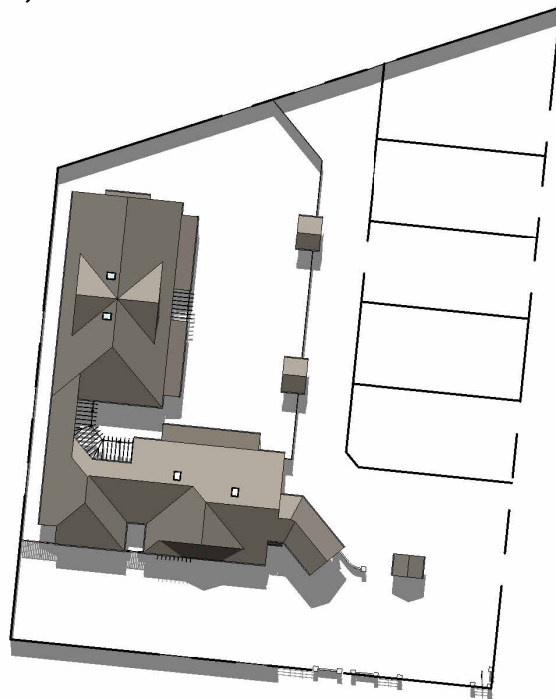
05.

floor plan

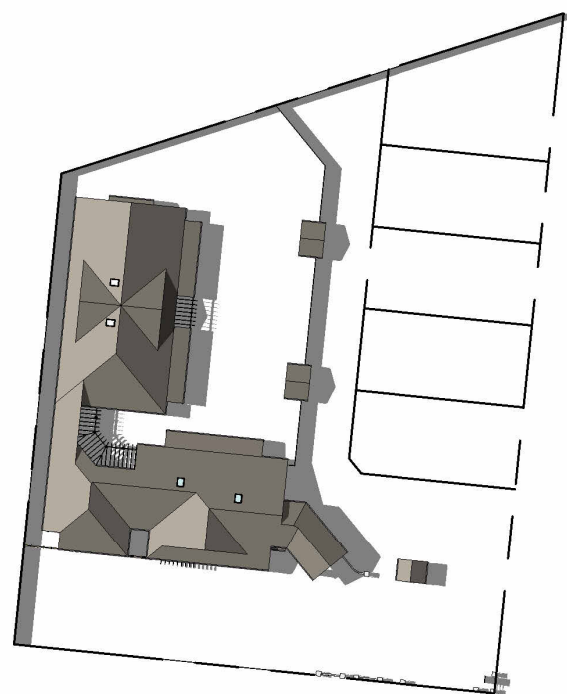
proposed childcare centre, manley circuit, traralgon, vic.



shadow diagram - june 21st, 9.00am.



shadow diagram - june 21st, 12.00pm.

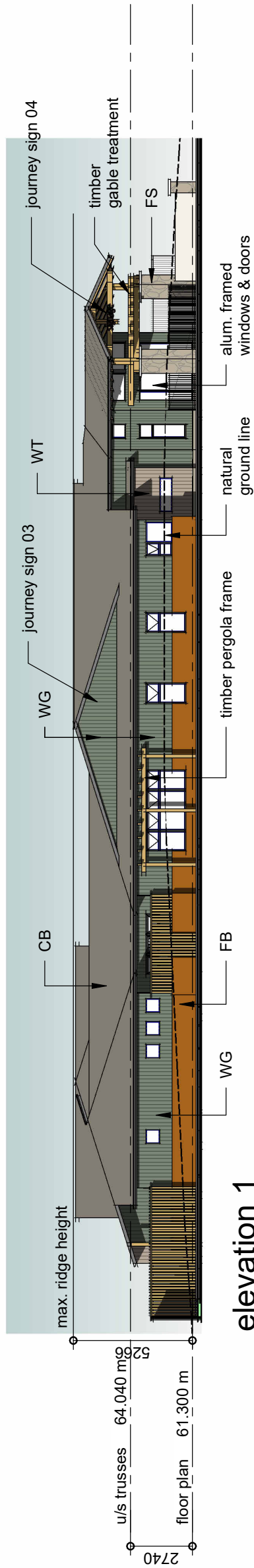


shadow diagram - june 21st, 3.00pm.

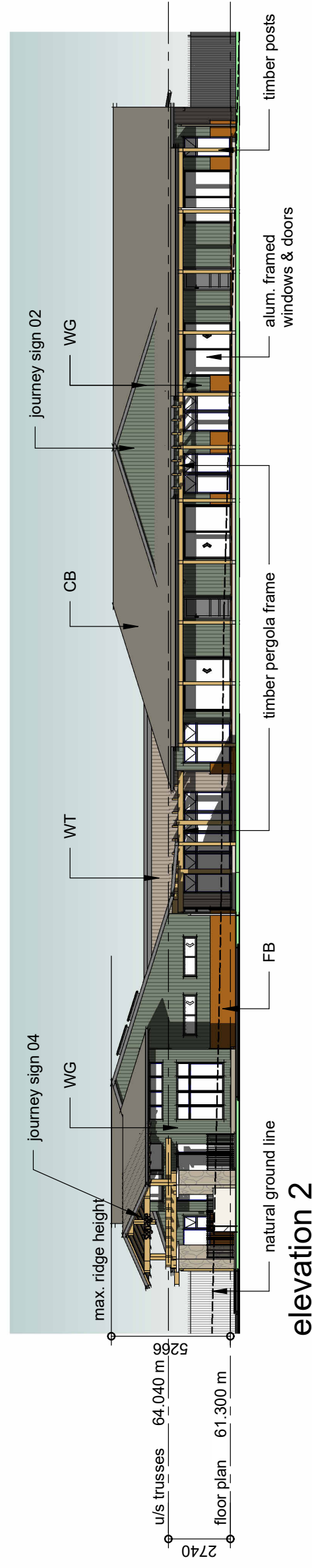
12.

shadow diagrams

proposed childcare centre, manley circuit, traralgon, vic.



elevation 1



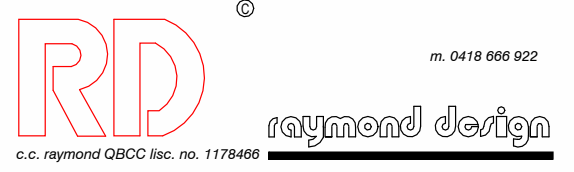
elevation 2

material & colour legend

	WG	weathergroove weatherboard
	WT	weatherthex natural weathered weatherboard
	FB	select face brickwork
	FS	feature stone cladding
	CB	colorbond roofing
	Gully	colorbond gully
		resene spanish green

elevations

proposed childcare centre, manley circuit, traralgon, vic.



elevation 3



elevation 4

material & colour legend

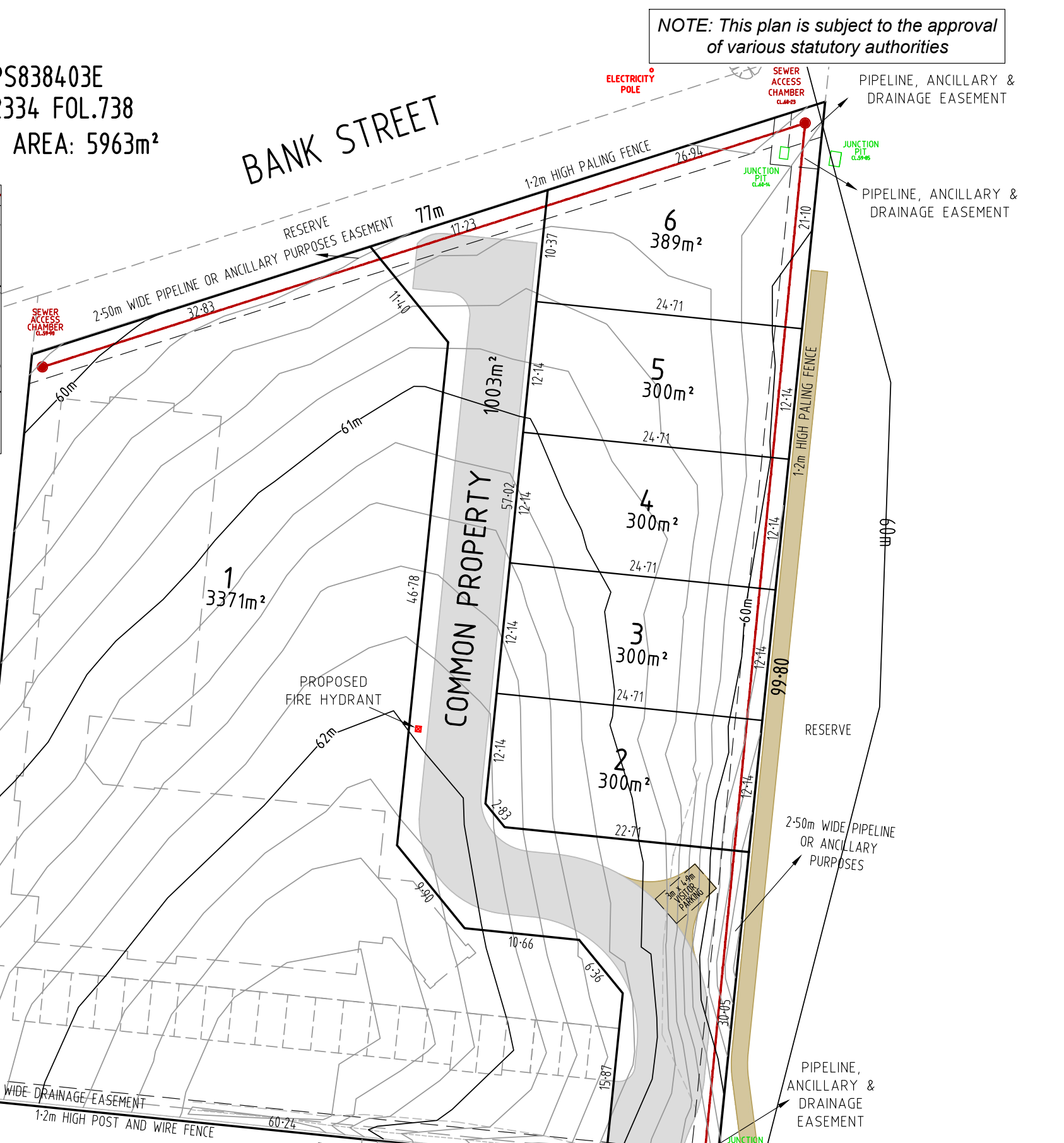
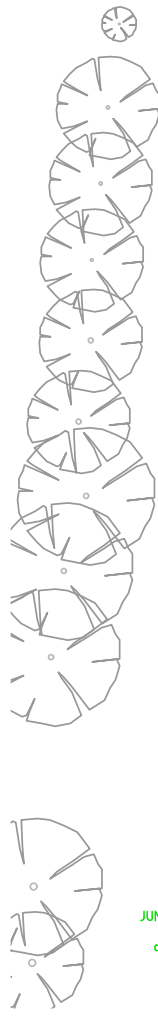
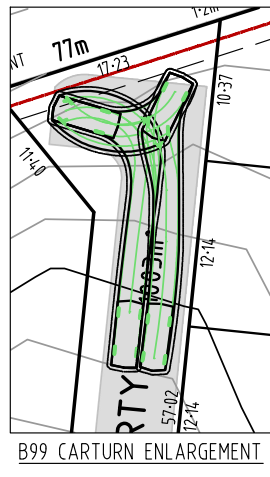
- WG weathergroove weatherboard
- WT weathertex natural weathered weatherboard
- FB select face brickwork
- FS feature stone cladding
- CB colorbond roofing
- gully colorbond gully
- resene spanish green

elevations

proposed childcare centre, manley circuit, traralgon, vic.

LOT C ON PS838403E
 C/T: VOL.12334 FOL.738
 TOTAL SITE AREA: 5963m²

NOTE: This plan is subject to the approval of various statutory authorities



- ☒ PROPOSED FIRE HYDRANT
- PROPOSED 1.5mW FOOTPATH
- PROPOSED CROSSING AND DRIVEWAY

THE GREY DASHED OUTLINE WITHIN LOT 1 REPRESENTS PROPOSED FUTURE CHILD CARE CENTRE AND PARKING LAYOUT REFER TO DEVELOPMENT PLANS FOR FURTHER DETAIL.

DIMENSIONS AND AREAS HEREON ARE SUBJECT TO SURVEY.

THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS STATUTORY AUTHORITIES. CONTOURS SHOWN HEREON HAVE BEEN INTERPOLATED FROM ON-SITE LEVELS TAKEN IN METRES AND DECIMALS TO THE AUSTRALIAN HEIGHT DATUM ON 18/12/2023.

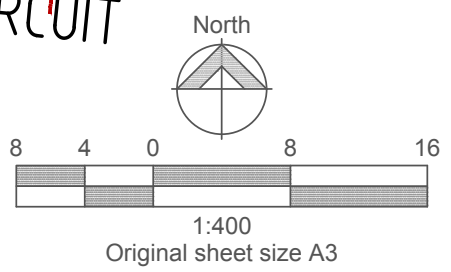
CONTOUR VERTICAL INTERVAL 0.2 METRES.

IMPLIED EASEMENTS UNDER SECTION 12 (2) OF THE SUBDIVISION ACT 1988 TO APPLY TO ALL OF THE LAND IN THE PLAN.

SITE BOUNDARIES SHOWN ON THIS PLAN REPRESENT THOSE AS SHOWN IN PS838403E. SITE BOUNDARIES HAVE NOT BEEN DETERMINED BY THIS SURVEY AND THE FIGURE SHOWN IS INDICATIVE ONLY. THE LOCATION OF EASEMENTS AND SITE BOUNDARIES SHOULD NOT BE RELIED UPON FOR ANY PURPOSE.

No.	Revision Description	Drawn	Checked	Date
2	Amended per RFI	JSLY	BB	October 2024
1	Prepared as part of planning application	JSLY	GM	June 2024

LOT No.	ENTITLEMENT	LIABILITY
1	50	50
2	50	50
3	50	50
4	50	50
5	50	50
6	50	50
TOTAL	300	300



FOR APPROVAL

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PROPOSED SUBDIVISION PLAN

Lot C on PS838403E
 Manley Circuit, Traralgon
 Latorbe City Council
 30699P2
 Version 2
 Sheet 1 of 1 Sheet

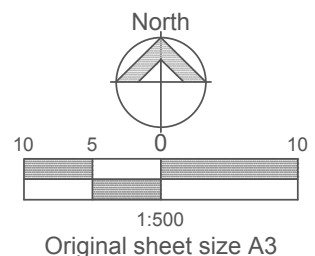
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 Mail PO Box 247 Croydon, Victoria 3136
 T (03) 8720 9500
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No.	Revision Description	Drawn	App'd	Date
1	Submitted as part of planning application	JSLY	GM	July 2024



DESIGN RESPONSE PLAN

Lot C on PS838403E,
Manley Circuit, Traralgon
Latrobe City Council
30699P3
Version 1 (July 2024)
Sheet 1 of 1 Sheets

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F (03) 5143 1244
 nick@nbagroup.com.au
 nbagroup.com.au



REFER TO L02 FOR LANDSCAPE PLAN NORTH
 REFER TO L03 FOR LANDSCAPE PLAN SOUTH
 REFER TO L04 FOR NOTES & DETAILS

Planting Schedule

Sym	Qty	Code	Botanical Name	Common Name	H x W (m)	Pot Size
TREES						
1	named		<i>Acacia melanoxylon</i> **	Blackwood	20 x 12	300mm
4	named		<i>Acacia cognata</i>	Bower Wattle	5.0 x 3.0	16L
3	named		<i>Acer rubrum</i> 'Brandy Wine'	Red Maple	9.0 x 6.0	45L
1	named		<i>Agonis flexuosa</i> 'Lemon & Lime'	Willow Myrtle cultivar	8.0 x 5.0	16L
9	named		<i>Allocasuarina littoralis</i> **	Black sheoak	11 x 5.0	300mm
2	named		<i>Angophora costata</i>	Smooth barked apple	20 x 10	16L
2	named		<i>Exocarpus cupressiformis</i> **	Native Cherry	7.0 x 5.0	16L
2	named		<i>Lagerstroemia indica</i> 'Tuscarora'	Crepe myrtle cultivar	7.0 x 5.0	27L
SHRUBS						
3	Bm		<i>Banksia marginata</i> *	Silver banksia	10 x 5.0	200mm
3	Bs		<i>Banksia spinulosa</i> *	Hairpin Banksia	4.0 x 3.0	200mm
12	Cor		<i>Correa alba</i> 'Snowbelle'	White Correa cultivar	1.2 x 1.5	140mm
16	Go		<i>Goodenia ovata</i> *	Hop goodenia	1.5 x 1.5	tube
15	La		<i>Levandula angustifolia</i>	English Lavender	0.6 x 0.8	150mm
19	Lep		<i>Leptospermum lanigerum</i> *	Woolly Tea-tree	3.0 x 1.5	tube
10	Oi		<i>Olearia lirata</i> *	Snowy Daisy-bush	2.5 x 1.5	tube
30	Pr		<i>Prostanthera rotundifolia</i> 'Native Oregano'	Round-leaved Mint-bush	2.5 x 1.5	200mm
44	Ro		<i>Rosemarinus officinalis</i> 'Tuscan Blue'	Rosemary prostrate	0.6 x 1.0	150mm
20	Sa		<i>Syzygium australe</i> 'Upright & Tight'	Lilly Pilly cultivar	5.0 x 1.5	200mm
22	Wm		<i>Westringia fruticosa</i> 'WES05' Mundi	Coastal Rosemary cultivar	0.6 x 1.5	150mm
79	Wf		<i>Westringia fruticosa</i> 'Wynyabbie Gem'	Coasta Rosemary cultivar	1.2 x 1.2	150mm
STRAPPY LEAF PLANTS & GROUNDCOVERS						
21	Bp		<i>Bosiella prostrata</i> **	Creeping Bossiella	0.2 x 0.8	tube
18	Bm		<i>Brachycome multifida</i> **	Cut-leaf Daisy	0.1 x pros.	tube
15	Ca		<i>Chrysocephalum apiculatum</i> *	Common Everlasting	0.2 x 1.0	150mm
16	Cn		<i>Chamaemelum nobile</i>	Roman Chamomile	0.2 x 1.0	150mm
18	Dr		<i>Dianella revoluta</i> *	Black anther flax lily	1.0 x 1.2	tube
30	Dt		<i>Dianella tasmanica</i>	Tasman flax lily	1.2 x 1.2	tube
16	Dir		<i>Dichondra repens</i> **	Kidney Weed	0.1 x pros.	tube
85	Lc		<i>Lomandra confertifolia</i> 'ribiginosa' 'Mist'	Spiny-headed Mat-rush	0.6 x 0.6	150mm
33	Lf		<i>Lomandra filiformis</i> **	Wattle mat-rush	0.3 x 0.3	tube
20	Ll		<i>Lomandra longifolia</i> *	Spiny headed mat-rush	1.0 x 1.2	tube
8	Lh		<i>Lomandra hystrix</i> 'LHBYF'	Katla Bellea PBR	1.5 x 1.2	150mm
200	Ms		<i>Microlaena stipoides</i> sp. <i>stipoides</i> **	Weeping Grass	0.3 x pros.	tube
3	MsA		<i>Miscanthus sinensis</i> 'Adagio'	Silver Feathergrass	1.5 x 1.0	150mm
94	Mp		<i>Mycoporum parvifolium</i>	Creeping Boobialla	0.2 x 2.0	tube
106	Pf		<i>Poa labillardieri</i> 'Eskdale'	Common Tussock-grass	0.6 x 0.8	tube
9	Pg		<i>Pycnosorus globosus</i>	Billy Buttons	0.5 x 0.5	150mm
CLIMBERS						
30	Hv		<i>Hardenbergia violacea</i> *	Purple coral-pea	2.0 x var	tube

Note: Plants marked ** have been selected from the Gippsland Plain Bioregion - EVC55: Plains Grassy Woodland, others marked * are indigenous and to be local provenance stock, purchased from a local indigenous nursery.

Legend

- Proposed indigenous/native tree
- Proposed deciduous/ornamental tree
- Proposed shrubs
- Proposed strappy leaf plants
- Groundcovers
- Proposed concrete footpath
- Proposed concrete driveway
- Proposed concrete crossover
- Proposed building
- Proposed lawn
- Proposed concrete beneath verandah
- Proposed granitic path
- Proposed fencing type as nominated on Architectural drawings with self closing gate and safety latch
- Proposed soffalt mulch
- Proposed retaining wall
- Proposed sand beneath water play
- Proposed sand pit
- Proposed shade sail
- Feature slate paving
- Proposed stepped pavers
- Refuse area
- Produce area
- Water play area
- Native play area
- Dry river bed
- Timber edge
- Service area with fold-up clothesline
- Boundary
- Proposed spot level, existing spot level
- Existing services.
- Contours to AHD, 0.2m intervals

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**OVERALL SITE LAYOUT
 PROPOSED DEVELOPMENT**
 MANLEY CIRCUIT, TRARALGON
 LATROBE CITY COUNCIL

30699 L01
 VERSION 1
 SHEET 1 OF 4

Scale: 1:200
 Original sheet size A1



REFER TO L01 FOR OVERALL SITE LAYOUT
 REFER TO L03 FOR LANDSCAPE PLAN SOUTH
 REFER TO L04 FOR NOTES & DETAILS

REFER TO L03 - LANDSCAPE PLAN SOUTH

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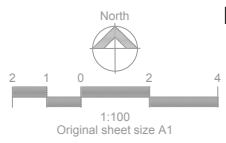
No.	Revision Description	IS	LR	DATE
1	Prepared for planning purposes			JUNE 2024

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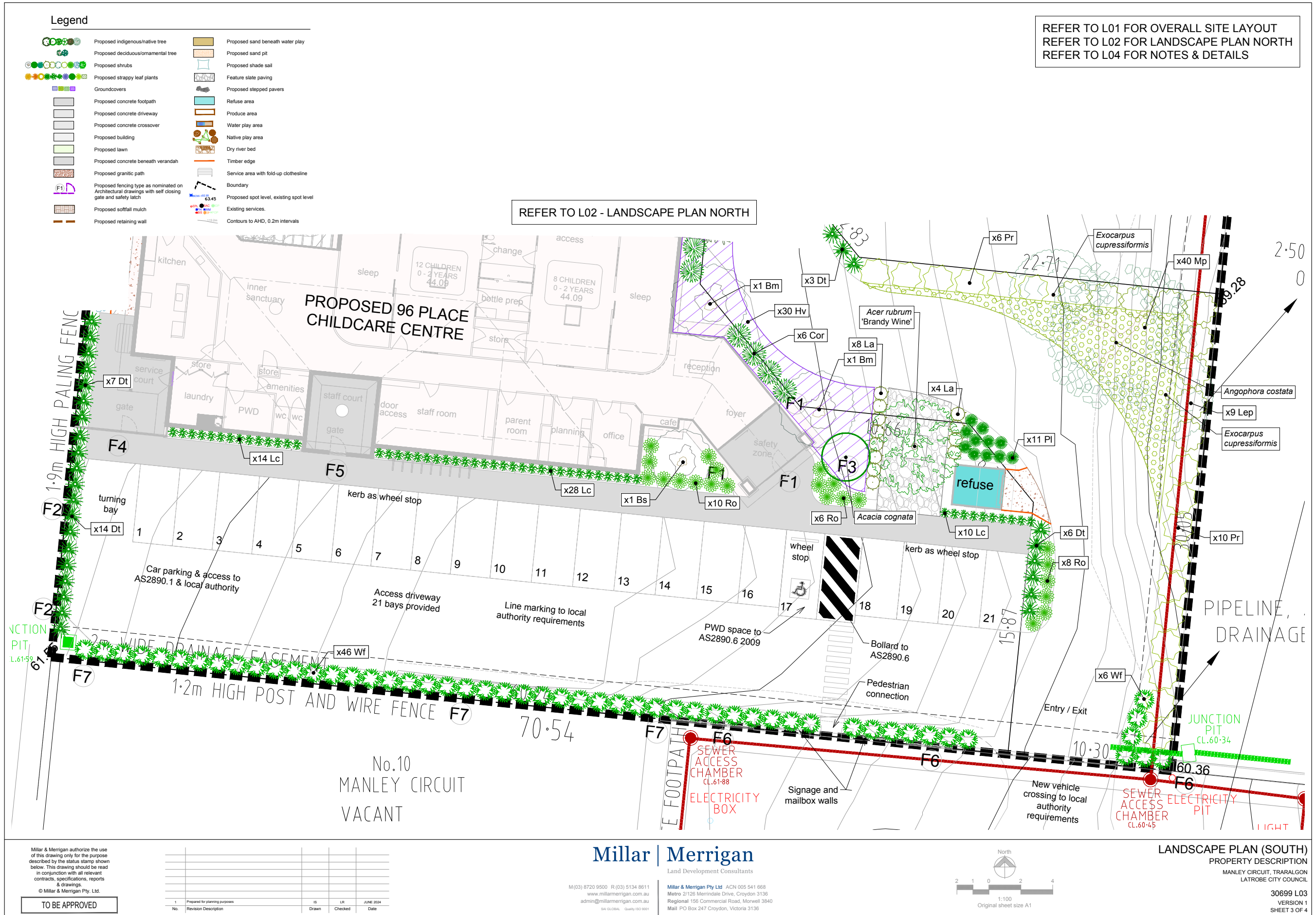
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LANDSCAPE PLAN (NORTH)
 PROPOSED DEVELOPMENT

MANLEY CIRCUIT, TRARALGON
 LATROBE CITY COUNCIL

30699 L02
 VERSION 1
 SHEET 2 OF 4



REFER TO L01 FOR OVERALL SITE LAYOUT
 REFER TO L02 FOR LANDSCAPE PLAN NORTH
 REFER TO L04 FOR NOTES & DETAILS

REFER TO L02 - LANDSCAPE PLAN NORTH

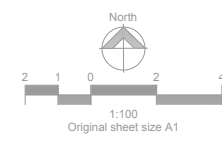
- Legend**
- Proposed indigenous/native tree
 - Proposed deciduous/ornamental tree
 - Proposed shrubs
 - Proposed strappy leaf plants
 - Groundcovers
 - Proposed concrete footpath
 - Proposed concrete driveway
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 - Proposed lawn
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 - Proposed fencing type as nominated on Architectural drawings with self closing gate and safety latch
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 - Proposed sand beneath water play
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 - Proposed shade sail
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 - Refuse area
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 - Native play area
 - Dry river bed
 - Timber edge
 - Service area with fold-up clothesline
 - Boundary
 - Proposed spot level, existing spot level
 - Existing services
 - Contours to AHD, 0.2m intervals

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LANDSCAPE PLAN (SOUTH)
 PROPERTY DESCRIPTION
 MANLEY CIRCUIT, TRARALGON
 LATROBE CITY COUNCIL
 30699 L03
 VERSION 1
 SHEET 3 OF 4

Notes :

- This plan is to be read in conjunction with the Survey Plan 30699F1, Plan of Subdivision 30699F2_V1 PPOS and the Development plans provided by RD Raymond design RD23028: January 2024 - Issue A 14/05/24.
- WARNING!!** The location of underground services shown on this plan are design locations only. Engage a service location company preferably or contact the appropriate service authorities for as-built locations.
 - Plant Setup:** Plants indicated on the drawing are set out to scale.
 - Existing Vegetation:** The site is void of vegetation.
 - Tree Protection Zones:** To ensure protection of trees to be retained:
 - The TPZ should be fenced and clearly marked at all times. A 100mm layer of organic mulch should be spread over the TPZ for the construction duration.
 - The fence should be a minimum of 1.8m of parawebbing with 1.8m star pickets every 3-4 metres and single strand support wires top and bottom.
 - If temporary access is required through the TPZ this may be carried out using sheets of heavy plywood. The TPZ should be reinstated immediately afterwards.
 - Any underground service installations should be bored within the TPZ.
 - Soil level should not be altered within the TPZ. This includes storage of existing or imported soils.
 - No building materials should be stockpiled or stored within the TPZ.
 - No fuel, oil, dumps, chemicals, materials, equipment or temporary buildings shall be allowed in the TPZ and the servicing and re-trelling of equipment and vehicles should be carried out away from tree root zones. Nothing whatsoever should be attached to the tree including temporary service wires, nails, screws or any other fixing device.
 - Supplementary watering should be provided to all trees through any dry periods during and after the construction process.
 - Any pruning required must be carried out by a trained and competent Arborist to comply with AS 4373 - 2007 Pruning of Amenity Trees.
 - All root excavation should be carried out by hand digging or with the use of 'Air Excavation' techniques and roots should be severed by saw cutting or with a sharp axe and not with a backhoe or any machinery or burnt instrument. Any roots greater than 50mm in diameter must not be severed. If possible excavate under roots to create bridging roots.
 - Environmental Weeds:** No environmental weeds were identified on site.
 - General Note on Soil:** Do not work soil when it is wet.
 - Garden bed preparation:** Spray area with a broad-leaved plant glyphosate-based herbicide if weeds are present. Wait two weeks and respray if all weeds are not dead. Remove spent weeds off-site. Remove any topsoil and store. Ensure no subsoil gets mixed in with the material stored (if no topsoil present, remove ~75mm subsoil) and cultivate subsoil to 150-200mm, mixing in gypsum at 1 kg/sqm. Replace stockpiled topsoil, with gypsum also mixed in (1kg/sqm). Shape soil, ensuring drainage is away from buildings. Final soil level should be 50mm above the normal (non garden bed) grade. Plant out garden bed, using 5-10g Osmocote or similar (slow-release form) - ensure the fertiliser used is the correct one for the plant species i.e. if there are indigenous/native plants ensure that the fertiliser used has the correct NPK ratio.
 - Garden edging:** Garden edging is to be installed between garden beds, gravel paths and lawn areas. Edging is to be a timber edge product or similar and is to be fixed in place with stakes. Where available use recycled and/or sustainable products.
 - Tube Stock & Shrub Planting Procedure:** Ensure rootballs are moist before planting. Plant tubestock and shrubs as per detail. Place suitable slow release fertiliser in base of hole and mix thoroughly with broken up soil. Water well immediately after planting and ensure all ties, labels etc attached to the plant are removed.
 - Tree Planting Procedure:** Ensure rootballs are moist before planting. Plant trees as per detail. Add 10-15g Terracotem or equivalent slow-release fertiliser at the time of planting, again ensuring the correct fertiliser for the trees selected is used. Trees are to be watered in well immediately after planting. Importing topsoil for tree planting is to be avoided. Ensure all ties, labels or any other item attached to the trees are removed prior to planting.
 - Mulch:** Mulch may be either a non-leafy mulch or a non-combustible mulch such as sustainably sourced pebbles, recycled bricks or similar products. Timber mulch must conform with AS 4454-2003, and have 80% of particles in the size range 6-10mm in plan and 5-10mm in thickness; no particle is to exceed 25mm in plan and avoid the use of rare timbers as mulch. Evenly spread 80mm (min.) depth of mulch to all garden beds, and tree watering basins after planting operations. Mulch is to be kept away from tree trunks and plant stems to prevent collar-rot.
 - Lawn:** Loosen soil to minimum 150mm depth. Ensure no ponding and that drainage is away from dwellings/buildings. Top dress with 20mm sandy loam and sow seed (with added fertiliser) using a hardy non invasive species or blend (with added fertiliser). Recommended species include but are not restricted to *Festuca arundinacea* Tall Fescue, *Poa pratensis* Kentucky Blue-grass, *Diantheum sericeum* Queensland Blue-grass, *Microlaena stipoides* Weeping Grass or *Bothriochloa macra* Red-leg Grass. Use environmentally friendly and sustainable products.
 - Fencing:** All fencing within and surrounding the child play area are to be in accordance with AS1926. All self closing gates are to be fitted with a child proof latch and in accordance with AS1926.1. Refer all itemised numbering and fencing type to Architectural drawings.
 - Trellis:** No trellis is proposed.
 - Retaining walls:** Are proposed to be sustainably sourced. Refer to Engineering drawings for construction details and specifications.
 - Gravel pathways:** Are proposed using sustainably sourced materials.
 - Slate paving:** Is proposed using sustainably sourced materials.
 - Irrigation:** No irrigation is proposed - plants selected are water wise and the majority are a mix of native & indigenous species selected from the Gippsland Plain Bioregion - EVC55: Plains Grassy Woodland and are to be local provenance stock, purchased from a local indigenous nursery. Additional watering may be required during initial planting and extended dry periods. The provision of a water tank will harvest and supply rainwater to be utilised for this purpose.
 - Maintenance:** Is required on all landscaping works for a period of 2 years. Maintenance includes but is not restricted to regular weeding, watering, pruning, re-staking and re-tying of trunks, regular replacement of dead stock, edging and mowing of all grassed areas. Mulch is to be topped up as necessary. Trees are to be healthy, straight, well formed and structured, disease free with a strong central leader.

REFER TO L01 FOR OVERALL SITE LAYOUT
REFER TO L02 FOR LANDSCAPE PLAN NORTH
REFER TO L03 FOR LANDSCAPE PLAN SOUTH



RAISED PLATFORM



DRY RIVER BED WITH TIMBER SLEEPERS



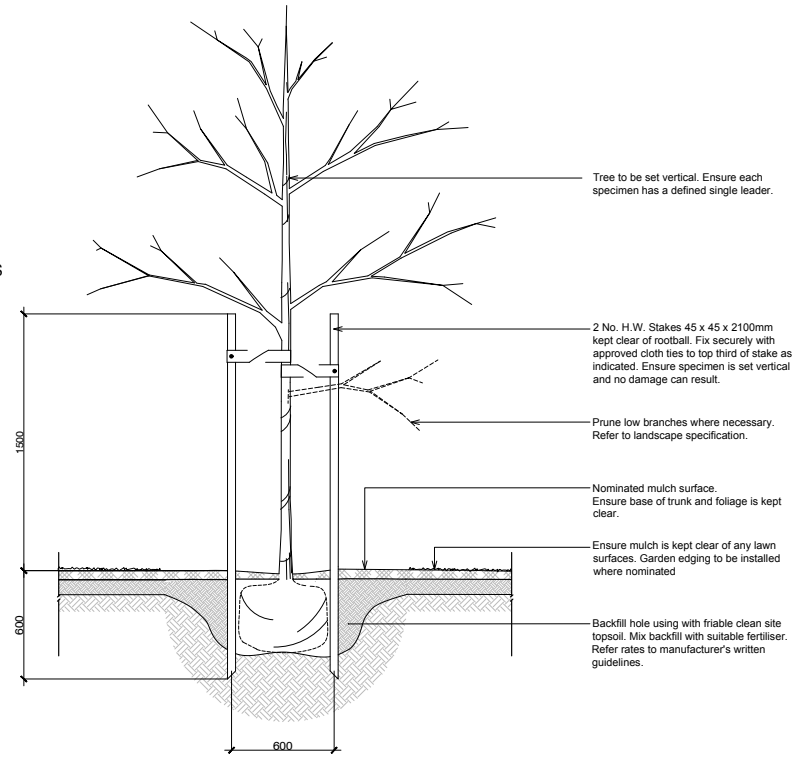
CLIMBING ROPE COURSE



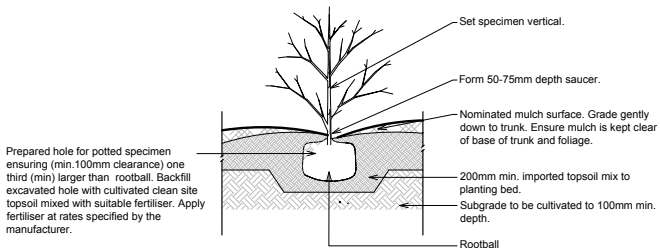
TREE LIMB HUTS



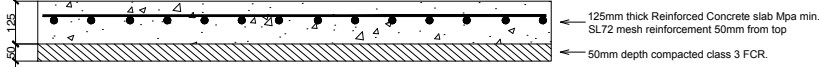
WATER PLAY



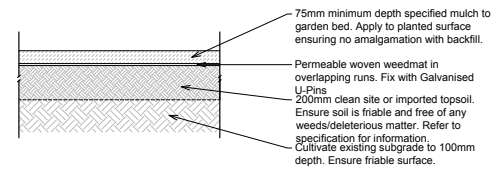
7 Semi-mature Tree
Typical Detail 1:20 @ A1



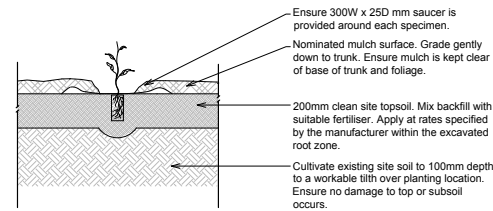
8 Potted Plant
Typical Detail 1:20 @ A1



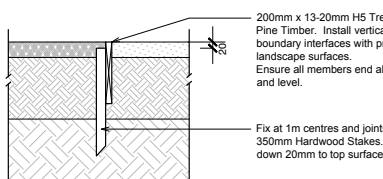
1 Concrete Footpath - 1.5mW
Typical Detail 1:10 @ A1



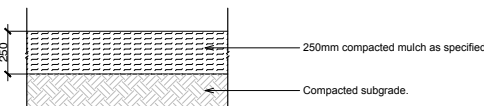
2 Mulched Garden Bed
Typical Detail 1:20 @ A1



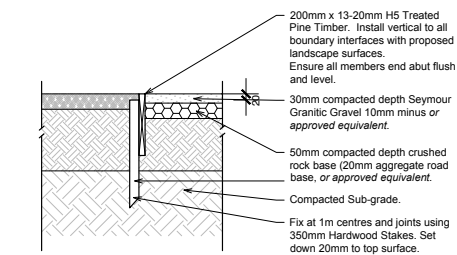
3 Tube Stock
Typical Detail 1:20 @ A1



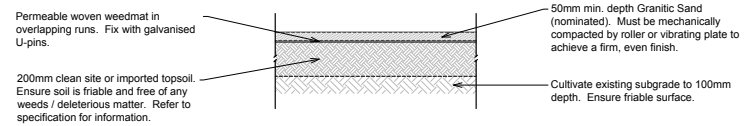
4 Timber Edge
Typical Detail 1:20 @ A1



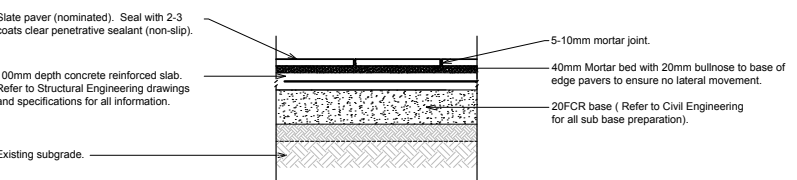
5 Softfall Mulch
Typical Detail 1:20 @ A1



6 Timber Edge & Granitic Gravel Pavement
Typical Detail 1:20 @ A1



9 Granitic Sand Path
Typical Detail 1:20 @ A1



10 Slate Paving
Typical Detail 1:20 @ A1

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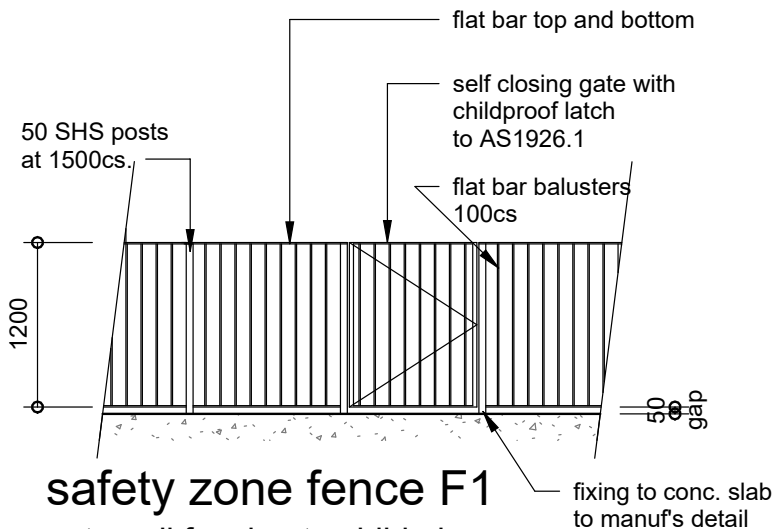
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NOTES & DETAILS
PROPOSED DEVELOPMENT

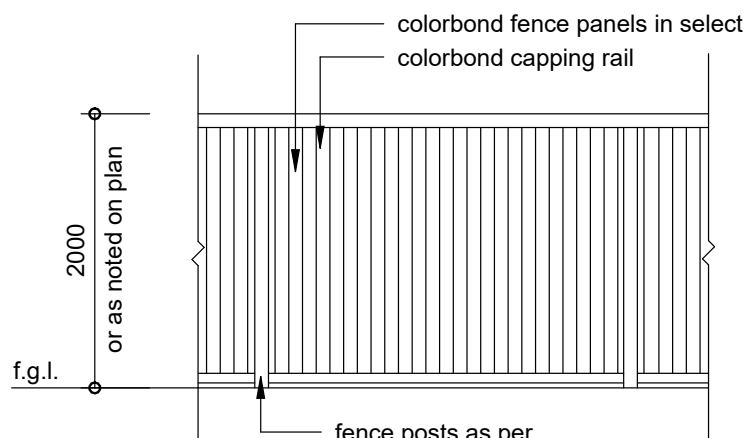
MANLEY CIRCUIT, TRARALGON
LATROBE CITY COUNCIL

30699 L04
VERSION 1
SHEET 4 OF 4

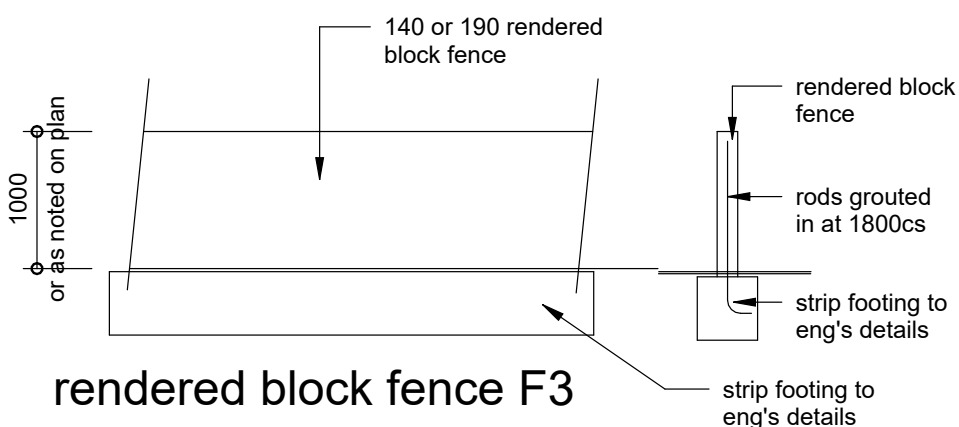


safety zone fence F1

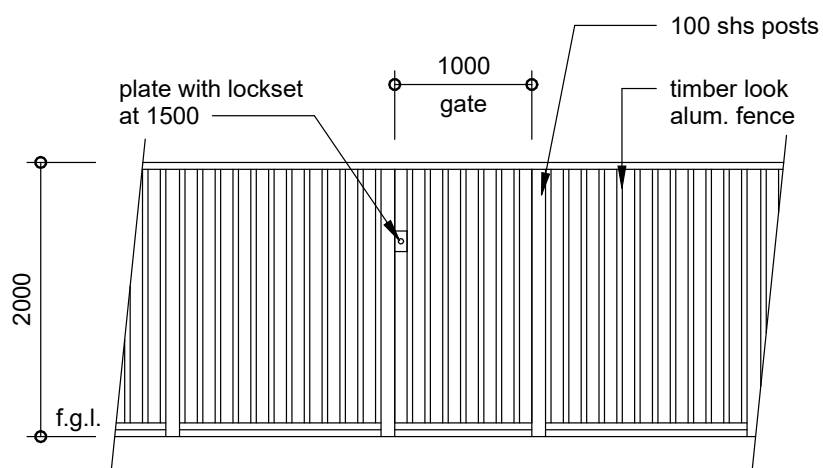
note : all fencing to child play areas to be in accordance with AS1926



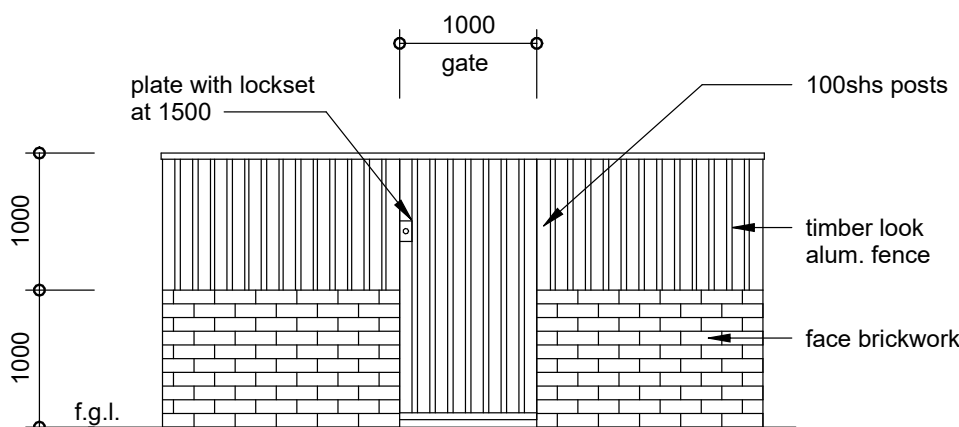
fence type F2



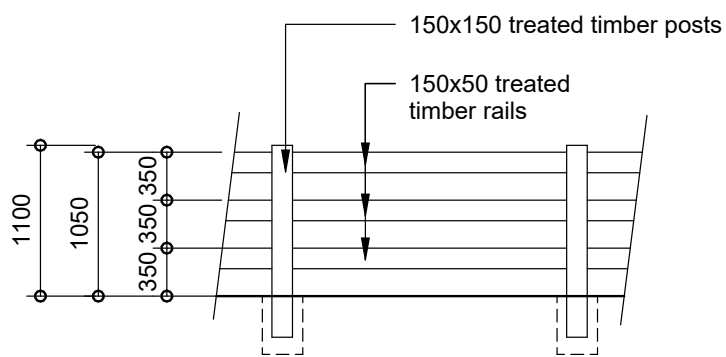
rendered block fence F3



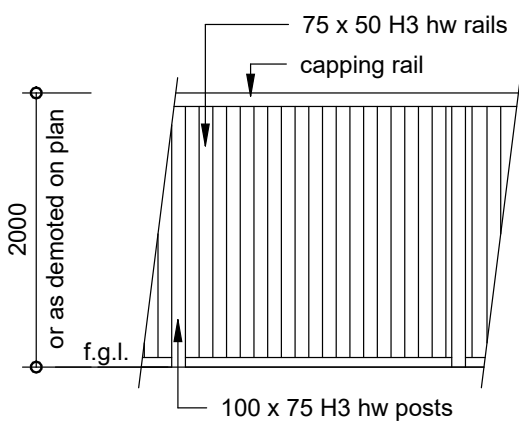
fence type F4



fence type F5

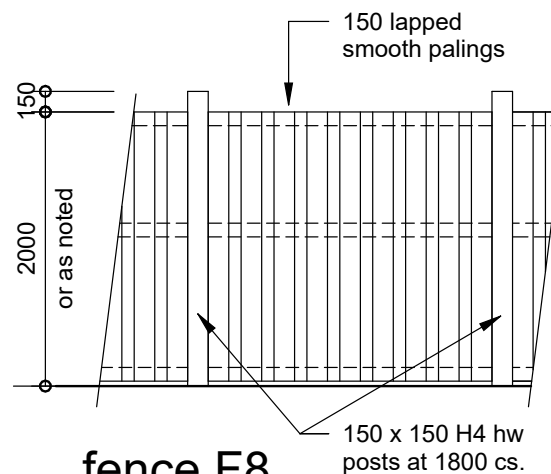


F6 post & rail fence



acoustic timber fence F7

cladding to accord with construction requirements in the acoustic assessment by 'clarity acoustics'

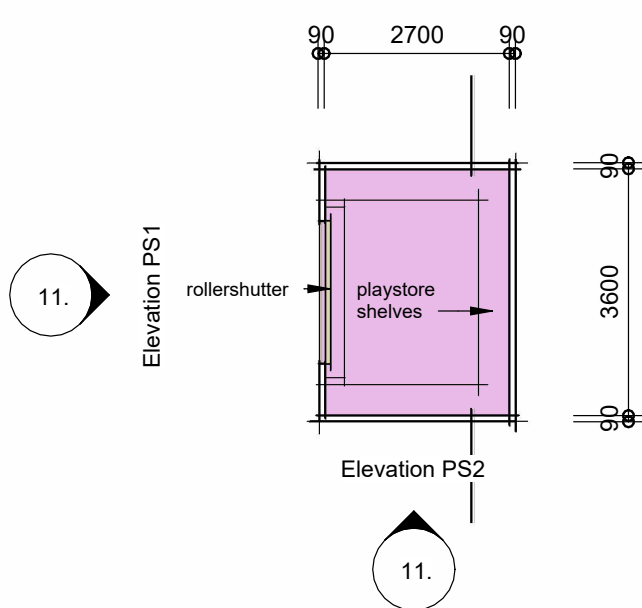


fence F8

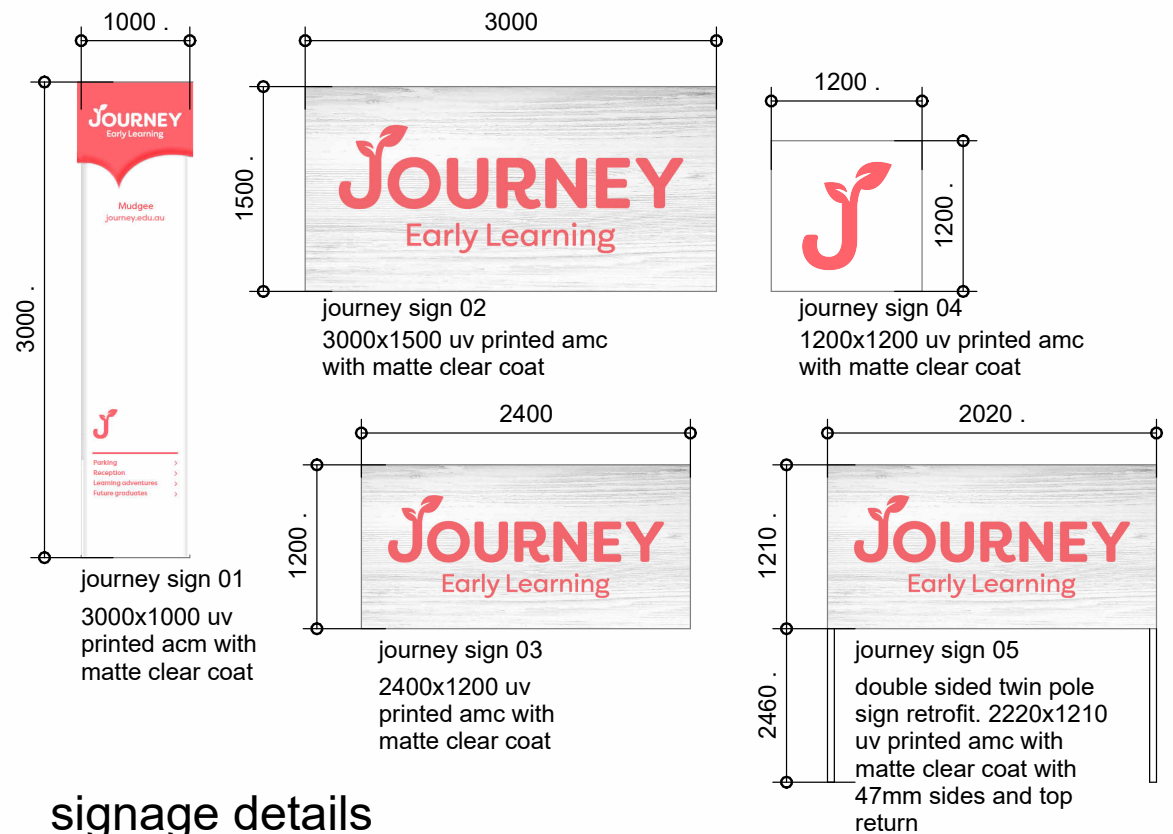
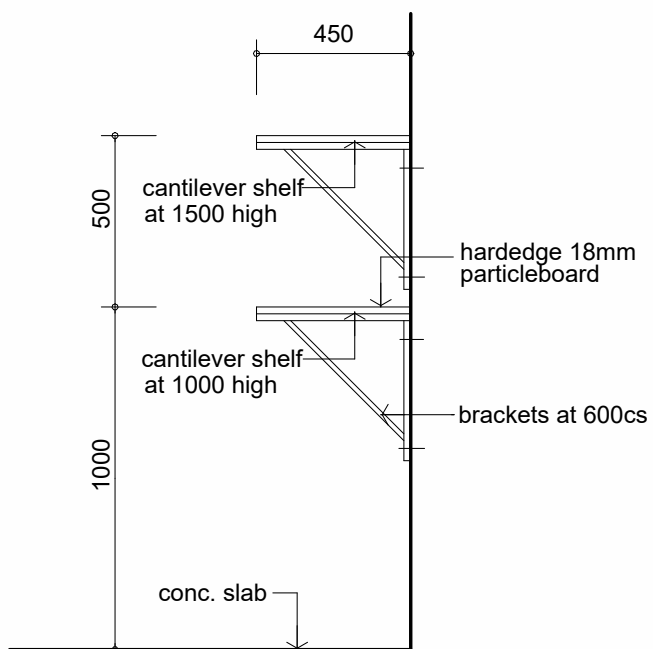
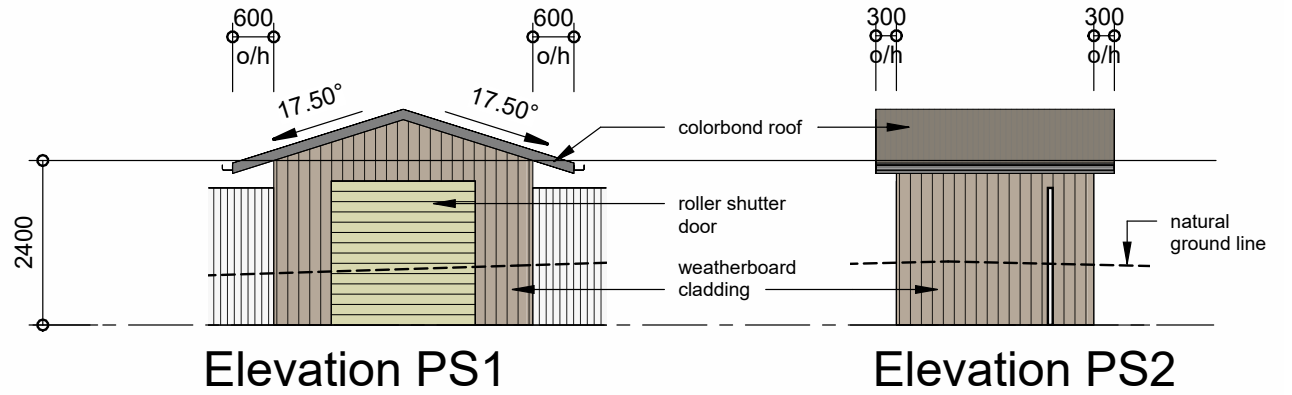
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fence details

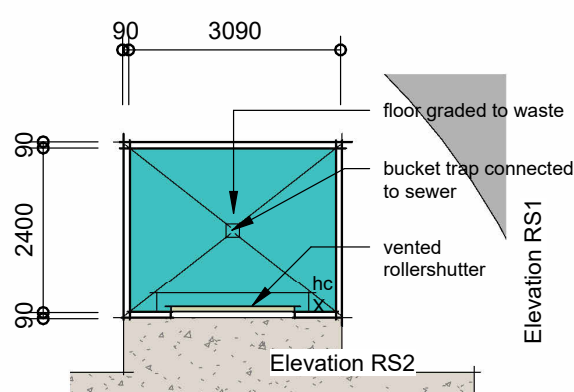
proposed childcare centre, manley circuit, traralgon, vic.



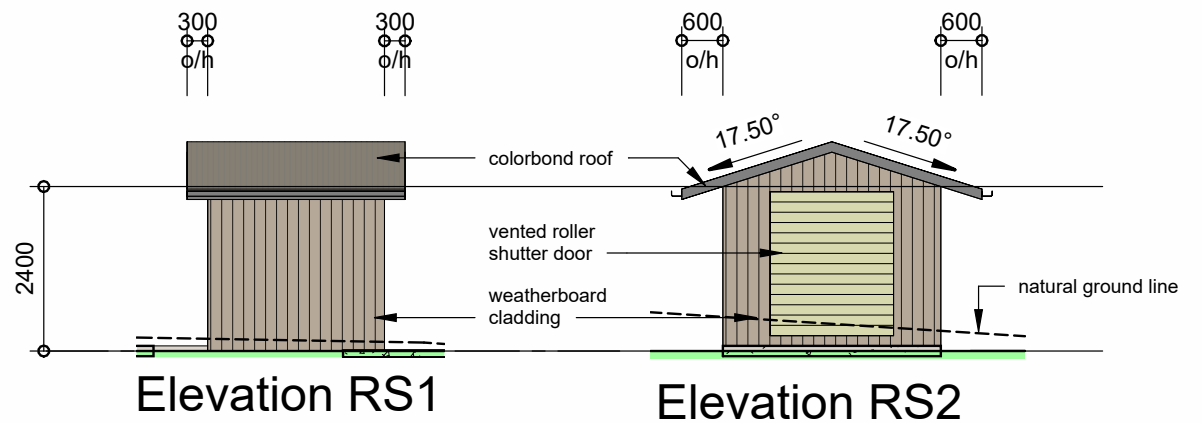
typical playstore details



signage details refer to the site plan & elevations for signage locations

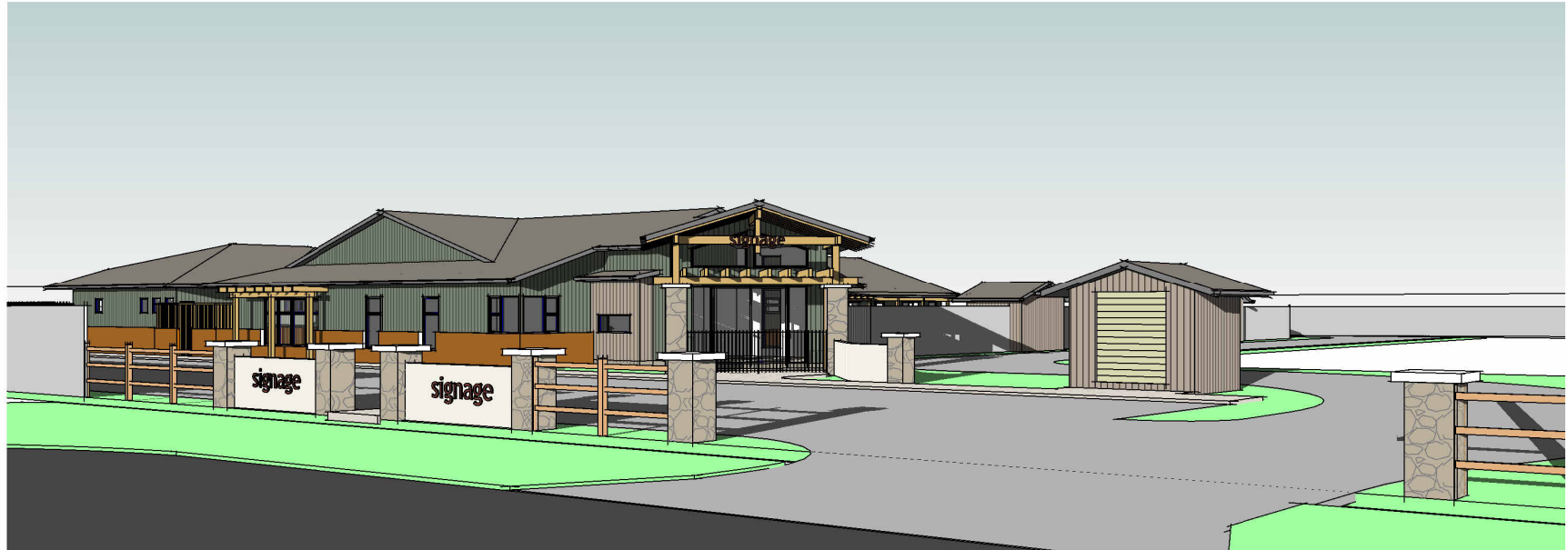


refuse details



11.

playstore, refuse & signage details proposed childcare centre, manley circuit, traralgon, vic.



3D View 1



3D View 2



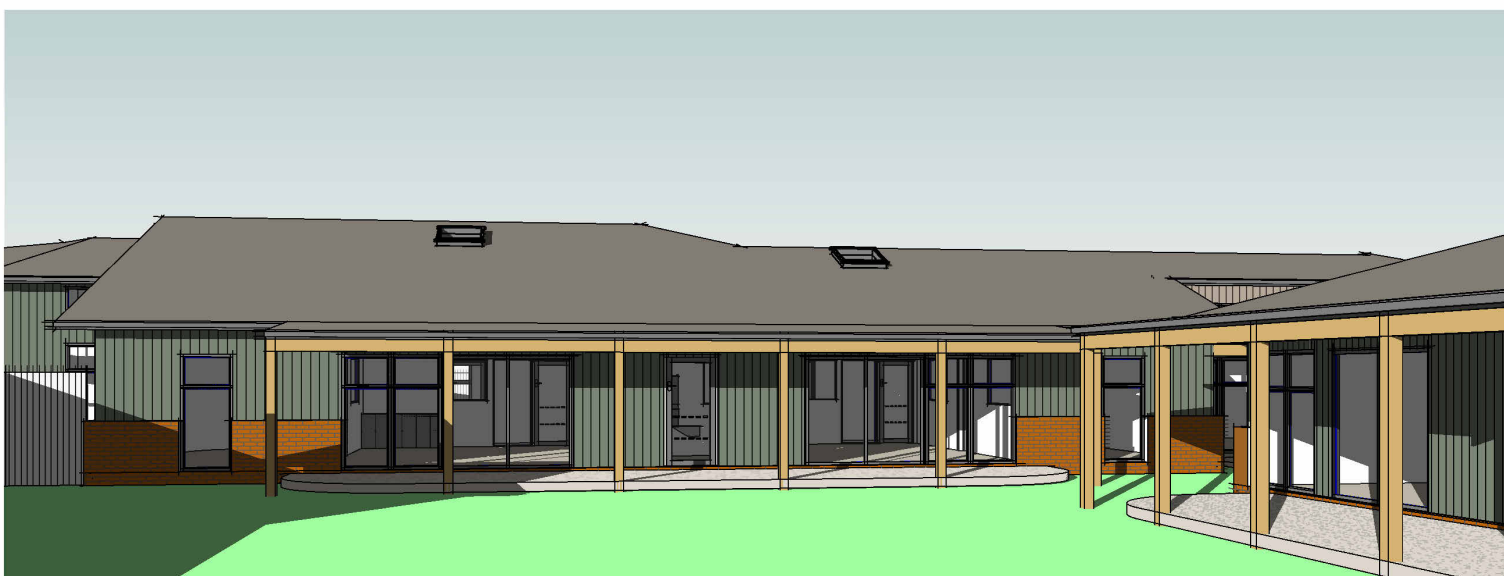
3D View 3

3D views

proposed childcare centre, manley circuit, traralgon, vic.



3D View 4



3D View 5



3D View 6

3D views

proposed childcare centre, manley circuit, traralgon, vic.



TRAFFIC IMPACT ASSESSMENT

PROPOSED CHILDCARE CENTRE

MANLEY CIRCUIT, TRARALGON

17 MAY 2024



Proposed Childcare Centre
MANLEY CIRCUIT, TRARALGON

CLIENT: Millar Merrigan

OBT JOB NUMBER: 25537



Suite 2.03, 789 Toorak Road
Hawthorn East, Victoria 3123

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ABN 55 007 006 037



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1 INTRODUCTION

O'Brien Traffic has been engaged by Millar Merrigan to undertake a traffic impact assessment of a proposed childcare centre at Manley Circuit, Traralgon.

In the course of preparing this report:

- Plans and relevant documentation have been examined;
- The subject site and surrounding area have been inspected using Nearmap and Google Streetview; and
- The traffic and parking implications of the proposal have been assessed.

2 EXISTING CONDITIONS

2.1 LOCATION AND LAND USE

The subject site is located on the northern side of Manley Circuit, south of the Princes Highway. The site is on the western edge of Traralgon. The location of the subject site and surrounding area is shown in **Figure 1**. A recent aerial photograph is shown in **Figure 2**.

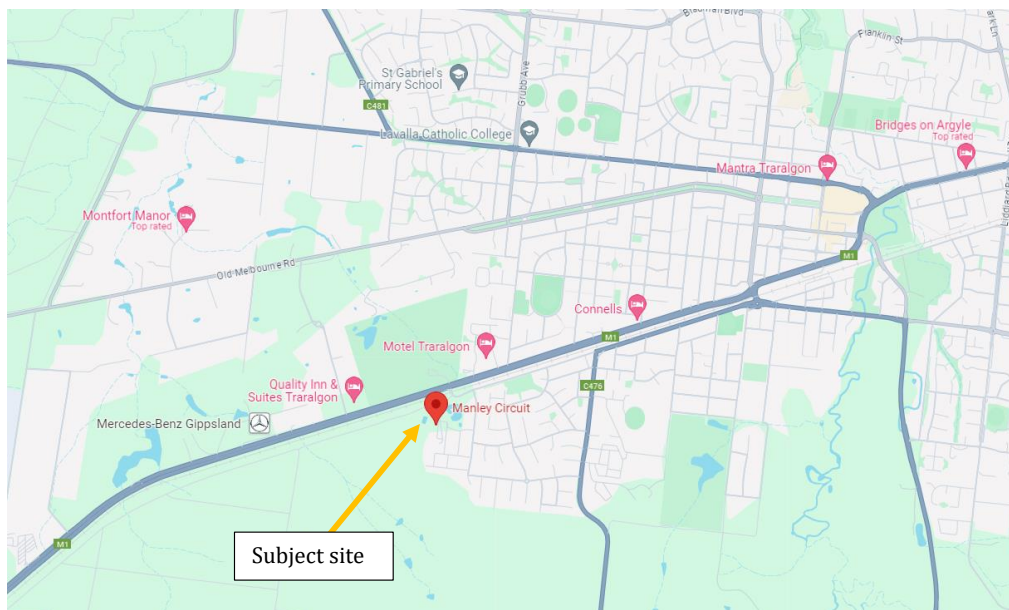
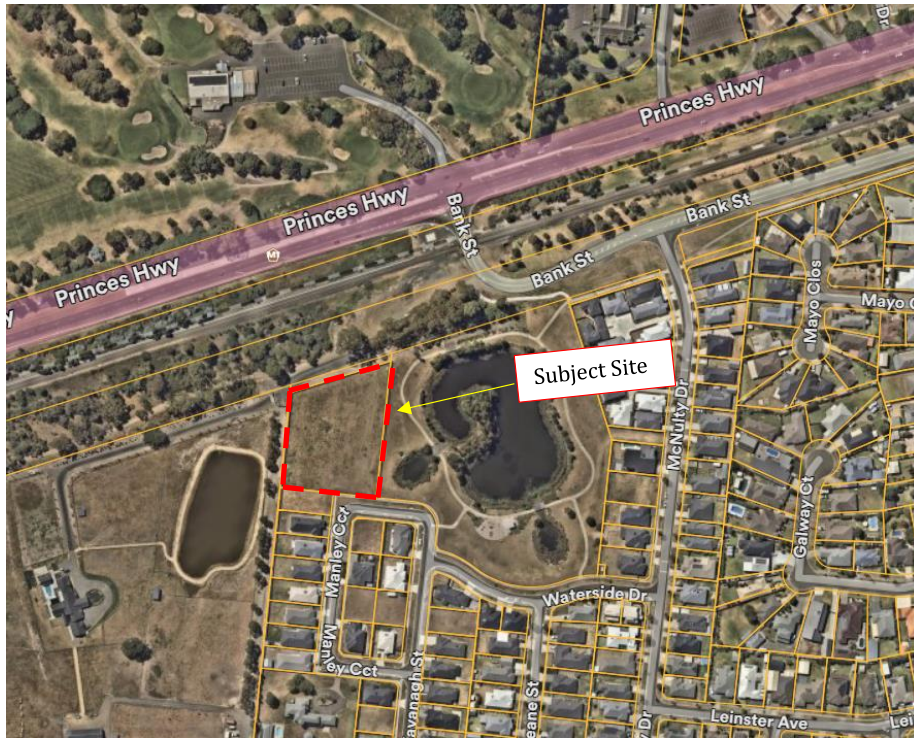


FIGURE 1: LOCATION OF SUBJECT SITE



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FIGURE 2: AERIAL PHOTO OF SUBJECT SITE

The site, which is currently vacant, is zoned General Residential.

The site is subjected to Design and Development Overlay- Schedule 10 and Development Plan Overlay-Schedule 5.

2.2 SURROUNDING LAND USE

A zoning map of the area is provided in **Figure 3**.

The subject site has residential uses to the south, farming land to the west, and a public park and recreation area to the east.

A train line and Princes Highway forms a barrier to the north.

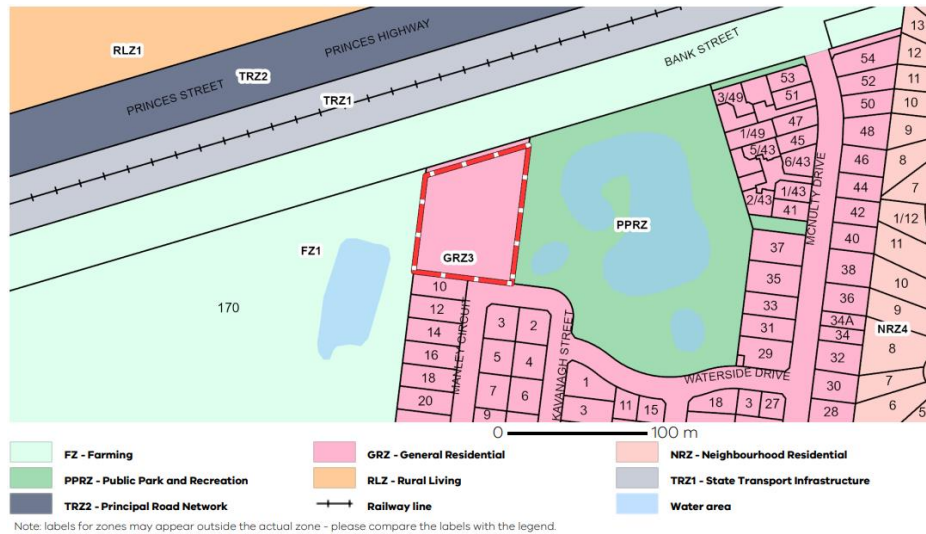


FIGURE 3: ZONING MAP

2.3 ROAD NETWORK

Manley Circuit and the roads to which it connects, including Waterside Drive, Kavanagh Street, McNulty Drive, and Bank Street are all local roads under the control of Council. The Princes Highway is a Transport Zone 2 and is under the control of Department of Transport.

The intersection of Princes Highway and Bank Street is unsignalised, and it was reconstructed in mid-2022 to mid-2023 to provide separate right and through lanes and a left turn slip lane on the Bank Street approach, and an extended eastbound right turn lane on Princes Highway. **Figure 4** shows the intersection before the reconstruction (photo dated May 2022) and **Figure 5** shows the intersection after the reconstruction (photo dated June 2023).

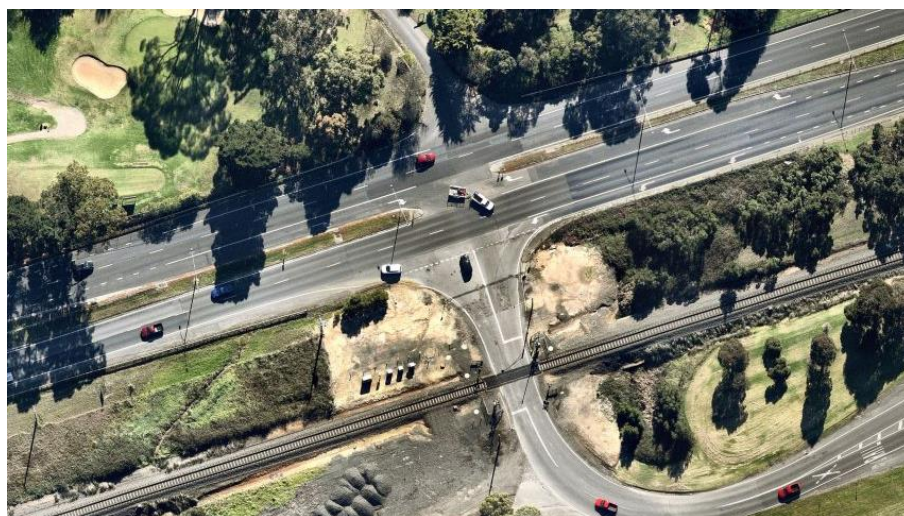


FIGURE 4: INTERSECTION OF PRINCES HIGHWAY AND BANK STREET BEFORE THE RECONSTRUCTION



FIGURE 5 INTERSECTION OF PRINCES HIGHWAY AND BANK STREET AFTER THE RECONSTRUCTION

2.4 CASUALTY CRASH HISTORY

A review of the Department of Transport and Planning crash database was undertaken to determine the casualty crash history in the vicinity of the subject site for the last 5 years of available data.

A total of four crashes were recorded at the intersection of Princes Highway and Bank Street, resulting in an ‘Other injury’ and ‘Serious injury’ crashes. It is noted that most of these crashes were recorded prior to the reconstruction of the intersection.

Given the above, it is considered that there are no significant road safety issues in the vicinity of the subject site.

2.5 SUSTAINABLE TRANSPORT

2.5.1 Public Transport

The nearest bus stop is approximately 750m-800m from the subject site.

ROUTE NUMBER	ROUTE DESCRIPTION
1	Moe – Traralgon via Morwell (800m away from subject site)
42	Traralgon-Southside (750m away from subject site)

TABLE 1: BUS SERVICES



2.5.2 Bicycle Network

There is no formal bicycle infrastructure located in the vicinity of the subject site.

2.5.3 Pedestrian Network

The majority of streets in the vicinity of the subject site provide footpaths on both sides, including Manley Circuit and the surrounding road network.

3 THE PROPOSAL

It is proposed to construct a childcare centre, which will accommodate a total of 96 children at any one time. A total of 21 car parking spaces are proposed to be provided on-site, including one accessible space.

It is also proposed to subdivide the north-eastern portion of the subject site into five (5) residential lots.

A new 6.5m wide crossover to Manley Circuit will provide access to the child care centre car park and a common property access driveway (5.5m wide) for the residential lots..

The proposed site plan is provided in **Appendix A**.

4 CAR PARKING

4.1 PLANNING SCHEME CAR PARKING REQUIREMENT

Parking policy and requirements applicable to the proposed development are specified in Clause 52.06 of the Planning Scheme.

The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06 requires the provisions of 0.22 car parking spaces per child. As 96 children are proposed, the Planning Scheme parking requirement for the proposal is $96 \times 0.22 = 21$ spaces.



Given that a total of 21 spaces are proposed to be provided on-site, the development meets the Planning Scheme car parking requirement.

5 CAR PARK ACCESS & LAYOUT

The following comments are provided in relation to the car park access and layout:

- Vehicle access is proposed via a new 6.5m wide crossover to Manley Circuit, exceeding the Planning Scheme requirement and facilitating two-way traffic movements;
- This access also provides vehicle access to 5 new residential lots. The proposed accessway width of 5.5m is in accordance with the carriageway width for an Access Place as specified in Clause 56.06 of the Planning Scheme, which is considered appropriate for the use and anticipated traffic volumes generated by the proposed development (as discussed in **Section 8**);;
- The accessible car parking space is dimensioned 2.4m wide x 5.4m long with a 2.4m wide x 5.4m long adjacent shared area, in accordance with AS2890.6-2022;
- All other car parking spaces are 2.6m wide and 4.9m long accessible via a 6.5m wide aisle, meeting or exceeding the requirements of Design Standard 2 of Clause 52.06-9 of the Planning Scheme;
- Pedestrian visibility splays can be provided at the proposed crossover in accordance with Design Standard 1 of Clause 52.06-9 of the Planning Scheme;
- An aisle extension is provided at the end of the blind aisle, exceeding the requirements of AS2890.1-2004;
- Swept path analysis as shown in **Appendix B** indicates that an Australian Standard B85 car can conveniently turn around and exit the site in a forward direction, even if the car park is fully occupied, by utilising the proposed turnaround space at the western end of the car park.

Based on the review of the proposed design of the site undertaken during the preparation of this report, it is concluded that there are no access or layout issues.

6 BICYCLE FACILITIES

The childcare centre use is not a listed land use under Clause 52.34 of the Planning Scheme. Therefore, the proposal does not trigger a statutory bicycle parking requirement.

Based on other childcare centres in similar regional locations, it is unlikely that bicycle will be a popular travel mode.

However, should there be a demand for bicycle parking, there is sufficient room on the site to install bicycle parking racks.



7 LOADING

Clause 65.01 of the Planning Scheme states that before deciding on an application, the responsible authority must consider the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

7.1 CHILD CARE CENTRE

Childcare centres do not typically generate regular loading or unloading activities other than waste collection. Food delivery would occur using vans outside of peak drop-off and pick-up times, and these vans would park in a vacant space within the car park.

It is anticipated that waste collection would be undertaken by a private contractor using a standard size waste collection vehicle. Swept path analysis (**Appendix C**) shows that a 10 metre long waste collection vehicle can turn around on the site to be able to enter and exit in a forward direction.

7.2 RESIDENTIAL

Bins associated with the residential lots would be taken to the kerbline of Manley Circuit by residents for Council collection. Once the bins are emptied, residents would take the bins back to their dwellings.

The proposed arrangements are considered adequate to accommodate the loading and waste collection needs of the proposed overall development.

8 TRAFFIC GENERATION, DISTRIBUTION & IMPACT

8.1 TRAFFIC GENERATION

Based on data collected at a range of childcare centres, a traffic generation rate of 0.8 vehicle trips per child during peak times has been adopted. The peak periods of childcare centres are typically early morning (7:30 am – 8:30 am) and late afternoon (4:30 pm – 5:30 pm).

At full capacity (i.e. 96 children), this equates to up to 76 vehicle movements in each peak hour for the childcare centre (i.e. 38 trips to the site and 38 trips away from the site).

Each residential lot is anticipated to generate up to 10 vehicle trips per day, including 1 trip in each of the AM and PM peak hours.

For the proposed five (5) residential lots, this equates to 50 vehicle trips per day of which 5 trips would occur in the AM and PM peak hours.

Typical residential generation splits between entry and exit trips have been adopted for the traffic anticipated to be generated by the residential lots, which are:

- AM peak hour: 20% inbound, 80% outbound;



- PM peak hour: 60% inbound, 40% outbound.

These splits result in the following peak hour vehicle trips for the proposed residential lots:

- AM peak hour: 1 inbound trip, 4 outbound trips;
- PM peak hour: 3 inbound trips, 2 outbound trips.

On this basis, it is expected that the proposed development will generate a total of 81 vehicle trips during the AM peak hour (39 inbound and 42 outbound) and a total of 81 vehicle trips during the PM peak hour (41 inbound and 40 outbound).

8.2 TRAFFIC DISTRIBUTION

The likely distribution of vehicle trips entering and exiting the proposed development, based on the existing form of development in Traralgon, and the surrounding road network, is as follows. It is noted that a childcare centre generates entry and exit movements in the peak periods as children and dropped off in the morning and picked up in the afternoon/evening:

Cars arriving at the site

- 20% from the west on Princes Highway - accessing the subject site by turning right into Bank Street at its intersection with Princes Highway. This includes vehicles from north of Princes Highway;
- 30% from the east on Princes Highway – accessing the subject site by turning left into Bank Street at its intersection with Princes Highway. This includes some vehicles from south of Bank Street;
- 35% from the east on Bank Street – accessing the subject site by turning left from Bank Street into McNulty Drive. This includes vehicles from south of Bank Street;
- 15% from the south-east on McNulty Drive – accessing the subject site using the local road network south of the Princes Highway (e.g. McNulty Drive).

Cars exiting the site

- 20% to the west on Princes Highway – vehicles will turn left from Bank Street into Princes Highway;
- 10% to the east on Princes Highway – vehicles will turn right from Bank Street into Princes Highway;
- 55% to the east on Bank Street - vehicles will turn right from McNulty Drive into Bank Street. Some vehicles may then access Princes Highway at the intersection of Ranridge Road/Breed Street/Princes Highway;
- 15% to the south-east using McNulty Drive.

Based on the distributions above, **Figure 6** shows the percentage of traffic that will be generated by the proposed childcare centre on different road sections for entering vehicles (shown in blue) and exiting vehicles (shown in green).

Figure 7 and **Figure 8** show the number of vehicles making each movement in the AM



and PM peak hours respectively.



FIGURE 6: ANTICIPATED SITE-GENERATED TRAFFIC VOLUME - PERCENTAGES



FIGURE 7: ANTICIPATED SITE-GENERATED TRAFFIC VOLUMES (AM PEAK HOUR)

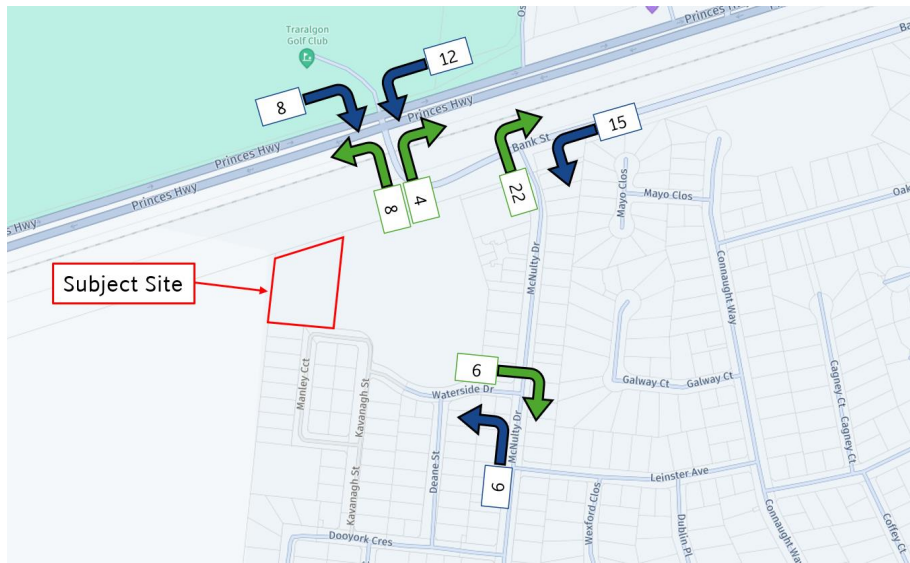


FIGURE 8: ANTICIPATED SITE-GENERATED TRAFFIC VOLUMES (PM PEAK HOUR)

8.3 TRAFFIC IMPACT

The traffic volumes that will be generated on any particular road section are low in traffic engineering terms. Based on the distribution shown above, there will be no more than one vehicle every 3 minutes on average across the peak hour for the busiest movement, which is the right turn from McNulty Drive into Bank Street.

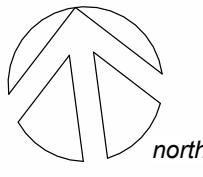
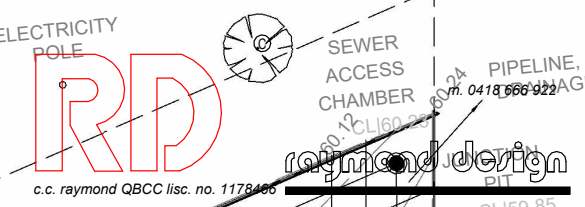
On this basis, the level of traffic expected to be generated by the proposed development is anticipated to have no significant adverse impact on the existing safety and operation of Manley Circuit, McNulty Drive, Bank Street, Princes Highway, or the surrounding road network.

9 CONCLUSION

Based on the considerations outlined above, it is concluded that there are no parking or traffic-related grounds to prevent the proposed development from proceeding.



PROPOSED SITE PLAN



site plan

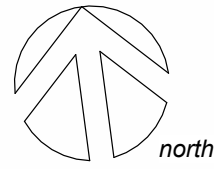
proposed childcare centre, fairway gardens road, thurgoona, nsw.

SK.01

0 15m
 1:300 (A3)
 Document Set ID: 2670230
 Version: 9, Version Date: 30/07/2024

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
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RD23028 : january_2024
 03/26/24
 drawn - c. c. r.



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floor area - 919.6 sqm
 veranda area - 86.0 sqm
 roofed safety zone - 16.4 sqm
 roofed service area - 5.0 sqm

floor plan

SK.02

concept floor layout proposed childcare centre, fairway gardens road, thurgoona, nsw.

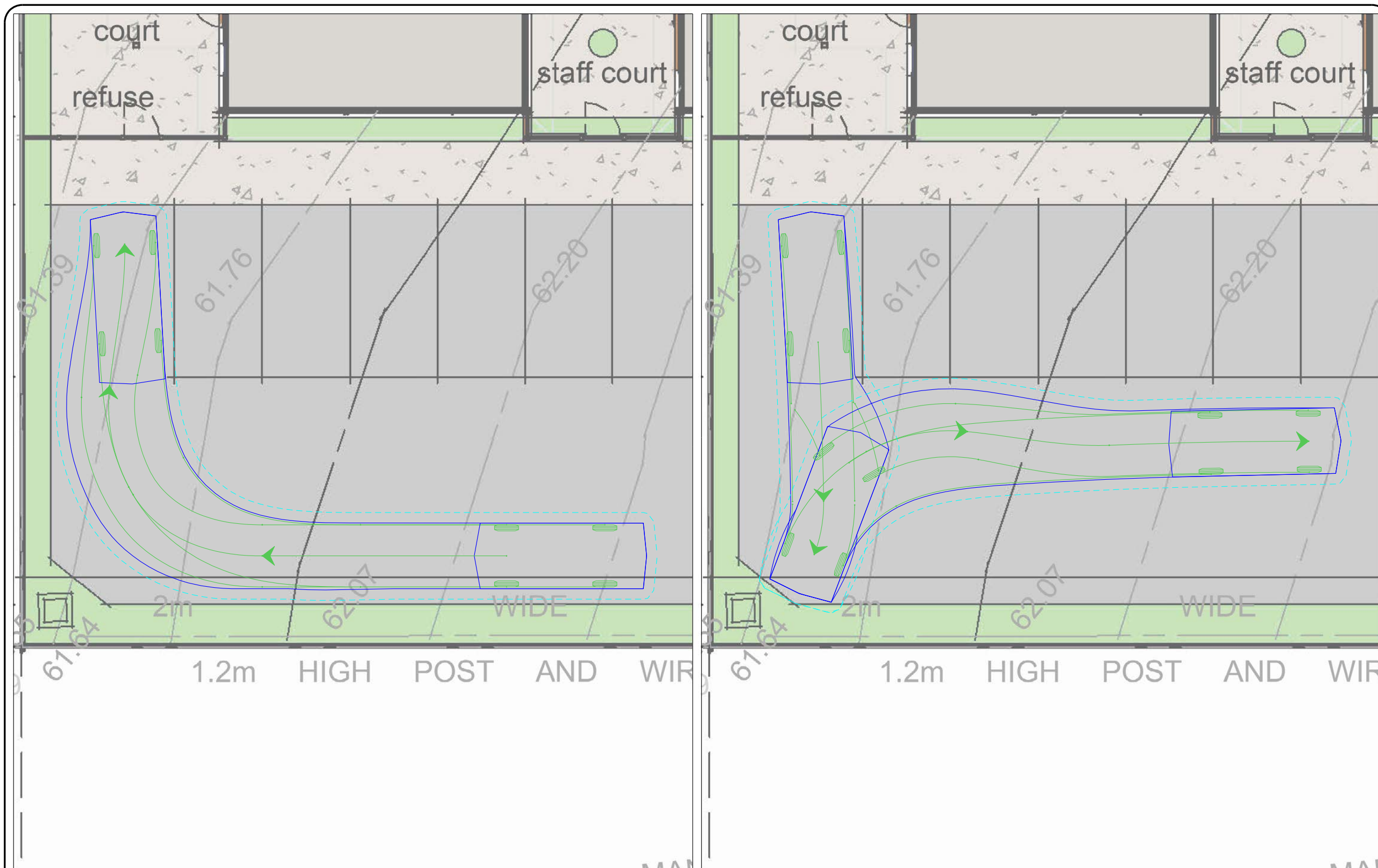
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 1:200 (A3)
 Document Set ID: 2670230
 Version: 9, Version Date: 30/07/2024

note: this proposal is subject to site survey and development approval(s) from the relevant authority. this drawing shall not be copied or used without authorisation and is protected by copyright.

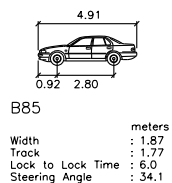
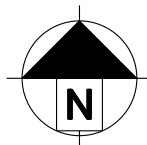
RD23028 : january_2024
 03/26/24
 drawn - c. c. r.



SWEPT PATH DIAGRAM – B85 CAR



NOT FOR CONSTRUCTION



**B85
 ENTRY/EXIT**
 Manley Circuit Traralgon
 1:100 @ A3 19/04/24
 DWG NO: 25537001

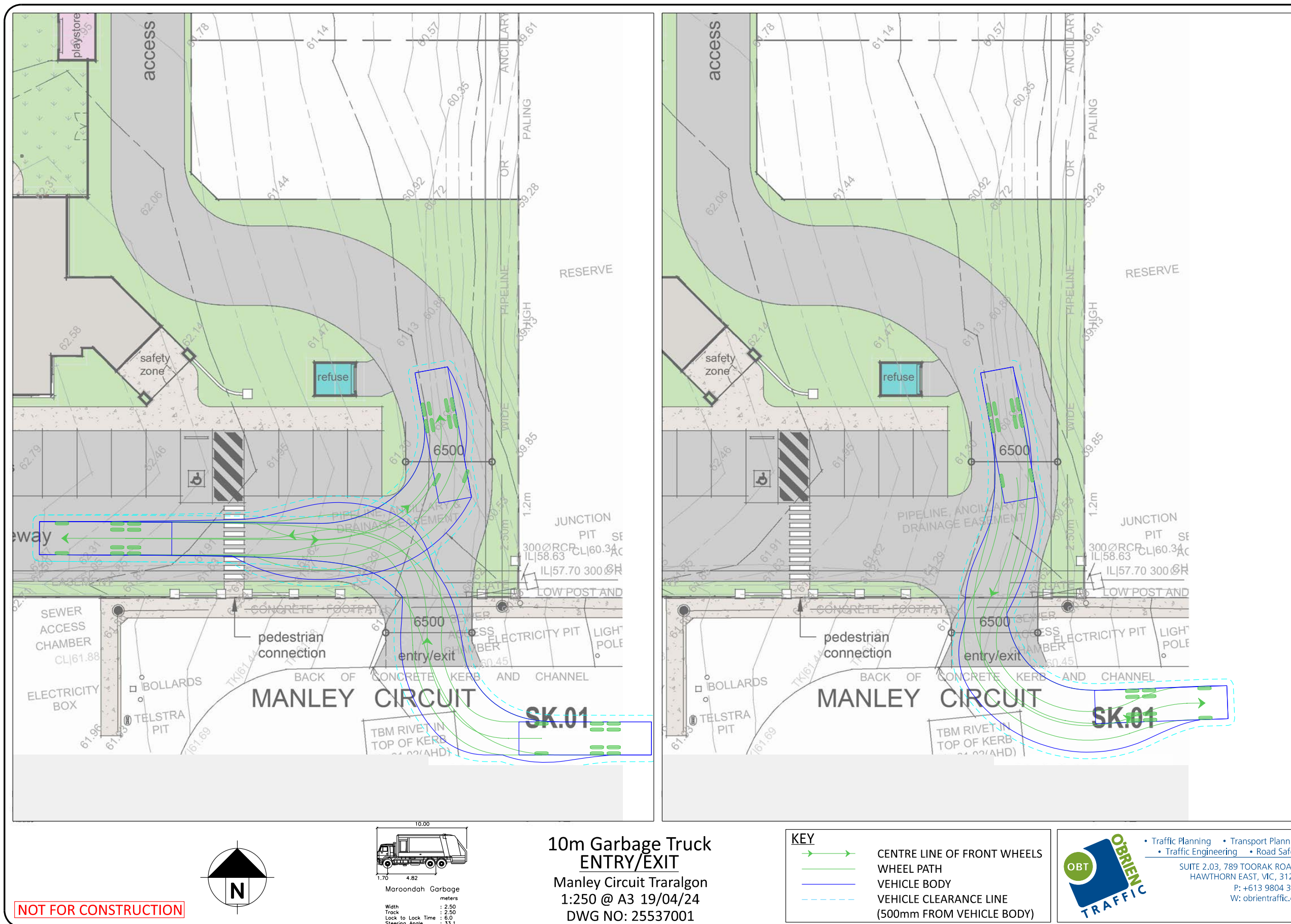
KEY	
	CENTRE LINE OF FRONT WHEELS
	WHEEL PATH
	VEHICLE BODY
	VEHICLE CLEARANCE LINE (300mm FROM VEHICLE BODY)

• Traffic Planning • Transport Planning
 • Traffic Engineering • Road Safety

SUITE 2.03, 789 TOORAK ROAD
 HAWTHORN EAST, VIC, 3123
 P: +613 9804 3610
 W: obrientraffic.com



SWEPT PATH DIAGRAM – WASTE COLLECTION VEHICLE

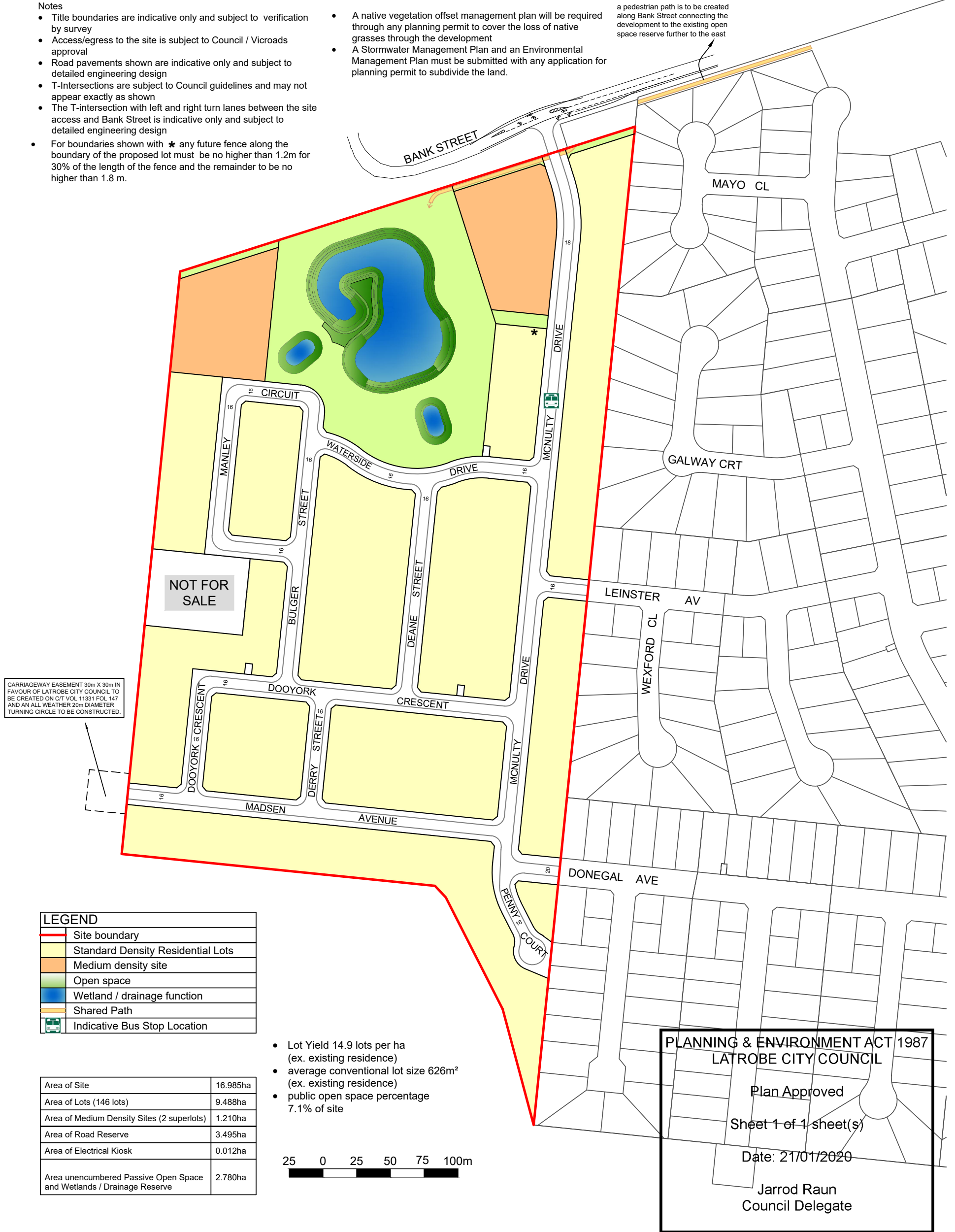


Notes

- Title boundaries are indicative only and subject to verification by survey
- Access/egress to the site is subject to Council / Vicroads approval
- Road pavements shown are indicative only and subject to detailed engineering design
- T-Intersections are subject to Council guidelines and may not appear exactly as shown
- The T-intersection with left and right turn lanes between the site access and Bank Street is indicative only and subject to detailed engineering design
- For boundaries shown with * any future fence along the boundary of the proposed lot must be no higher than 1.2m for 30% of the length of the fence and the remainder to be no higher than 1.8 m.

- A native vegetation offset management plan will be required through any planning permit to cover the loss of native grasses through the development
- A Stormwater Management Plan and an Environmental Management Plan must be submitted with any application for planning permit to subdivide the land.

a pedestrian path is to be created along Bank Street connecting the development to the existing open space reserve further to the east

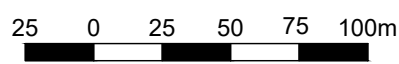


CARRIAGEWAY EASEMENT 30m X 30m IN FAVOUR OF LATROBE CITY COUNCIL TO BE CREATED ON C/T VOL 11331 FOL 147 AND AN ALL WEATHER 20m DIAMETER TURNING CIRCLE TO BE CONSTRUCTED.

LEGEND	
	Site boundary
	Standard Density Residential Lots
	Medium density site
	Open space
	Wetland / drainage function
	Shared Path
	Indicative Bus Stop Location

Area of Site	16.985ha
Area of Lots (146 lots)	9.488ha
Area of Medium Density Sites (2 superlots)	1.210ha
Area of Road Reserve	3.495ha
Area of Electrical Kiosk	0.012ha
Area unencumbered Passive Open Space and Wetlands / Drainage Reserve	2.780ha

- Lot Yield 14.9 lots per ha (ex. existing residence)
- average conventional lot size 626m² (ex. existing residence)
- public open space percentage 7.1% of site



PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL

Plan Approved

Sheet 1 of 1 sheet(s)

Date: 21/01/2020

Jarrod Raun
Council Delegate



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ERIN PARK ESTATE EXTENSION, BANK STREET, TRARALGON


DEVELOPMENT PLAN

Town Planning Submission

May 2012

**Amendment to endorsed Development Plan (October 2018) -
Removal of medium density super-lot fronting McNulty Drive.**

DOCUMENT CONTROL DATA

 Beveridge Williams Traralgon Office 18 Hotham Street Traralgon 3844 PO Box 684 Traralgon 3844 Tel: (03) 5176 0374 Fax: (03) 5176 0631 www.beveridgewilliams.com.au	Title	Erin Park Estate Extension, Bank Street, Traralgon Development Plan
	Author	CC
	Checked	NS
	Project Manager	BV
	Synopsis	Submission of Development Plan for Erin Park Estate Extension

Reference: 11503

Client: Lurganare Pty. Ltd.

Revision Table

Rev	Description	Date	Authorised
A	Final draft for planning submission [Development Plan Approval]	21/5/2012	CC

Distribution Table

Date	Revision	Distribution
23/3/2012	A	Council, client, file
21/5/2012	B	Council, client, file

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APPENDICES

APPENDIX ACERTIFICATE OF TITLE
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APPENDIX C DEVELOPMENT PLAN
APPENDIX D OPPORTUNITIES & CONSTRAINTS PLAN
APPENDIX E LANDSCAPE MASTERPLAN
APPENDIX FSTAGING PLAN
APPENDIX G STORMWATER MANAGEMENT CONCEPT PLAN
APPENDIX HARBORIST REPORT BY TREEMENDOUS LANDSCAPES PTY LTD
APPENDIX I CULTURAL HERITAGE DUE DILIGENCE BY ECOLOGY PARTNERS PTY LTD
APPENDIX J FLORA & FAUNA SURVEY PREPARED BY IDD (GROWLING GRASS FROG)
APPENDIX K FAUNA SURVEY PREPARED BY STREAMLINE (DWARF GALAXIAS)
APPENDIX L TRAFFIC REPORT BY TRAFFIX GROUP PTY LTD
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APPENDIX N PLAN OF SUBDIVISION NO. 700396T

1 INTRODUCTION

Beveridge Williams & Co Pty Ltd acts on behalf of Lurganare Pty. Ltd. in relation to a planning permit application on land at Bank Street, Traralgon more specifically identified as Lot 2 on Plan of Subdivision 700396 (PS700396).

This Town Planning Report has been prepared in support of a Development Plan that identifies the form and conditions for subdivision and future development of the proposed extension to the 'Erin Park Estate', Bank Street, Traralgon.

It is noted that the development plan provided through this report has been amended to satisfy the requirements of the Latrobe City Council and to take into account the results of the response of adjoining owners to formal notification.

The following report provides an assessment of the proposal against the provisions of the Latrobe Planning Scheme.

2 SITE AND SURROUNDS

2.1 Subject site

The subject site is located on the southeast fringe of Traralgon's township boundaries. It has frontage to Bank Street at the eastern end of its north boundary and frontage to Leinster and Donegal Avenues on its east boundary.

A locality plan displaying the site in context of the city Traralgon is provided in **Figure 1** below.

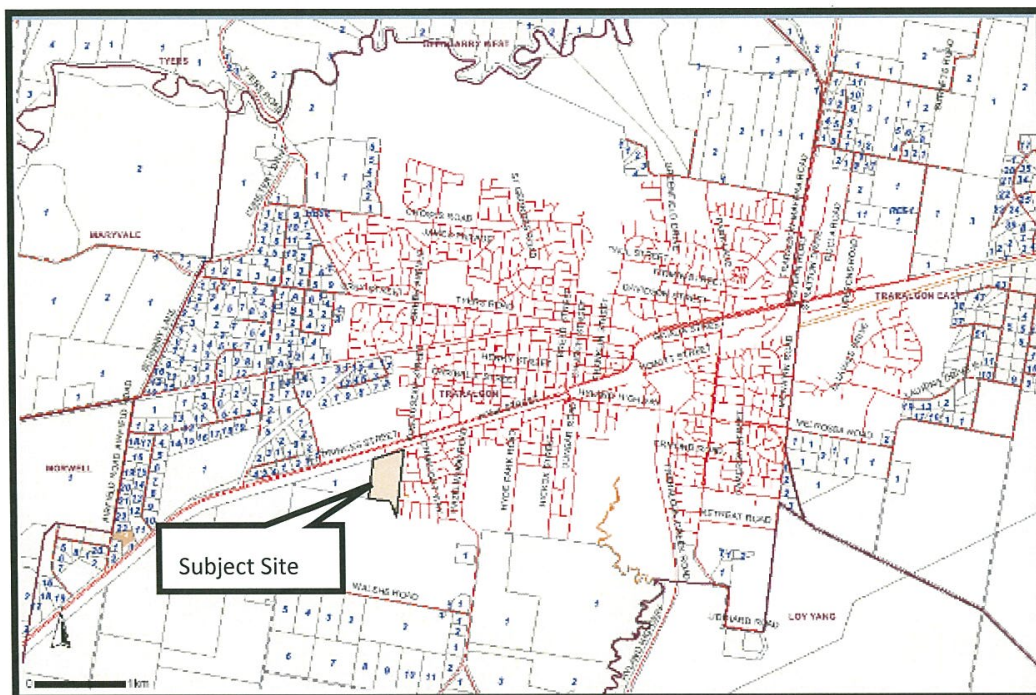


Figure 1 Locality Map showing the location of the subject site in the broader context of the City of Traralgon (Source; Land Victoria)

As can be seen in **Figure 1** the site is formed in an irregular shape with area of 16.831 hectares and frontage of 355 metres to the Bank Street road reserve, although only the east portion is constructed with a made road.

The land is otherwise known as Lot 2 on Plan of Subdivision 700396T (PS700396T). The title to this land is contained at **Appendix A**. It is noted that the land is not affected by any easements or other restrictions.

The land currently accommodates a single dwelling and shedding halfway down the western boundary.

There are two driveways that provide access to the dwelling: a tree lined gravel driveway that connects with Bank Street and a broader gravel driveway that connects with Leinster Avenue.

The site falls steadily from south to north as can be seen in the survey of levels at **Appendix B**. A large dam is located in the northeast corner of the land and a smaller one in the southwest corner.

Most of the land drains to the larger dam through general overland flow from south to north. The smaller dam overflows to the larger dam, but is in the process of being filled in preparation for the proposed development.

A survey of site features, including all natural features, is contained in **Appendix B** to this report.

A line of screening vegetation runs along most of the north property boundary and provides a visual buffer between the site and the Melbourne-Bairnsdale railway line. The flora and fauna on the land is discussed across the reports at **Appendices H, J & K**.

Ecology Partners have provided advice that the land does not have any areas of cultural heritage sensitivity, a copy of which can be found in **Appendix I**.

The land enjoys rural vistas to the south and west.

Apart from the Melbourne – Bairnsdale railway line to the north of the site, there are no known sources of noise, odour or other external influences upon or near the land.

Furthermore, there are no known sources of contamination, or areas of erosions, salinity or sulphate soils within the site or its immediate vicinity. As discussed above, the smaller dam will be filled as part of the subdivisional works.

Abutting land uses are residential to the east, agricultural to the south and west and road and railway to the north.

Apart from the large dam in the north portion of the land, there are no portions of the site that are subject to inundation.

Photograph 1: Aerial photo of subject land and immediate surrounds



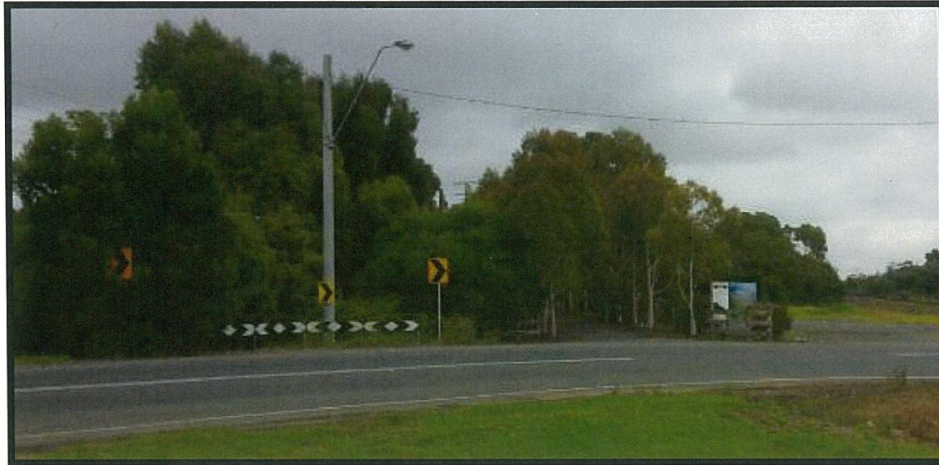
Photograph 2 – View of the overall site from the northeast corner looking southwest



Photograph 3 – View across the centre of the site from the termination of Leinster Avenue looking west to the existing dwelling located behind a planted screen of vegetation



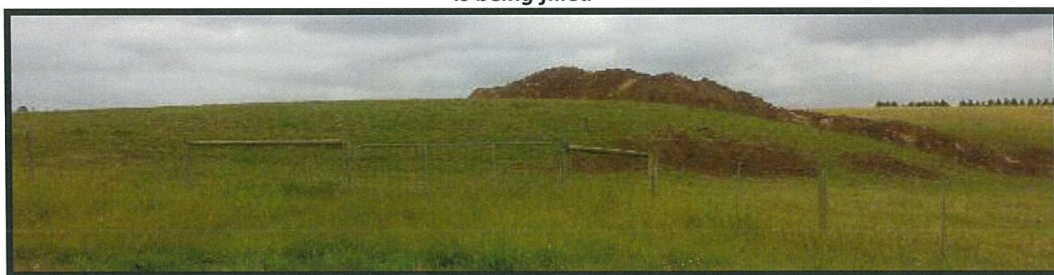
Photograph 4 – View of the point at which the main driveway to the dwelling connects with Bank Street



Photograph 5 – View of the dam in the northern portion of the site from Bank Street



Photograph 6 – View of the southern side of the smaller dam adjacent to the east boundary, which is being filled



2.2 Surrounding Environment

The site is located approximately 1.7 kilometres southwest of Traralgon's central activity district and represents the southwestern fringe of the town's urban area.

Traralgon is the largest city in the Gippsland region and is considered the regional centre. Residents of the city enjoy a full suite of commercial and community facilities, including a V/Line Train Station.

To the east of the site is the 'Erin Park Estate', a multi-lot residential subdivision that is nearly completely built out with housing and includes lot sizes between 500m² (e.g. 15 Leinster Avenue) and 1,200m² (e.g. 6 Wexford Close).

This estate has a bitumen road network with concrete kerb and channel drainage and footpaths in some streets. The estate is serviced by reticulated electricity, water, sewerage, telecommunications and gas, all of which are located underground.

Immediately abutting the southern and western boundary of the site is farming land that is used for grazing. The northern abuttal is taken up with the Bank Street road reserve, of which only the eastern portion is made. Beyond Bank Street lies the Melbourne-Bairnsdale railway reserve and beyond it lies the Princes Highway reserve.

As discussed above, Bank Street is a two-way road with a bitumen seal, table drains and grassed verges. The made portion of this road runs parallel to the subject site's northern boundary for a distance of 200 metres along its frontage, at which point it veers northwest to cross the Melbourne-Bairnsdale railway line approximately 65 metres north of the subject site before connecting with the Princes Highway at a T-intersection another 30 metres further on.

The Kosciuszko Street Primary School is located 500 metres north of the subject site on the opposite side of the Princes Highway, while the Traralgon Sports Stadium, which can accommodate active indoor and outdoor recreation pursuits, is a further 150 metres further on from the school.

V/Line train and bus services operate out of Traralgon Station, which is located on the southern perimeter of the central activity district, approximately 1.6 kilometres east of the subject site.

An inter-town bus service also operates from outside Stockland Plaza in Franklin Street, the route map for which can be seen at **Figure 2**. The closest bus stop to the subject site for this service is located at the intersection of Oak Avenue and Fernlea Street, approximately 700 metres, or 9 minutes walking distance from the subject site. This service runs four times a day.

A municipal reserve of area 2 hectares that has been set aside for passive recreation is located approximately 150 metres to the east of the site, fronting Bank Street, as shown in **Photograph 7**. It is noted that this reserve includes a thin access leg that extends along the south side of Bank Street to the northeast corner of the subject land.

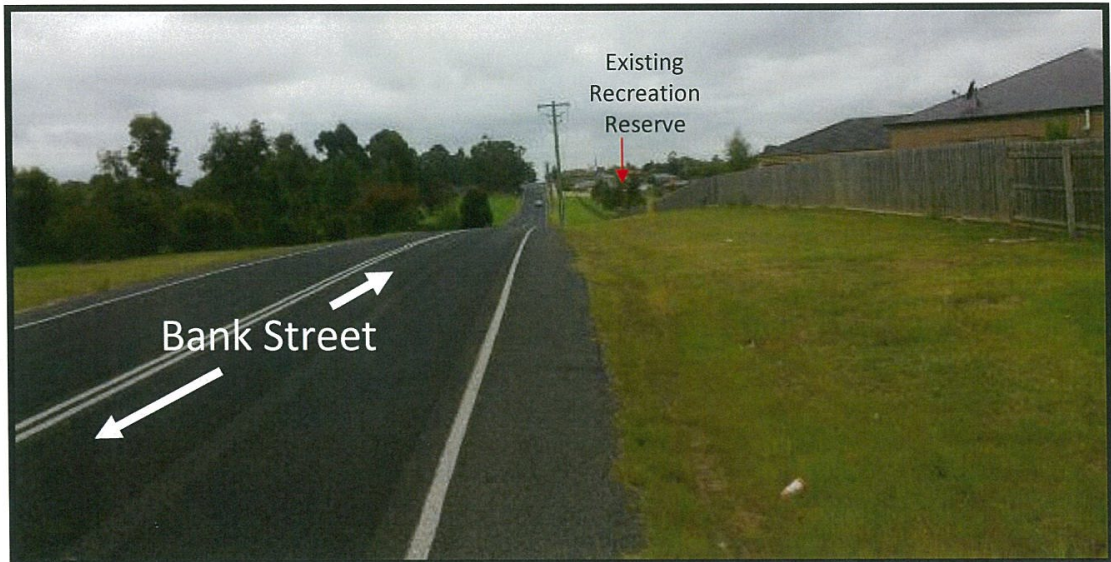
An active outdoor public recreation reserve, which includes a maintained oval, i.e. Duncan Cameron Memorial Park, is located 1.6 kilometres east of the subject site and can accommodate formal outdoor recreation, such as football and cricket.

A neighbourhood commercial centre, which is zoned for Mixed Use and currently accommodates a convenience shop with indented angled public parking, is located on the corner of Hazelwood Road and Heather Grove, approximately 800 metres east of the subject site.

The topography of the general area is gently undulating.

The following series of photographs provide a visual description of the surrounding land use and development.

Photograph 7 – View facing east down Bank Street from the northeast corner of the subject site



Photograph 8 – View facing west down Bank Street from the northeast corner of the site



Photograph 9 – View of the point at which Bank Street veers northwest and makes a level crossing over the Melbourne-Bairnsdale railway line



Photograph 10 – View down Leinster Avenue towards subject site facing west



Photograph 11 – View of the final stage of construction of the existing Erin Park estate from the termination point of Donegal Avenue looking west with the subject site beyond



Photograph 12 – Neighbourhood convenience shop on the corner of Bank St and Heather Grove



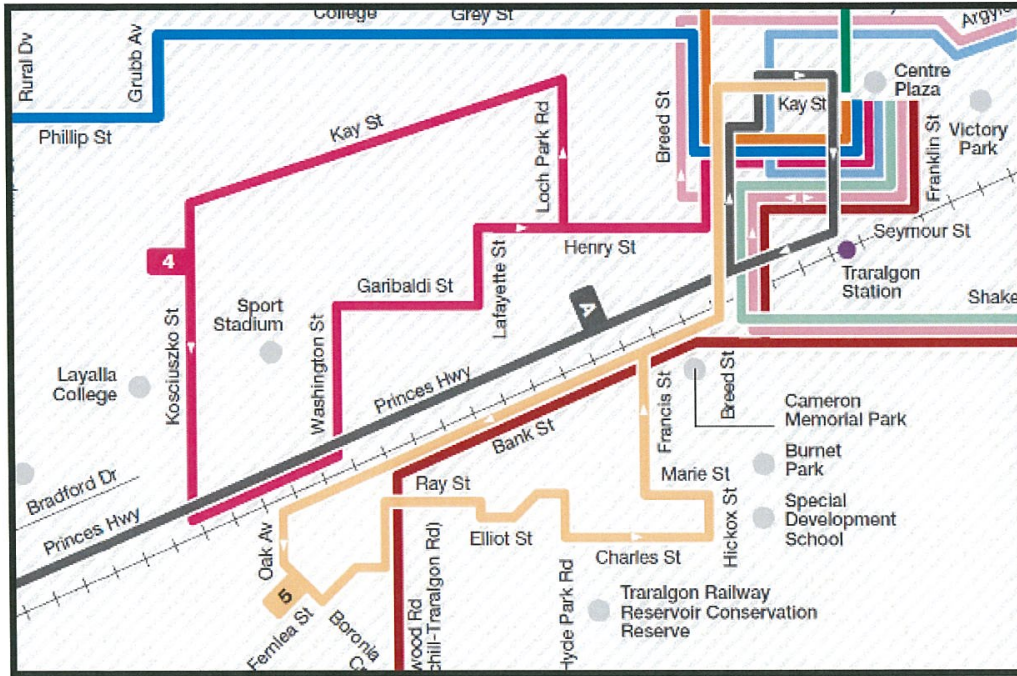


Figure 2: Traralgon bus routes in the vicinity of the subject site (Source: Metlink website)

3 PLANNING MATTERS

3.1 State Planning Policy Framework

Clause 11 of the State Planning Policy Framework contains specific objectives and strategies based around the theme of **Settlement**. The following clauses are of particular relevance to the proposal:

Clause 11.02-2 – Planning for growth areas. The objective of this clause is:

- *'To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas.'*

Relevant strategies to achieve this objective include:

- *'Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare.'*
- *'Meet housing needs by providing a diversity of housing type and distribution.'*
- *'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.'*

Clause 11.03 – Open space. The objective of this clause is:

- *'To assist creation of a diverse and integrated network of public open space commensurate with the needs of the community.'*

Relevant strategies to achieve this objective include:

- *'Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.'*
- *'Ensure that open space networks:*
 - *Are linked through the provision of walking and cycle trails and rights of way.*
 - *Are integrated with open space from abutting subdivisions.*
 - *Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways and coasts.'*
- *'Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.'*
- *'Ensure open space is designed to accommodate people of all abilities, ages and cultures.'*

Clause 11.05 – Regional settlement networks. The objective of this clause is:

- *'To promote the sustainable growth and development of regional Victoria through a network of settlements identified in the Regional Victoria Settlement Framework plan.'*

Relevant strategies to achieve this objective include:

- *'Direct urban growth into the major regional cities of Geelong, Ballarat, Bendigo and the Moe, Morwell and Traralgon cluster.'*
- *'Provide for growth in population and development of facilities and services across a region or sub-region network.'*
- *'Deliver networks of high-quality settlements by:*
 - *Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.....*
 - *.....Providing for appropriately located supplies of residential, commercial and industrial land across a region, sufficient to meet community needs.....'*

The Moe-Morwell-Traralgon cluster is identified as one of Victoria's Major Regional Cities on the Regional Victoria Settlement Framework plan at Clause 11.05.

Clause 11.05-4 – Regional planning strategies and principles contains the following objective:

- *'To develop regions and settlements which have a strong identity, are prosperous and are environmental sustainable'*

Relevant strategies to achieve this objective are:

- *'Directing growth to locations where utility, transport, commercial and social infrastructure and services are available or can be provided in the most efficient and sustainable manner.'*
- *'Ensuring there is a sufficient supply of appropriately located residential, commercial and industrial land across a region to meet the needs identified at regional level.'*
- *'Providing adequate and competitive land supply, including urban regeneration, redevelopment and greenfield sites, to meet future housing and urban needs and to ensure effective utilisation of land.'*
- *'Encouraging reduced energy and water consumption through environmentally sustainable subdivision and building design.'*
- *'Encouraging high quality urban and architectural design which respects the heritage, character and identity of each settlement.'*
- *'Limiting urban sprawl and directing growth into existing settlements, promoting and capitalising on opportunities for urban renewal and redevelopment.'*
- *'Creating opportunities to enhance open space networks within and between settlements.'*
- *'Encouraging the development of compact urban areas which are based around existing or planned activity centres to maximise accessibility to facilities and services.'*
- *'Improving the availability of a diverse range of affordable accommodation, including social housing, in locations with good access to transport, commercial facilities and community services.'*

Clause 12 of the State Planning Policy Framework contains objectives and strategies based around the theme of **Environmental and Landscape Values**. The following clause is relevant to the proposal:

Clause 12.01-1 – **Native vegetation management** contains the following relevant objective:

- *'To achieve a net gain in the extent and quality of native vegetation.'*

The strategy identified to achieve this objective is:

- *'Apply the three step process as set out by Victoria's Native Vegetation Management – a Framework for Action. These are:*

Step 1: As a priority, avoid adverse impacts on native vegetation, particularly through clearance.

If the removal of native vegetation cannot be avoided:

Step 2: Minimise impacts through appropriate consideration in the planning process and expert input to project design or management; and

Step 3: Identify appropriate offset options.'

Clause 15 of the State Planning Policy Framework contains specific objectives and strategies based around the theme of **Built Environment and Heritage**. The following clauses are relevant to the proposal:

Clause 15.01-1 – **Urban design** contains the following relevant objective:

- *'To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.'*

Relevant strategies to achieve this objective include:

- *'Promote good urban design to make the environment more liveable and attractive.'*
- *'Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.'*
- *'Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.'*
- *'Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.'*

Clause 15.01-3 relates to **Neighbourhood and subdivision design**, with the following objective:

- *'To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.'*

The following strategy is identified to achieve this objective:

- *'In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:*
 - *Contributing to an urban structure where networks of neighbourhoods are clustered to support larger activity centres on the regional public transport network.*

- *Creating compact neighbourhoods that have walkable distances between activities and where neighbourhood centres provide access to services and facilities to meet day to day needs.*
- *Creating a range of open spaces to meet a variety of needs with links to open space networks and regional parks where possible.*
- *Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.*
- *Contributing to reducing car dependence by allowing for:*
 - *Convenient and safe public transport.*
 - *Safe and attractive spaces and networks for walking and cycling.*
 - *Subdivision layouts that allow easy movement within and between neighbourhoods.*
 - *A convenient and safe road network.*
- *Creating a strong sense of place because neighbourhood development emphasises existing cultural heritage values, well designed and attractive built form, and landscape character.*
- *Protecting and enhancing native habitat.*
- *Environmentally friendly development that includes improved energy efficiency, water conservation, local management of stormwater and waste water treatment, less waste and reduced air pollution.*
- *Being accessible to people with disabilities.....'*

Clause 15.01-4 relates to **Design for safety**, with the following objective:

- *'To improve community safety and encourage neighbourhood design that makes people feel safe.'*

A relevant strategy to achieve this objective is:

- *'Ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.'*

Clause 15.01-5 relates to **Cultural identity and neighbourhood character**, with the following objective:

- *'To recognise and protect cultural identity, neighbourhood character and sense of place.'*

Relevant strategies to achieve this objective include:

- *'Ensure development responds and contributes to existing sense of place and cultural identity.'*
- *'Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.'*

Clause 15.02-1 contains the following objective for **Energy and resource efficiency**:

- *'To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.'*

Relevant strategies to achieve this objective include:

- *'Ensure that buildings and subdivision design improves efficiency in energy use.'*
- *'Promote consolidation of urban development and integration of land use and transport.'*

Clause 16 of the State Planning Policy Framework contains specific objectives and strategies based around the theme of **Housing**. The following clauses are relevant to the proposal:

Clause 16.01-1 - Integrated housing, which has the following objective:

- *'To promote a housing market that meets community needs.'*

A relevant strategy identified to achieve this objective is:

- *'Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.'*

Clause 16.01-2 provides the following objective in relation to the **Location of residential development**:

- *'To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.'*

Relevant strategies to achieve this objective include:

- *'Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.'*
- *'Identify opportunities for increased residential densities to help consolidate urban areas.'*

Clause 16.01-4 contains the following objective for achieving **Housing diversity**:

- *'To provide for a range of housing types to meet increasingly diverse needs.'*

Relevant strategies to achieve this objective include:

- *'Support opportunities for a wide range of income groups to choose housing in well serviced locations.'*
- *'Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.'*

Clause 16.01-5 provides the following objective for **Housing affordability**:

- *'To deliver more affordable housing closer to jobs, transport and services.'*

Relevant strategies to achieve this objective include:

- *'Improve housing affordability by:*

- *Ensuring land supply continues to be sufficient to meet demand.*

Clause 19 of the State Planning Policy Framework contains specific objectives and strategies based around the theme of **Infrastructure**. The following clauses are relevant to the proposal:

Clause 19.03-2 – Water supply, sewerage and drainage, which 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.'*

Relevant strategies to achieve this objective include:

- *'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.*

Clause 19.03-3 – Stormwater has the following objective:

- *'To reduce the impact of stormwater on bays and catchments.'*

Relevant strategies to achieve this objective include:

- *'Support integrated planning of stormwater quality through a mix of on-site measures and developer contributions.'*
- *'Incorporate water-sensitive urban design techniques into developments to:*
 - *Protect and enhance natural water systems.*
 - *Integrate stormwater treatment into the landscape.*
 - *Protect quality of water.*
 - *Reduce run-off and peak flows.*
 - *Minimise drainage and infrastructure costs.'*

3.2 Local Planning Policy Framework

3.2.1 The Municipal Strategic Statement (MSS)

The Latrobe City Council Municipal Strategic Statement (MSS) sets out the future strategic direction for the municipality in Clause 21 of the Planning Scheme. The following is an outline of the relevant planning policies contained within the MSS.

In its Municipal Profile at **Clause 21.01**, the MSS states that the municipality is a large regional city which is centrally located in eastern Victoria, approximately 100 kilometres east of Melbourne. It has a hierarchy of townships which interact to create what is effectively a 'networked city', with one of Victoria's strongest regional economies.

Clause 21.02 outlines the Municipal Vision, which is based on Council's adopted *Latrobe 2021 – The Vision for Latrobe Valley*. The Council and Community Vision as stated in *Latrobe 2012*, is to create:

- 'A vibrant region
- A caring and enterprising community;
- A harmonious community;
- A sustainable, safe, secure region.'

Two strategic objectives identified in *Latrobe 2021* which have particular relevance to the Latrobe Planning Scheme (and form the basis of objectives and strategies in the MSS) are:

'Sustainability:

- To promote the responsible and sustainable care of our built and natural environment for the use and enjoyment of the people who make up the vibrant community of Latrobe Valley.
- To provide leadership and to facilitate a well connected, interactive economic environment in which to do business.

Liveability:

- To promote and support social, recreational, cultural and community life by providing both essential and innovative amenities, services and facilities within the municipality.'

The Latrobe City Strategic Land Use Framework Plan is contained in **Clause 21.02**. This plan identifies Traralgon as a Main Town within the municipality, with the following relevant objective:

- 'Implement the Traralgon Structure Plan.'

Clause 21.04 identifies the Council Vision, objectives and strategies for **Built Environment Sustainability**. The Council Vision is:

- '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.'

In the **Settlement Overview** in **Clause 21.04-2**, it is stated that:

'The diversity in housing types available in the municipality contributes to the lifestyle choices provided and the overall attractiveness of the municipality as a place to live and invest. The priorities in all the main urban settlements are on realising opportunities for infill development, diversity of housing types, upgrading areas of public housing, improving residential amenity, while maximising existing infrastructure and community facilities.....'

.....Given 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.....'

Relevant **Settlement** objectives include:

- *'To build upon the existing structure of the towns and settlements to create an integrated network of urban areas.'*
- *'To contain urban development within distinct boundaries.'*

Strategies identified to achieve these stated objectives include:

- *'Consolidate development within and around the existing towns and avoid unnecessary urban expansion and rural subdivision.'*
- *'Maintain a clear separation between urban settlements facilitating the self-containment and individual identity of each town, except for the northern side of the Morwell-Traralgon Corridor.'*

In the **Urban Design** Overview in **Clause 21.04-5**, it is stated that:

'The community is increasingly demanding high quality architectural and urban design outcomes for built form and open spaces. The appearance of rural, industrial, retail and residential areas and main road approaches to urban centres is considered important in maintaining a strong level of civic pride. A consistent landscaping treatment of private land and road reserves can also have a significant effect on the appearance and visual amenity of an area. In addition, the siting of buildings can have a critical impact on visual appearance within both urban streetscapes and rural landscapes.'

Latrobe City Council is also keen to ensure that sustainability principles strongly influences the design, siting and servicing of dwellings and this will be achieved through the encouragement of adapting and reusing of existing buildings, retention and reuse of stormwater, and the promotion of solar and energy efficient designs.'

The objective for **Urban Design** is:

- *'To provide a visually attractive urban environment which displays a high level of civic pride and community satisfaction, and creates a positive image.'*

A relevant strategy identified to achieve this objective is:

- *'Promote and support high quality urban design within the built environment.'*

In the **Infrastructure** Overview in **Clause 21.04-6**, it is stated that:

'Latrobe City's built environment is constantly changing, with new developments and redevelopments affecting the physical environment and public realm. To maintain and enrich the built environment, it is important to achieve positive'

outcomes in areas including the design of private developments and public spaces, parks and gardens, infrastructure provision and the maintenance of civil infrastructure.....

....Council has adopted asset management plans (and standards) for a range of infrastructure items including roads, footpaths, drains, culverts, signs, trees, street lights; and community services such as children and aged services which will be considered in the assessment of all planning applications particularly for new subdivision.'

The objectives for **Infrastructure** are:

- *'To maximise the use of existing infrastructure.'*
- *'To provide clear guidelines for developers regarding engineering requirements ensuring that minimum design standards are achieved.'*

Relevant strategies identified to achieve these objectives are:

- *'Ensure integration of roads, bike paths, footpaths and public transport options.'*
- *'Ensure all proposed developments enhance the liveability and sustainability of the community.'*
- *'Implement Latrobe City Council's Asset Management Strategy and associated guidelines.'*

Clause 21.05 identifies the Council Vision, objectives and strategies for **Main Towns**. The Council vision is:

- *'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.'*

In the Main Towns Overview in **Clause 21.05-2**, it is stated that there is currently only a four year supply of residential land within Traralgon. This clause also states that the Traralgon Structure Plan provides for sustainable housing growth, with the town boundary on the plan having been expanded in key areas to provide opportunities for greenfield urban residential development.

Relevant Main Town objectives include:

- *'To provide the flexibility for development to occur in each town to accommodate the needs of its population as well as to contribute to the municipal networked city.'*
- *'To facilitate development in accordance with the specific Town Structure Plan attached to this clause.'*

Strategies identified to achieve these stated objectives include:

- *'Retain clear boundaries between urban areas and the surrounding rural environment.'*
- *'Encourage consolidation of urban settlement within the urban zoned boundaries in accordance with the adopted structure plans.'*
- *'Discourage urban growth outside the urban development boundaries designated in the relevant local structure plan.'*
- *'Contain new residential subdivision within residential areas shown on the local structure plans.'*

Specific strategies for Traralgon are identified in **Clause 21.05-6**. There are no strategies of particular relevance to the proposal.

The Traralgon Structure Plan at **Clause 21.05** identifies the site within an ‘Existing Residential Opportunity Area’. A copy of the Plan with the site identified is contained in **Figure 2** below.

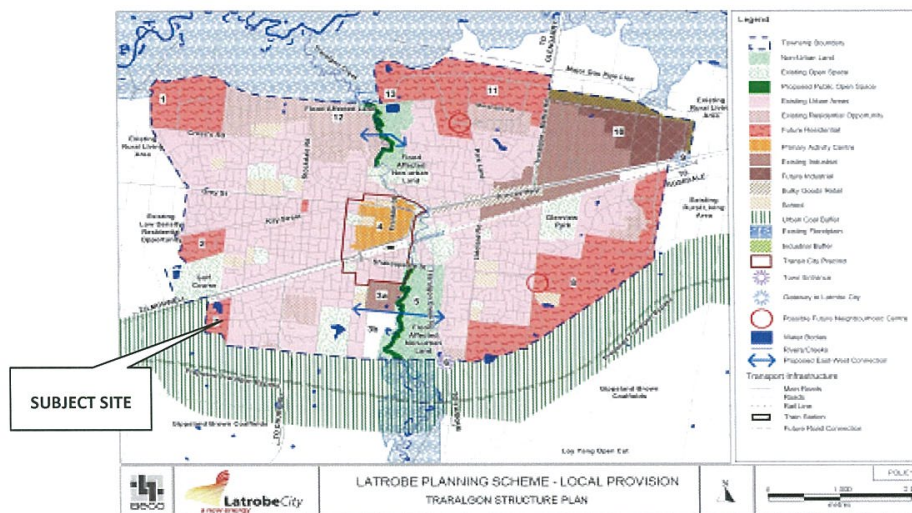


FIGURE 1 Traralgon Structure Plan Source; Latrobe Planning Scheme

Clause 21.08 identifies the Council Vision, objectives and strategies for **Liveability**. The Council Vision is:

- ‘Latrobe City Council will consider planning applications and make decisions in accordance with the following vision:
 - To promote and support social, recreational, cultural and community life by providing both essential and innovative amenities, services and facilities within the municipality.
 - To enrich the vibrancy and diversity of community life through promoting and supporting recreational services and facilities.
 - 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.
 - To support arts and cultural opportunities that contribute to the vibrancy and diversity of community life.’

The following objectives for **Healthy Urban Design** are of relevance to the proposal:

- ‘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.’

Relevant strategies identified to achieve these objectives are:

- *'Promote active lifestyles and avoid social isolation by designing new dwellings to be close to user-friendly pedestrian and cycle paths that incorporate shade, toilet facilities, seating and directional signage where possible.'*
- *'Promote walkability within new developments, community centres or buildings (appropriate to the scale of development) of approximately 400-800 metres from all dwellings.'*
- *'Improve existing linear open spaces and public parks by applying Healthy Urban Design Practice Guideline principles through minor adjustments to infrastructure. This could include planting new shade trees, maintaining clear sightlines and bridging missing linkages to create a network of well-lit, walking and bicycle paths.'*
- *'Encourage residential developments to plan for maximum connectivity of open space networks, local services and facilities to avoid predictive route movements and encourage residents to walk within and around the greater neighbourhood.'*
- *'Ensure all subdivision housing developments in townships include community spaces or buildings that are provided within a walkable distance (approximately 400-800 metres) where appropriate.'*

3.2.2 Local Planning Policies

The Latrobe Planning Scheme does not contain any Local Planning Policies.

3.3 Zoning and Overlays

3.3.1 Zoning

The land is zoned Residential 1 under the Latrobe Planning Scheme (**Clause 32.01**). An extract of the zoning map for the subject land and surrounding area is contained in **Figure 3**.

The purpose of the Residential 1 Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.*
- *To encourage residential development that respects the neighbourhood character.*
- *In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.*

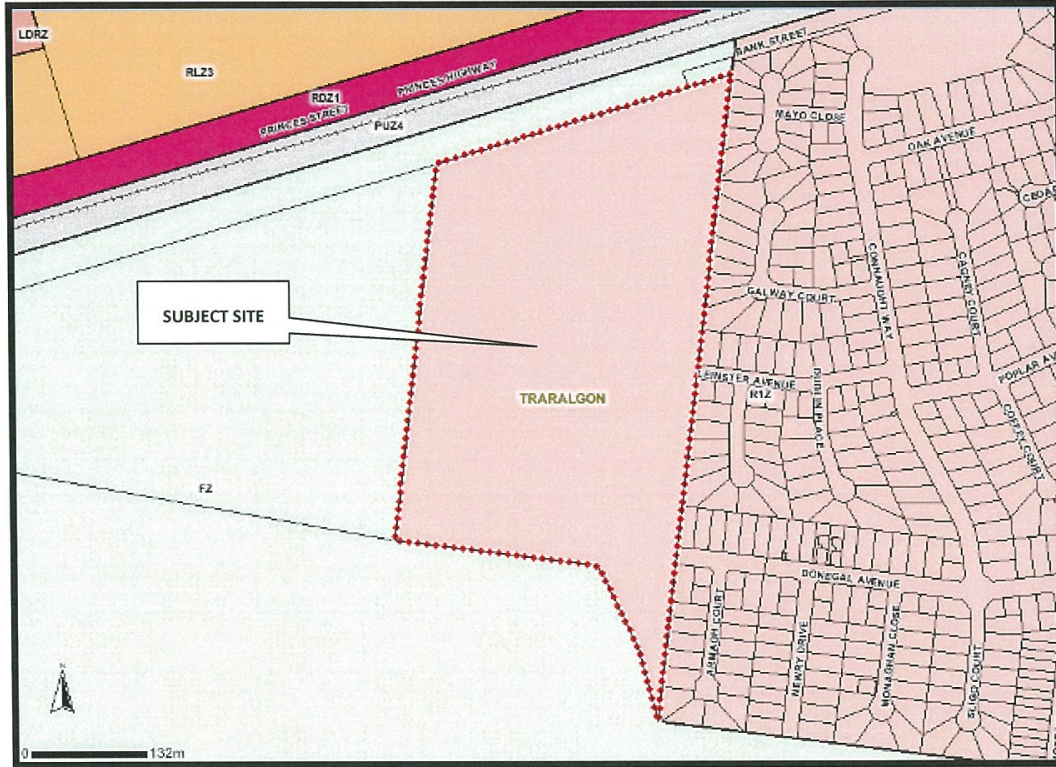


FIGURE 3 Extract of Zoning Map Source; DPCD website

3.3.2 Overlays

The entire site is covered by the Development Plan Overlay, Schedule 5 under the Latrobe Planning Scheme (**Clause 43.04**). An extract of the overlay map for the subject land and surrounding area is contained in **Figure 4**.

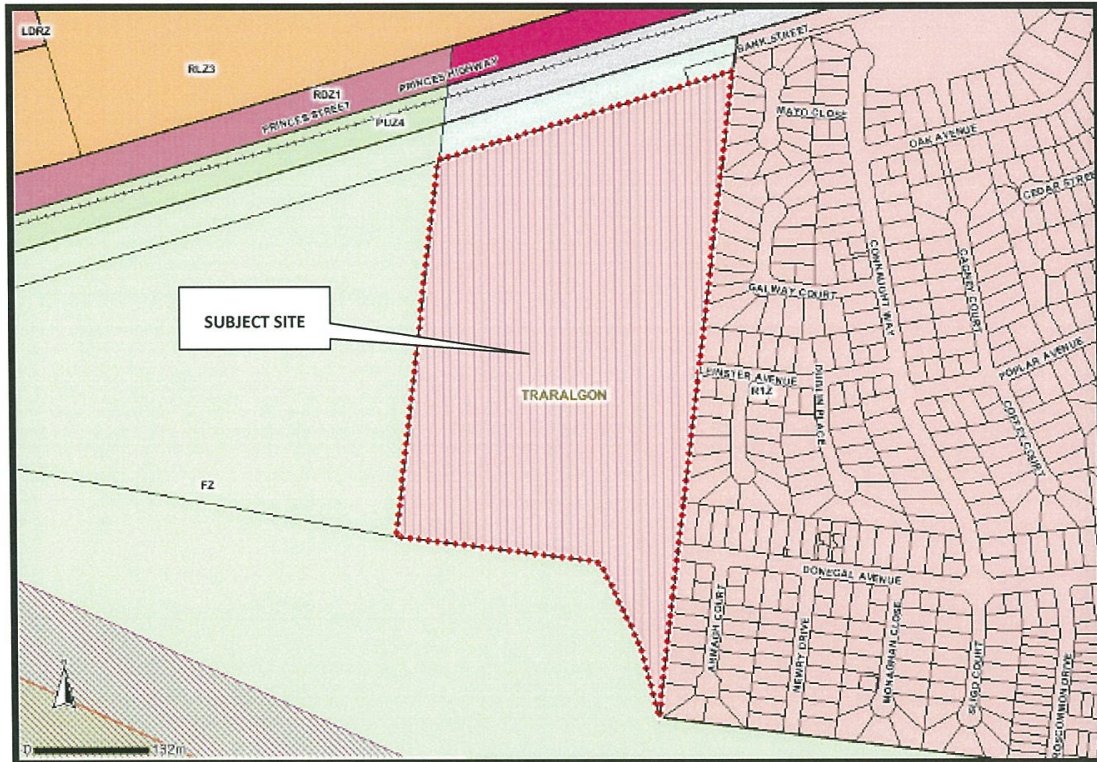


FIGURE 4 Extract of Overlay Map Source; DPCD website

The purpose of the Development Plan is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if it is generally in accordance with a development plan.

In accordance with **Clause 43.04-1** of the Scheme, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

According to **Schedule 5 of Clause 43.04**:

A development plan must be prepared to the satisfaction of the Responsible Authority.

The plan must show:

“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 collocated 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.

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 of runoff and peak flows.

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.

Open Space

The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.

Public open spaces designed to provide:

- *Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with Latrobe City Public Open Space Plan 2007, (as amended).*
- *The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.*

- *Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings to frame public spaces and locating open spaces within or adjacent to activity centres where possible.*
- *A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.*

Community Hubs and Meeting Places

In consultation with relevant agencies and authorities, the provision of appropriate community facilities, including schools, pre-schools, maternal child health centres, senior citizen centres and general community centres within a walkable range of 400-800 metres across large subdivisions.

Provision for access and social interaction particularly where this encourages physical activity. For example:

- *Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with the Latrobe City Public Toilet Strategy 2006 (as amended) and Latrobe City Bicycle Plan 2007-2010 (as amended).*
- *The pattern and location of pedestrian and bicycle paths should provide safe and practical access to and from community hubs and meeting places.*
- *Spaces should be designed to accommodate community events and cultural programs including local arts activities and other festivals.*

Native Vegetation

An assessment of any native vegetation to be removed having regard to Victoria's Native Vegetation Management: A Framework for Action, including how it is proposed to protect and manage any appropriate native vegetation.

Cultural Heritage

A cultural heritage assessment including how cultural heritage values will be managed.

Process and Outcomes

The development plan should be prepared with an appropriate level of community participation as determined by the Responsible Authority

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

The approved Development Plan may be amended to the satisfaction of the responsible authority."

3.4 Incorporated and Reference Documents

The 'Morwell-Traralgon Residential Land Supply Analysis (2007)' and 'Latrobe City Council Residential and Rural Residential Land Assessment (2009)' reports are both identified as reference documents in the Municipal Strategic Statement (MSS). These reports have both been adopted by Latrobe City Council and provide a strategic analysis of the demand and supply of residential land in Traralgon. Both reports have influenced the MSS settlement policies and Traralgon Structure Plan.

The main findings in the 'Latrobe City Council Residential and Rural Residential Land Assessment (2009)' report which are of relevance to the proposal are:

- The municipality of Latrobe experienced population decline for much of the 1990's, however in recent years has experienced a recovery in terms of population growth;
- Over the past 15 years, Traralgon is the only SLA (statistical local area) in Latrobe which has experienced any significant population growth;
- Within the municipality, Traralgon has been the focus for the majority of recent residential development. Over the period March 2006 to April 2008, Traralgon accounted for approximately 70% of the total residential development that occurred within the municipality. Over this period, Traralgon had an annual development rate estimated at 246 dwellings per annum.
- A Moderate to High Growth Scenario has been adopted for the purpose of planning for the future residential land requirements in Latrobe.
- There is an insufficient supply of Residential 1 zoned land in Traralgon to meet the forecast demand over the next 10 years. Over the period 2008 to 2023, dwelling demand in Traralgon is forecast to be approximately 270 to 310 dwellings per annum.
- A Moderate to High Growth Scenario has been adopted for the purpose of planning for the future residential land requirements in Latrobe.
- There is an insufficient supply of Residential 1 zoned land in Traralgon to meet the forecast demand over the next 10 years. Over the period 2008 to 2023, dwelling demand in Traralgon is forecast to be approximately 270 to 310 dwellings per annum.

The *Healthy Urban Design Good Practice Guideline 2008* is also identified as a reference document in the MSS. This document seeks to accommodate community, pedestrians and cyclists as a first priority in street, building and open space design. As stated in Clause 21.08-3 of the Latrobe Planning Scheme, the guideline encourages:

- *Walkable neighbourhoods, including safe and attractive pedestrian and cycle routes to 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;*
- *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.*

4 DEVELOPMENT PLAN

The Development Plan (the 'Plan') is formed across the appendices to this report. The following statements establish how the plan was conceived in light of the requirements set down in all relevant State and Local Planning Policies and the Development Plan Overlay:

State and Local Planning Policy Frameworks

It is a purpose of the Development Plan Overlay that development should implement the State and Local Planning Policy Frameworks.

The State Planning Policy Framework (SPPF) and Municipal Strategic Statement (MSS) of the Latrobe Planning Scheme contain numerous objectives and strategies that strongly encourage infill development of residential areas to restrict the outward expansion of urban areas, protect productive agricultural land and make more efficient usage of existing infrastructure.

The SPPF specifically encourages the cities within the Latrobe Valley to take advantage of opportunities for growth through the provision of an adequate supply of housing to meet residential forecasts. It states that planning authorities should plan to accommodate projected population growth over at least a 10 year period, taking into account opportunities for intensification of existing urban areas.

The MSS states that priorities in all the main urban settlements of the municipality include realising opportunities for infill development and diversity of housing types, whilst maximising use of existing infrastructure and community facilities. It goes on to say that there are existing land use constraints around the major towns, that new residential subdivisions should be contained within residential areas shown on the local structure plans and there is an increasing need to reduce average residential property sizes so the remaining land is consumed at a more sustainable rate.

The MSS states that there is currently only a four year supply of vacant residential land within Traralgon and the reference document '*Latrobe City Council Residential and Rural Residential Land Assessment 2009*' confirms that there is an insufficient supply of Residential 1 zoned land in Traralgon to meet forecast demand over the next 10 years.

Given Traralgon's severe shortage of residential land, the site was rezoned to Residential 1 via a Ministerial amendment on the 3rd of March, 2011. There is now some urgency to address the current land supply shortage by ensuring that the land is subdivided and lots released onto the market as soon as possible. Approval of the proposed subdivision is the first step in this process.

The proposal implements the SPPF and MSS objectives for urban consolidation, as it proposes to expand an existing residential estate within Traralgon's urban boundary where there is good accessibility to a range of commercial and community facilities and open space. Furthermore, the land will be serviced by a comprehensive range of physical infrastructure, including reticulated sewerage, water, electricity, gas, telecommunications and underground drainage. The subdivision will result in more sustainable use of residential land and its associated servicing infrastructure.

In planning for urban growth, both the SPPF and MSS encourage consolidation of existing urban areas whilst respecting neighbourhood character. However, the Latrobe Planning Scheme does not contain any relevant neighbourhood character objectives, policies or statements in relation to the

site or its surrounds, apart from a specification that density in new subdivisions should reach or exceed 15 dwellings per net developable hectare. The indicative development plan proposes the creation of 134 lots at a density of 14.9 lots per net developable hectare, but also includes three additional lots that are designated for medium density development, which will ensure that the desired yield of 15 dwellings per net developable hectare is reached.

In summary, it is considered that the proposal is appropriate, having regard to the location of the site, surrounding development and the outcomes encouraged by the State Planning Policy Framework and Municipal Strategic Statement of the Latrobe Planning Scheme.

Land Use and Subdivision

The Plan of Subdivision at **Appendix N**, Site Analysis Plan and Feature Survey Plan at **Appendix B** and the description in Section 2.1 of this report describe the proposed boundaries and general features of the development area.

The development plan boundaries have been chosen as they represent the full extent of the Residential 1 Zone and Development Plan Overlay.

Given that the land is in single ownership and represents the current urban fringe, it is seen as strategically logical to include the whole area in the Development Plan.

The Development Plan at **Appendix C** shows how the overall development plan area will be subdivided including the density calculated based upon net developable hectare, to assist in the assessment of the proposal against the State Planning Policy Framework. It also demonstrates how street networks have been conceived so as to accommodate building frontages that enjoy two-way surveillance.

The Opportunities and Constraints Plan at **Appendix D**, the description in Section 2.2 of this report and **Figure 3** provide a description of the zoning and overall development pattern in the area.

The Landscape Concept Plan at **Appendix E** demonstrates how the development will create 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.

An assessment of the proposal against the provisions of ResCode (**Clause 56**) is provided at **Appendix M**.

No commercial facilities are proposed as part of the development.

Infrastructure Services

The integrated stormwater management concept plan contained at **Appendix G** describes how the estate was conceived in a manner that will allow incorporation of water sensitive urban design techniques and utilise the existing lake on the site to manage flows, protect natural systems, integrate stormwater treatment into the landscape, improve water quality, and reduce runoff and peak flows.

A detailed Traffic Study has been prepared by Traffix Group Pty. Ltd. and is contained at **Appendix L**. This study demonstrates the pattern and location of the major arterial road network of the area including the location and details of:

- road widening on Bank Street;
- a new intersection with Bank Street;
- access points at Bank Street and Donegal and Leinster Avenues;

- the need for pedestrian crossings or safe refuges, cycle lanes and bus lanes;

The Development Plan at **Appendix C** demonstrates the pattern and location of the internal road system. This system has been deemed to provide a safe and practical hierarchy of roads through the Traffic Study at **Appendix L**.

Open Space

The Plan provides a 2.6557 hectare area of public open space in the northern portion of the land. The dam that occupies portion of this area will be developed into an ornamental lake that will take up 1.5695 hectare of the overall reserve and serve as a water sensitive urban design stormwater drainage treatment facility, habitat for endangered species and landscape feature.

The proposed facility provides:

- A public space of greater than 0.5 hectares within 400 metre walking distance of all residents, which means that it accords with Latrobe City Public Open Space Plan 2007, (as amended).
- The inclusion of pedestrian paths and play equipment, that encourage active recreational opportunities.
- Opportunities for visual surveillance to promote safety of users through future development of three medium density sites that have been set aside for more intense residential development around it. The development of these sites will be controlled so as to ensure that they create active frontages, using buildings to frame the space.

This facility is located within 400 metres walking distance of all proposed lots and includes pathways, a lake viewing deck, barbeque area and park benches. It is designed to form part of the broader footpath network and serve a purpose for both passive recreation. Active recreation facilities are already established within easy walking distance to the east of the site.

Hence, as demonstrated on the Landscape Concept Plan at **Appendix E**, a footpath will be constructed along the south side of Bank Street to provide pedestrian access to them for future residents.

The Landscape Concept Plan at **Appendix E** shows the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.

As the fauna surveys at **Appendices J** and **K** demonstrate, the Dwarf Galaxias and Growling Grass Frog were not found on the site. Nonetheless, the reserve will be developed so as to accommodate these species in the event that they do return to the site in the manner described in the Landscape Concept Plan at **Appendix E**.

Community Hubs and Meeting Places

A 2,000m² lot has been earmarked within the public open space reserve to accommodate a public facility if the need arises. It is noted that the site is located within a walkable range for all future residents of the estate. Although early consultation with Council Officers indicates that a 60-place child care centre may be preferred for this site, it is submitted that a multitude of public functions

are feasible and that the site is large enough to accommodate a multitude of community uses, ideally positioned for access and prominence and will enjoy excellent passive surveillance.

Otherwise, through the installation of footpaths and a walking path circuit around it, the public open space area will provide an accessible area with ample room for public amenities, including toilets and bicycle parking at key destinations in accordance with the Latrobe City Public Toilet Strategy 2006 (as amended) and Latrobe City Bicycle Plan 2007-2010 (as amended).

In addition, the pattern and location of pedestrian paths will provide safe and practical access to and from the future community hub and the overall reserve will retain ample spaces around the lake to accommodate community events and cultural programs including local arts activities and other festivals.

Flora and Fauna

As outlined in the flora and fauna study at **Appendix J**, the land does have some areas of grassland that may require offset planting to compensate for their removal under the provisions of *Victoria's Native Vegetation Management: A Framework for Action*.

However, none of the species contained therein are recognized as being endangered and, hence, there is no statutory obstacle to the full development of the land in accordance with the proposed plan, with offset planting occurring where necessary in the open space reserve. A note has been added to the plan at **Appendix C** in anticipation of implementation of an offset planting regime through permit conditions.

The Schedule to the Development Plan Overlay identifies two endangered species that may inhabit the site, i.e. the Growling Grass Frog and the Dwarf Galaxias (fish). A survey of Growling Grass Frog on the site was carried out by Indigenous Design and Land Management is contained in **Appendix J**, while a survey of Dwarf Galaxias on the site was carried out by Streamline and is contained in **Appendix K**. It is noted that these studies discovered that neither of species was present on the site. Once again, a note has been included on the plan at **Appendix C** in anticipation preparation and implementation of a plan to create habitat within the reserve for these species in case they return.

Cultural Heritage

There are no known cultural heritage features on the site that require protection. An investigation into matters relating to cultural heritage has been undertaken by Ecology Partners Pty Ltd. A copy of their report is contained in **Appendix I**. In summary, the report states that a Cultural Heritage Management Plan is not required.

Processes and Outcomes

The development plan has been prepared subsequent to a public notification process and in concert with Council officers. The concerns of objectors to the plan have been incorporated where possible.

A Staging Plan has been prepared and is contained at **Appendix F**.

5 CONCLUSION

In conclusion, it is submitted that the proposed development plan:

- Achieves both State and local planning policy objectives that seek to achieve urban consolidation so the remaining land is consumed at a more sustainable rate;
- Will result in more efficient usage of existing infrastructure and assist to reduce the pressure for urban development to spread outside the town boundaries into surrounding rural land;
- Will increase the limited supply of vacant, serviced residential allotments within Traralgon's urban area, thereby assisting to improve housing affordability;
- Will expand an existing residential estate in a manner that creates a neighbourhood character that is attractive, contemporary, liveable and accessible;
- Is not expected to have a detrimental impact on the amenity of adjacent properties.

It is considered that the proposal has merit and it is requested that Latrobe City Council approve the development plan as contained in this report under the provisions of **Clause 43.04** of the Scheme for land at 215 Bank Street, Traralgon.

Beveridge Williams

Manley Circuit, Traralgon
Detailed assessment of objections

- *Congestion at pick up and drop off times where existing congestion exists*
- *Increase traffic on narrow streets causing added risk to children's safety*
- *The noise levels increasing by children in the centre and the construction to build the centre*
- *Reduced parking available to visitors*
- *Inadequate parking on site*
- *Environmental impact on the lake*
- *Hours of operation*

The proposal has been assessed against the relevant provisions of the Latrobe Planning Scheme. The assessment has concluded that the use will cause an unreasonable impact on the amenity of the surrounding area, the increased traffic levels and access arrangements are not appropriate and the childcare centre use is not generally in accordance with the approved Erin Park Development Plan.

- *Congestion at pick up and drop off times*

Given the existing congestion issues that happen on local roads, adding an estimated 81 traffic movements in peak times will have the ability to significantly impact on local roads, causing congestion during the pick up and drop off times.
- *Increase traffic on narrow streets causing added risk to children's safety*

The additional traffic to the area, with narrow residential streets and a one way internal accessway proposed for access and egress for the childcare centre is not appropriate. It would impose an increased safety risk and is not a suitable street design outcome.
- *The noise levels increasing by children in the centre and the construction to build the centre*

The noise produced by children in educational facilities such as a childcare centre would be considered normal in a residential setting where childcare centres are a permissible use. The construction noise would be a temporary issue and managed by EPA legislation.
- *Reduced parking available to visitors*

The application proposes the correct amount of car parking required by Clause 52.06 of the Planning Scheme.
- *Inadequate parking on site*

The planning scheme requires 21 spaces for a 96 space childcare centre. The application proposes the correct amount of car parking required by the Planning Scheme.

- *Environmental impact on the lake*

While there may be some impact on the neighbouring reserve if a planning permit were to be granted, conditions could mitigate any impact.

- *Hours of operation*

The hours of operation proposed are standard of a childcare centre and would not be of concern in a residential setting if the selected site was considered to be appropriate for a childcare centre under the approved Erin Park Development Plan.

Clause 56 Objectives SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

Property address: Manley Circuit, TRARALGON

Application Number: 2024/133

Date of Assessment:

Officer: Michelle Hutchings

Land Area: 5.963m²

3-15 Lot Subdivisions – Residential 1 Zone

Clause & Standard No.		OBJECTIVES	STANDARDS	COMMENTS
Clause 56.01		SITE CONTEXT DESCRIPTION & DESIGN RESPONSE		
	Site and context description & design response		Provision of details as listed in clause	The planning report submitted with the application discusses the site and the PPF. COMPLIES
Clause 56.02		POLICY IMPLEMENTATION		
C1	Strategic implementation objective Not Required			
Clause 56.03		LIVABLE AND SUSTAINABLE COMMUNITIES		
C2	Compact and Walkable neighbourhoods objective Not Required			
C3	Activity Centre objective Not Required			
C4	Planning for Community facilities objective Not Required			
C5	Built Environment objective Not Required			
C6	Neighbourhood character objective	To design subdivisions that respond to neighbourhood character.	Subdivision should: <ul style="list-style-type: none"> Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. 	The proposed subdivision is considered by the Urban Growth Team to be generally in accordance with the approved Development Plan. The proposed subdivision is therefore considered to adhere to the

			<ul style="list-style-type: none"> Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features. 	neighbourhood character of the area. COMPLIES
Clause 56.04		LOT DESIGN		
C7	Lot Diversity and distribution objectives	<p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of activity centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	<p>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</p> <p>Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.</p> <p>A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> Single dwellings. Two dwellings or more. Higher density housing. Residential buildings and Retirement villages. <p>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</p>	<p>The residential lots range from 295sqm to 405sqm. The Development Plan for Erin Park identifies the site as 'medium density'. It is the assessment of the Statutory Planning Team that this subdivision has conventional lots and it not a medium density proposal. Little diversity is achieved within the proposed lots and given it is conventional it will likely have single family homes which adds no diversity.</p> <p>DOES NOT COMPLY</p>

			<p>Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</p>	
C8	<p>Lot area and building envelopes objective</p>	<p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>	<p>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> • That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or • That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> • Contain a building envelope that is consistent with a development of the lot approved under this scheme, or • If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. 	<p>The proposed lots can meet this clause as they can fit a building envelope of 10m by 15m and all lots under 300m² will be subject to further planning permits.</p> <p style="text-align: right;">COMPLIES</p>

			<p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p> <p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p> <p>A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> • The objectives of the relevant standards are met, and • The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. <p>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</p> <ul style="list-style-type: none"> • The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and 	
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			<ul style="list-style-type: none"> The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. <p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. Existing or proposed easements on lots. Significant vegetation and site features. 	
C9	Solar orientation if lots objective	To provide good solar orientation of lots and solar access for future dwellings.	<p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. Dimensions of lots are adequate to 	<p>Long axis orientation is considered acceptable.</p> <p style="text-align: center;">COMPLIES</p>

			protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.	
C10	Street orientation objective	To provide a lot layout that contributes to community social interaction, personal safety and property security.	<p>Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> • Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. • Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. • Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. • Providing roads and streets along public open space boundaries. 	<p>Lots are to front the proposed common property accessway.</p> <p style="text-align: right;">COMPLIES</p>
C11	Common area objectives	<p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p>	<p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> • The common area to be owned by the body corporate, including any streets and open space. • The reasons why the area should be commonly held. • Lots participating in the body corporate. • The proposed management 	<p>The common areas provide for both vehicle and pedestrian access and are able to exit in a forward motion which is very important when passing the proposed childcare centre.</p> <p style="text-align: right;">COMPLIES</p>

		To maintain direct public access throughout the neighbourhood street network.	arrangements including maintenance standards for streets and open spaces to be commonly held.	
Clause 56.05		URBAN LANDSCAPE		
C12	Integrated urban landscape objectives	Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles. Public lighting should be designed in accordance with the relevant Australian Standards. Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	An application for subdivision that creates streets or public open space should be accompanied by a landscape design. The landscape design should: <ul style="list-style-type: none"> • Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. • Create attractive landscapes that visually emphasise streets and public open spaces. • Respond to the site and context description for the site and surrounding area. • Maintain significant vegetation where possible within an urban context. • Take account of the physical features of the land including landform, soil and climate. • Protect and enhance any significant natural and cultural features. • Protect and link areas of significant local habitat where appropriate. • Support integrated water management systems with appropriate landscape 	Sufficient landscaping has been provide throughout the site including along all boundaries to the childcare centre. COMPLIES

			<p>design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.</p> <ul style="list-style-type: none"> • Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment. • Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. • Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. <p>□ Provide for walking and cycling networks that link with community facilities.</p> <ul style="list-style-type: none"> • Provide appropriate pathways, signage, fencing, public lighting and street furniture. • Create low maintenance, durable landscapes that are capable of a long life. <p>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</p>	
C13	Public open space provision objectives Not Required			

Clause 56.06		ACCESS AND MOBILITY MANAGMENT		
C14	Integrated mobility objectives Not Required			
C15	Walking and cycling network objectives	To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution.	The walking and cycling network should be designed to: <ul style="list-style-type: none"> • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. • Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. 	Pedestrian access is shown as a 1.5m wide footpath within the council reserve. Recreation and Open Space have provided conditional consent to this. COMPLIES

			<ul style="list-style-type: none"> • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities. 	
C16	Public transport network objectives Not Required			
C17	Neighbourhood street network objective	To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.	<p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, cycle paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Roads Corporation's arterial road access management policies. • Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. 	<p>Pedestrian access is shown within the reserve with has been given conditional approval by the Recreation and Open Space team.</p> <p>All vehicles can exit in a forward motion.</p> <p style="text-align: right;">COMPLIES</p>

			<ul style="list-style-type: none"> • Provide safe and efficient access to activity centres for commercial and freight vehicles. • Provide safe and efficient access to all lots for service and emergency vehicles. • Provide safe movement for all vehicles. • Incorporate any necessary traffic control measures and traffic management infrastructure. <p>The neighbourhood street network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant transport strategy, plan or policy for the area set out in this scheme. • Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand. • Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand. • Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles. 	
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			<ul style="list-style-type: none"> • Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles. • Provide an appropriate level of local traffic dispersal. • Indicate the appropriate street type. • Provide a speed environment that is appropriate to the street type. • Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles). • Encourage appropriate and safe pedestrian, cyclist and driver behaviour. • Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles. • Minimise the provision of culs-de-sac. • Provide for service and emergency vehicles to safely turn at the end of a dead-end street. • Facilitate solar orientation of lots. • Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees. 	
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			<ul style="list-style-type: none"> • Contribute to the area’s character and identity. • Take account of any identified significant features. 	
C18	Walking and cycling network detail objective	To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.	<p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> • Be part of a comprehensive design of the road or street reservation. • Be continuous and connect. • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. • Accommodate projected user volumes and mix. • Meet the requirements of Table C1. • Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. • Provide appropriate signage. • Be constructed to allow access to lots without damage to the footpath or shared path surfaces. • Be constructed with a durable, non-skid surface. • Be of a quality and durability to ensure: 	<p>Pedestrian spaces and turning circles in common property have been shown and condition consent from Engineering and Recreation has been provided.</p> <p style="text-align: right;">COMPLIES</p>

			<ul style="list-style-type: none"> ○ Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles. ○ Discharge of urban run-off. ○ Preservation of all-weather access. ○ Maintenance of a reasonable, comfortable riding quality. ○ A minimum 20 year life span. ● Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities. 	
C19	Public Transport network detail objectives Not Required			
C20	Neighbourhood street network detail objective	To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.	<p>The design of streets and roads should:</p> <ul style="list-style-type: none"> ● Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. ● Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed. 	<p>A 1.5m wide footpath has been shown in the abutting council reserve and common property access has been designed for the best accessibility and forward exiting of the site.</p> <p style="text-align: right;">COMPLIES</p>

			<ul style="list-style-type: none"> • Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. • Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. • Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay. • Provide a safe environment for all street users applying speed control measures where appropriate. • Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. • Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners. • Ensure streets are of sufficient strength to: <ul style="list-style-type: none"> • Enable the carriage of vehicles. • Avoid damage by construction 	
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			<p>vehicles and equipment.</p> <ul style="list-style-type: none"> • Ensure street pavements are of sufficient quality and durability for the: <ul style="list-style-type: none"> • Safe passage of pedestrians, cyclists and vehicles. • Discharge of urban run-off. • Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality. • Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. • Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. • Provide pavement edges, kerbs, channel and crossover details designed to: <ul style="list-style-type: none"> • Perform the required integrated water management functions. • Delineate the edge of the carriageway for all street users. • Provide efficient and comfortable access to abutting lots at appropriate locations. • Contribute to streetscape design. • Provide for the safe and efficient collection of waste and recycling materials from lots. • Be accessible to people with disabilities. 	
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			<ul style="list-style-type: none"> • A street detail plan should be prepared that shows, as appropriate: • The street hierarchy and typical cross-sections for all street types. • Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. • Water sensitive urban design features. • Location and species of proposed street trees and other vegetation. • Location of existing vegetation to be retained and proposed treatment to ensure its health. • Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes. 	
C21	Lot access objective	To provide for safe vehicle access between roads and lots.	<p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p> <p>Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.</p>	<p>This matter has been reviewed by Council's Development Engineering Team.</p> <p style="text-align: right;">COMPLIES</p>

			The design and construction of a crossover should meet the requirements of the relevant road authority. See Table C1	
Clause 56.07		INTEGRATED WATER MANAGEMENT		
C22	Drinking Water supply objectives	To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.	The supply of drinking water must be: <ul style="list-style-type: none"> • Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. • Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	Gippsland Water conditions to be imposed. COMPLIES
C23	Reused and recycled water objective	To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.	Reused and recycled water supply systems must be: <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. • Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	No reused or recycled water supply systems are proposed in the locality at this stage. NOT APPLICABLE
C24	Waste water management objective	To provide a waste water system that is adequate for the maintenance of public health and the management of	Waste water systems must be: <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection 	Gippsland Water conditions to be imposed. COMPLIES

		effluent in an environmentally friendly manner.	<p>Authority.</p> <ul style="list-style-type: none"> Consistent with any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	
C25	Urban run-off management objectives	<p>To minimise damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p>	<p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there 	<p>This matter has been reviewed by Council’s Development Engineering Team.</p> <p style="text-align: right;">COMPLIES</p>

			<p>are no detrimental downstream impacts. The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p> <p>For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> • Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. • Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> • Provision must be made for the safe and effective passage of stormwater flows. • All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. • Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). <p>The design of the local drainage network should:</p>	
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			<ul style="list-style-type: none"> • Ensure run-off is retarded to a standard required by the responsible drainage authority. • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. • Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. • Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	
Clause 56.08		SITE MANAGEMENT		
C26	Site manageme	To protect drainage infrastructure and receiving	A subdivision application must describe how the site will be managed prior to and during the	This matter has been reviewed by Council's Development

	nt objectives	waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.	construction period and may set out requirements for managing: <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	Engineering Team. A Construction Management Plan will be required by way of condition of permit, should one issue. COMPLIES
Clause 56.09		UTILITIES		
C27	Shared trenching objective	To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves.	Reticulated services for water, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	Service authority conditions are to be imposed and appropriate trenching arrangements made. COMPLIES
C28	Electricity and telecommunications objectives	To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.	The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority. Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.	Service authority conditions are to be imposed, and the mandatory telco conditions. COMPLIES

			The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.	
C29	Fire hydrants objective	To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.	Fire hydrants should be provided: <ul style="list-style-type: none"> • A maximum distance of 120 metres from the rear of the each lot. • No more than 200 metres apart. Hydrants and fire plugs must be compatible with the relevant fire service equipment.	A fire hydrant has been shown in the current plans. This would meet the requirement and if a permit was granted the hydrants will need to be shown on construction plans. COMPLIES
C30	Public lighting objective	To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night.	Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.	This can be satisfied through conditions if a permit was to issue as per the referral response of Council's Engineering Development Team. COMPLIES

		To contribute to reducing greenhouse gas emissions and to saving energy.	Public lighting should be designed in accordance with the relevant Australian Standards. Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	
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2024/133 Manley Circuit, Traralgon**Full assessment of the application against the provisions of the Latrobe Planning Scheme****Planning Policy Framework**

The relevant policy contained in the MPS and PPF of the Latrobe Planning Scheme has been considered as part of the assessment of this application as follows:

- Clause 02.03-1 – Settlement
- Clause 02.03-5 – Built Environment and Heritage
- Clause 02.03-6 – Housing
- Clause 11.02-1S – Supply of Urban Land
- Clause 11.02-2S – Structure Planning
- Clause 13.07-1S – Land Use Compatibility
- Clause 15.01-1S – Urban Design
- Clause 15.01-1L – Urban Design
- Clause 15.01-2S – Building Design
- Clause 15.01-3S – Subdivision Design
- Clause 15.01-3L – Subdivision Design
- Clause 15.01-4S – Healthy Neighbourhoods
- Clause 15.01-5S – Neighbourhood Character
- Clause 15.01-5L – Neighbourhood Character
- Clause 16.01-1S – Housing Supply
- Clause 16.01-2S – Housing Affordability
- Clause 16.01-2L – Housing Affordability
- Clause 18.02-1S – Walking
- Clause 18.02-4S – Roads
- Clause 18.02-7S – Airports and Airfields
- Clause 18.02-7L – Latrobe Regional Airport
- Clause 19.02-2S – Education Facilities
- Clause 19.02-6S – Open Space

Clause 02.03-1 – Settlement

Traralgon forms part of the networked city policy within this clause. It states that Traralgon and Morwell form the primary population centre for Latrobe. It states that

Traralgon is experiencing higher population and urban growth and is a trend expected to continue. Traralgon is identified as a regional retail centre, and it is important to provide for the additional housing expected to be needed in Traralgon. The site was designated for medium density residential dwellings to meet the needs of the growing community. The proposal takes away valuable residential land for a land use that was not intended on that site.

Clause 02.03-5 – Built Environment and Heritage

Planning for neighbourhood character aims to balance development and consolidation with respecting residential amenity and neighbourhood character. There is a distinct difference in the character in established areas to that of newly developed areas. The proposed childcare centre would not be out of character with the newer developed area the site is located in.

Clause 02.03-6 Housing

This policy states that Council aspires to grow the municipal population to 100,000 by 2050 with a significant shift that we have been experiencing for some time of smaller household sizes. Housing intensification will play a key role to diversify housing growth. Council should not approve alternate uses on designated medium density sites where there is a strong need for an increase in housing choice and to cater to a growing population. Traralgon is growing at a more rapid pace than other towns within Latrobe and we will need to continue to provide an increased housing choice to meet the needs of our community.

Clause 11.02-1S Supply of urban land

The objective of the clause is “*To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*”.

Strategies

- *Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.*
- *Ensure that sufficient land is available to meet forecast demand.*
- *Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.*

The proposed use will reduce the amount of land that we have to accommodate for the diverse and growing needs of our community. It is important that this land be left

for medium density development to provide for the high need for housing that our municipality faces. This site should provide a minimum of 25 dwellings to achieve the average sought by the Erin Park Development Plan of 15 dwellings per net developable hectare. Approximately three dwellings per net developable hectare is proposed by the development at this site.

Clause 11.02-2S – Structure Planning

This policy aims to facilitate the fair, orderly, economic and sustainable use and development of urban areas. This was considered when deciding on the development plan for the area.

Clause 13.07-1S – Land Use Compatibility

The objective of this policy is to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. It is common for educational facilities to be located within an established residential area. The uses are considered compatible.

Clause 15.01-1S – Urban Design

This policy aims to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. The proposal satisfactorily responds to the policy by using common building materials and providing sufficient landscaping as well as not having internally lit signage.

Clause 15.01-1L – Urban Design

The policy aims to encourage built form that provides and enhances passive surveillance and provides for positive urban design outcomes. As the parking is towards the front of the site and there are a number of rooms with windows into the front setback and onto the road it is considered to provide for good visual surveillance while providing a modern built form that uses common materials found in nearby dwellings.

Clause 15.01-2S – Building Design

This policy aims to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development. The proposal satisfactorily responds to the character of the area and would have a positive contribution if it was to be supported.

Clause 15.01-3S – Subdivision Design

This policy aims to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Reduce car dependency by allowing for convenient and safe public transport and safe and attractive spaces and networks for walking and cycling
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.

The proposed subdivision lacks diversity within the lot and provides for no extra diversity for the surround area. On lots of the same size there are still conventional dwellings that have been built. The shared access could create a safety issue when residents of the lots enter and exit past the childcare centre. It is also located very close to Princess Highway and while the buildings could have noise attenuation measures applied it would be harder to prevent noise pollution in the play areas.

Clause 15.01-3L – Subdivision Design

This policy aims to locate shops, community centres, public open space and activity centres within walking distance to dwellings. It is ideal for community facilities to be within a close proximity of dwellings. This is not the best approach to provide for a childcare centre by taking away the available land for medium density dwellings and the subdivision proposed is also provides conventional sizes lots.

Clause 15.01-4S – Healthy Neighbourhoods

This policy aims to achieve neighbourhoods that foster healthy and active living and community wellbeing. This policy deals with the design of the neighbourhood and would have been carefully considered in the parent subdivision.

Clause 15.01-5S – Neighbourhood Character

This policy aims to recognise, support and protect neighbourhood character, cultural identity, and sense of place. The proposal would respect the existing and emerging character of the area. As it is a new area there is little character that needs to be protected but the proposal adequately responds to the existing character of the area.

Clause 15.01-5L – Neighbourhood Character

This policy aims to facilitate the development of streetscapes that comprise of built form that addresses the public realm. The proposed childcare centre facing the existing street can achieve this.

Clause 16.01-1S – Housing Supply

The objective of this clause is to facilitate well-located, integrated and diverse housing that meets community needs.

Strategies include:

- Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Identify opportunities for increased residential densities to help consolidate urban areas.
- Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

The site was designated as a medium density site which was intended to provide for an increased density and allows more diversity. This could provide for more smaller sized dwellings to meet a growing need.

Clause 16.01-2S – Housing Affordability

The objective of the policy is to deliver more affordable housing closer to jobs, transport and services.

Some strategies to improve housing affordability are by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.

Increase of housing type was a consideration when approving the development plan which set aside the majority of land for conventional residential dwellings and some of the land for medium density dwellings. Without the medium density site being developed for smaller dwellings there is little diversity offered with the majority of homes being conventional family homes.

Clause 16.01-2L – Housing Affordability

This policy focuses on social and affordable housing to support low to moderate income households. If the site was developed as intended, then the smaller dwellings would become more affordable than conventional family homes in the area.

Clause 18.02-1S – Walking

This policy aims to facilitate an efficient and safe walking network and increase the proportion of trips made by walking. Pedestrian routes were decided in the parent subdivision named Emerald Waters.

Clause 18.02-4S – Roads

This policy aims to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure. This policy is about planning the road network. While this application would not contribute in a positive way in the existing network then road network has been decided in the parent subdivision. However, it is noted that the common property accessway arrangement is not a good planning outcome for the childcare centre, or the proposed lots that are to also utilise that accessway.

Clause 18.02-7S – Airports and Airfields

This policy aims to protect airports and airfields from incompatible land use and development and prevent development that could poses risks to the safety or efficiency of an airport or airfield. The proposed development is not of a height that will impact airport operations.

Clause 18.02-7L – Latrobe Regional Airport

This policy aims to provide opportunities for aerospace and aviation related industries to expand or establish their operations at the airport. The proposed development is not of a height that will impact airport operations.

Clause 19.02-2S – Education Facilities

This policy aims to assist the integration of education and early childhood facilities with local and regional communities.

Some of the strategies include

- Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.
- Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.
- Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.

There are footpaths on both sides of the road providing a relatively safe means of pedestrian access. The public transport is limited to a bus on Princess Highway and a bus stop which is about a 15 minute walk on the corner of Galway Court and Connaught Way. Cycling would be an unlikely means for drop off and pick up at a child care centre. It would be ideal to locate childcare near locations that provide for better access and close to public transport.

Clause 19.02-6S – Open Space

This policy aims to establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community. Open space was provided as part of the parent subdivision.

Assessment

The approved Erin Park Development Plan has a desired yield of 15 dwellings per net developable hectare, which it can meet by having multiple medium density sites. However, with the medium density sites being utilised by conventional development and a non-residential use there will be a lowering of land supply and the area will be unlikely to meet the future residential demands of the community. A total of 25 dwellings at a minimum should be provided at this site, however a yield of 3 dwellings per net developable hectare is proposed.

While there is still a need to provide for other ancillary uses within the General Residential Zone this should not be on designated medium density sites where more housing is envisioned that will provide for the needs of our community.

Given the above it is considered that the proposal does not meet the above clauses (specify clause numbers) of the Scheme as:

- There is an expectation of growing housing needs throughout the municipality, with the most intensification of housing being in Traralgon. When the site was designated for medium density that was taken into account to meet the housing targets.

- The application removes land from an area designated for intensification of dwellings. As such, the use is considered to not meet the growing housing needs of our community and will not allow for the intensification needed.

General Residential Zone Schedule 3

Purpose

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in the schedule to this zone.*

New Estates Area

- *To establish and reinforce a spacious regional suburban character of new neighbourhoods by requiring adequate front and side setbacks of buildings and encouraging a garden streetscape with canopy trees.*
- *To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and space between dwellings.*
- *To encourage buildings to be offset from one side boundary.*
- *To encourage a lack of front fencing and generous front setbacks to allow for landscaping.*
- *To encourage openness of the streetscapes with no or low front fencing and generous front setbacks to allow for landscaping.*
- *proposal.*

When considering an application for a non-residential development the General Residential Zone Schedule 3 requires Council to consider the design, height, setback and appearance of the proposed buildings and works.

The proposal is for a child care centre, where it is acknowledged it will differ in form than a normal residential dwelling, in that it will be inherently larger, however the applicant has provided sufficient setbacks from property boundaries and with a single built form and sufficient landscaping, where from a design perspective it is considered appropriate within a residential setting.

Subdivision

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

A detailed assessment of clause 56 has been provided in Attachment 5.

Non-residential use and development

In the local neighbourhood context:

- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*
- *The design, height, setback and appearance of the proposed buildings and works.*
- *The proposed landscaping.*
- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

A childcare centre would serve the local community. The scale of the proposed childcare centre is satisfactory given the context of the area and acknowledging that it is accepting in the planning scheme that education facilities will take a different form to the surround dwellings.

Design and Development Overlay Schedule 10

The proposal does not trigger a permit under this overlay therefore it has not been considered.

Development Plan Overlay Schedule 5

Purpose

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

- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

Approved development Plan

Erin Park Development Plan

The subject site is located within the approved Erin Park Development Plan. It is designated as a medium density site that would help to meet the expectation of 15 dwellings per hectare target.

The original development plan showed a 2000sqm lot within the open space that was to be set aside to accommodate public services if a need arises. It was expected that a maximum of 60 children would be the limit for any proposed childcare centre.

In 2019 the applicant proposed to remove the designated site from the open space, and it was removed in 2020 when the amended development plan was approved. The wording for a 60 children childcare centre remains in the summary report.

Assessment

In response to the non-residential use and development decision guidelines the following assessment has been made:

- The use is compatible with residential use as it is commonly located in residential zones.
- The use has the potential to serve a local community need although it is noted that the area was expected to have childcare of no more than 60 children and was never shown on this site.
- The scale and intensity of the use will result in more traffic and congestion especially at specific times of the day.
- There is adequate provision of car parking on the site and on the street adjacent to the site.
- Refuse would be collected by council.
- There would be unsatisfactory safety, efficiency and amenity effects from an increased traffic generated by the proposal. This would be a major issue for the area and the residents surrounding the proposed use.
- The proposed heights and building materials are suitable.
- The proposed subdivision is of standard residential lots and does not meet the expectations of a medium density lot in the development plan. A minimum of

25 dwellings should be provided at this site, as opposed to the average of three dwellings per net developable hectare proposed.

- The proposal for a 96 exceeds the maximum children that the development plan expects.
- The proposal is on a medium density site which should get a higher density development of residential dwellings and help provide the housing that our community desperately need.
- While there is a need for more childcare for our community it is not appropriate to keep designating lots as medium density housing to meet housing targets then change them into childcare centres.

The use of the land for a 96 children childcare and for a six lot subdivision is not considered to be generally in accordance with the approved development plan and would cause an unreasonable impact on the traffic in the surrounding area.

CORPORATE ITEMS FOR DECISION

10. CORPORATE ITEMS FOR DECISION

Item Number 10.1 24 March 2025

Regional City Strategy & Transition

AUTHORISATION OF COUNCIL OFFICERS UNDER THE PLANNING & ENVIRONMENT ACT 1987

PURPOSE

To seek authorisation of Daniel Mersin - Strategic Planner, Kellie Wood - Planning Administration Officer, Oscar Anderson - Student Planner under section 147(4) of the *Planning and Environment Act 1987* and section 313 of the *Local Government Act 2020*.

EXECUTIVE SUMMARY

- Through Instruments of Appointment and Authorisation, Council appoints specific officers to be authorised officers for the administration and enforcement of legislation under applicable Acts.
- By authorising Daniel Mersin, Oscar Anderson and Kellie Wood, the officers will be able to perform their duties with respect to the planning powers and functions of the Council.

OFFICER'S RECOMMENDATION

That Council, in the exercise of the powers conferred by section 147(4) of the Planning and Environment Act 1987, resolve that:

- 1. Daniel Mersin, Oscar Anderson and Kellie Wood be appointed and authorised as set out in the Instrument of Appointment and Authorisation attached to this report;**
- 2. The Instrument of Appointment and Authorisation comes into force immediately after the common seal of Council is affixed to the instrument, and remains in force until Council determines to vary or revoke it; and**
- 3. The Instrument of Appointment and Authorisation be sealed.**

BACKGROUND

There are often clauses within Acts or Regulations that state an “authorised officer” can undertake a specific function and therefore the authorised officer needs to be identified by role and officer name.

Section 147(4) of the *Planning and Environment Act 1987* provides for the following:

Any reference in this Act to an Authorised officer of a responsible authority or of the Department is a reference to an officer or employee of the authority or employee of the Department whom the authority or the Secretary to the Department (as the case requires) authorises in writing generally or in a particular case to carry out the duty or function or to exercise the power in connection with which the expression is used.

Section 313 of the *Local Government Act 2020* provides for the following:

- (1) *The Secretary, a Council or a person authorised by the Council either generally or in a particular case may institute proceedings in the corporate name of the Council for—*
 - (a) *the recovery of any municipal rates, service charges, special purpose charges, fees or other money due to the Council under any Act, regulation or local law; or*
 - (b) *the enforcement of any provision of any Act, regulation or local law for which the Council is responsible; or*
 - (c) *the recovery of any penalty or surcharge in relation to any offence under any Act, regulation or local law the enforcement of which is the responsibility of the Council; or*
 - (d) *any other purpose specified by the Council.*
- (2) *A Chief Executive Officer or person authorised by the Council either generally or in a particular case may represent the Council in all respects as though the Chief Executive Officer or person authorised by the Council was the party concerned in any proceedings in which the Council is a party or has an interest.*
- (3) *Proceedings for a summary offence under this Act may be commenced within the period of 3 years after the commission of the alleged offence.*

ANALYSIS

Section 147(4) of the *Planning and Environment Act 1987* and section 313 of the *Local Government Act 2020* specifically require that the appointment of an authorised officer must come from Council.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Officers not authorised by Council; officers will be unable to adequately perform their duties.	Medium <i>Possible x Minor</i>	Authorisation of Planning Officer
SERVICE DELIVERY Delays in processing decisions on planning applications.	Medium <i>Possible x Minor</i>	Authorisation of Planning Officer
FINANCIAL Cost of lost economic benefit within team's budget.	Medium <i>Possible x Minor</i>	Authorisation of Planning Officer
STRATEGIC Risk that permit applicants will become frustrated with delays and appeal to the Victorian Civil and Administrative Tribunal.	Medium <i>Likely x Moderate</i>	Authorisation of Planning Officer

CONSULTATION

Not applicable.

COMMUNICATION

Not applicable.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community.

Social

Not applicable.

Cultural

Not applicable.

Health

Not applicable.

Environmental

Not applicable.

Economic

The authorisation of officers allows Council to enable infrastructure supporting private and public investment.

Financial

The authorisation of the officer ensures that the officer is able to perform duties that they are required to undertake as part of their role.

Attachments

1. Instrument of Delegation & Appointment - Planning Officer - Kellie Wood
2. Instrument of Delegation & Appointment - Strategic Planner - Daniel Mersin
3. Instrument of Delegation & Appointment - Student Planner - Oscar Anderson

10.1

Authorisation of Council Officers under the Planning & Environment Act 1987

1	Instrument of Delegation & Appointment - Planning Officer - Kellie Wood	197
2	Instrument of Delegation & Appointment - Strategic Planner - Daniel Mersin	199
3	Instrument of Delegation & Appointment - Student Planner - Oscar Anderson	201

Maddocks Delegations and Authorisations

S11A Instrument of Appointment and Authorisation (Planning and Environment Act 1987)



Latrobe City Council

Instrument of Appointment and Authorisation
(Planning and Environment Act 1987 only)

February 2025

Kellie Wood

Planning Administration Officer



Maddocks

**Instrument of Appointment and Authorisation
(Planning and Environment Act 1987)**

In this instrument "**officer**" means -

Kellie Wood

By this instrument of appointment and authorisation Latrobe City Council -

1. under s 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
2. under s 313 of the *Local Government Act 2020* authorises the officer either generally or in a particular case to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this instrument -

- comes into force immediately upon its execution;
- remains in force until varied or revoked.

This instrument is authorised by a resolution of the Council on the Monday, 24 March 2025.

The Common Seal of LATROBE CITY COUNCIL

was affixed in accordance with Local Law No. 1

this day of 2024 in the presence of:

Steven Piasente – Chief Executive Officer

Maddocks Delegations and Authorisations

*S11A Instrument of Appointment and Authorisation (Planning and
Environment Act 1987)*



Latrobe City Council

Instrument of Appointment and Authorisation
(Planning and Environment Act 1987 only)

February 2025

Daniel Mersin

Strategic Planner



Maddocks

**Instrument of Appointment and Authorisation
(*Planning and Environment Act 1987*)**

In this instrument "**officer**" means -

Daniel Mersin

By this instrument of appointment and authorisation Latrobe City Council -

1. under s 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
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Latrobe City Council

Instrument of Appointment and Authorisation
(Planning and Environment Act 1987 only)

February 2025

Oscar Anderson

Student Planner



Maddocks

**Instrument of Appointment and Authorisation
(*Planning and Environment Act 1987*)**

In this instrument "**officer**" means -

Oscar Anderson

By this instrument of appointment and authorisation Latrobe City Council -

1. under s 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
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Steven Piasente – Chief Executive Officer

URGENT BUSINESS

11. URGENT BUSINESS

Business may be admitted to the meeting as urgent business in accordance with clause 17 of the Governance Rules, by resolution of the Council and only then if it:

- 17.1 Relates to or arises out of a matter which has arisen since distribution of the agenda; and
- 17.2 Cannot reasonably or conveniently be deferred until the next Council meeting.

REPORTS FOR NOTING

FURTHER OPTIONS FOR FUTURE COUNCIL MEETING LOCATIONS

PURPOSE

To provide Councillors with information about alternate Council Meeting locations in response to the Council resolution of 16 December 2024.

EXECUTIVE SUMMARY

- At the Ordinary Council Meeting held 16 December 2024, the 2025 Council Meeting schedule was adopted, in line with The Governance Rules (Rules).
- As part of the adopted resolution, Councillors asked for officers to provide a report to a future Council meeting on the options to support Council meetings at alternative locations not included in the adopted 2025 meeting schedule.
- The locations included in the 2025 meeting schedule included:
 - Moe Town Hall;
 - Kernot Hall, Morwell; and
 - Gippsland Performing Arts Centre, Traralgon.
- The alternate Council meeting locations reviewed as part of this process are:
 - Churchill Town Hall;
 - Yinnar Community Hall;
 - Newborough Town Hall;
 - Traralgon South Hall;
 - Tyers Hall;
 - Glengarry Hall; and
 - Yallourn North Hall.
- Following officer assessment of the alternate Council meeting locations, it is recommended that we continue with the current schedule as adopted and advertised.

OFFICER'S RECOMMENDATION

That Council notes this report.

BACKGROUND

At the Ordinary Council Meeting held 16 December 2024 Council resolved that:

- a) *Council adopts and gives public notice of the following Council Meetings for 2025, commencing at 6.00p.m. in line with the below schedule of locations, in a hybrid format or, where permissible and appropriate, by means of audio-visual link.*
- | | | |
|--|---|--|
| ○ 24 February 2025 at Gippsland Performing Arts Centre (GPAC), Traralgon | ○ 23 June 2025 at Kernot Hall, Morwell | ○ 27 October 2025 at GPAC, Traralgon |
| ○ 24 March 2025 at GPAC, Traralgon | ○ 28 July 2025 at Moe Town Hall | ○ 17 November 2025 (Mayoral Election) at Moe Town Hall |
| ○ 28 April 2025 at Moe Town Hall | ○ 25 August 2025 at GPAC, Traralgon | ○ 24 November 2025 at Kernot Hall, Morwell |
| ○ 26 May 2025 at Kernot Hall, Morwell | ○ 22 September 2025 at Kernot Hall, Morwell | ○ 15 December 2025 at GPAC, Traralgon |
| | ○ 6 October 2025 at Moe Town Hall, Moe | |
- b) *Officers provide a report to a future Council meeting on the options to support Council meetings at alternative locations not included in the above schedule.*
- c) *Officers provide a report to a future Council meeting on the progress of the designs and estimated costings for the Morwell HQ to support Council meetings.*

ANALYSIS

The Rules require Council to fix the date, time and place of all Council meetings for the following calendar year at, or before, the last meeting of each calendar year.

If a meeting venue needs to be changed from that on the adopted schedule, the following Rules apply:

- 9.7 ... the Chief Executive Officer may, in consultation with the Mayor, determine a new location subject to the requirements of Sub-Clause 9.8; and
- 9.8 Reasonable notice, including on the Council's website must be given when Council has changed a meeting date, time or place.

Six locations were reviewed against the below criteria to ascertain their suitability to host Council meetings:

- Availability;
- Technology/network connection;
- Accessibility/Public Transport available;
- Suitable capacity and amenities;
- Parking availability;
- Safety and OHS considerations; and
- Budget Implications.

Newborough Hall, Tyers Hall and Glengarry Hall are used by community groups on Monday nights making them unavailable to host Council Meetings.

Churchill Hall would require upgrades to the network and acoustics to allow Council Meetings to be hosted at the venue.

Yinnar Hall meets a number of the requirements except for no live stream capability and public transport to Yinnar is limited with the last bus leaving Yinnar before 6 pm making it difficult for community members relying on public transport to access.

Traralgon South and Yallourn North Halls would require upgrades to the network. There is also limited access to the venue via public transport. It is also important to note that the Yallourn North Hall is owned by the Department of Energy, Environment and Climate Action (DEECA). Any upgrades required to the hall would need to be requested through DEECA.

Council owns most of the equipment required to host council meetings. However, to make the meeting relocatable to venues that do not have built-in audio and projection facilities, e.g. town halls, the purchase of relevant equipment will be required. This is estimated to cost approximately \$30,000.

There is also an increased cost related to Council resources related to set up and pack up of extra equipment, travel and testing.

The 2025 meeting schedule includes hosting Council Meetings at Kernot Hall Morwell, GPAC and Moe Town Hall. These sites have all hosted Council Meetings in 2023 and 2024 and meet current health and safety, technological and accessibility requirements.

To ensure consistency and reduce room for error, it is suggested that the current meeting schedule and locations are maintained.

Hosting Council meetings in new locations has associated risks. Consistency of presentations, community engagement, Councillor's participation all require testing and review due to differing building acoustics and lighting.

Even with testing, there is never a guarantee that there wouldn't be network issues on the night which may impact the live stream of the meeting.

A future Briefing on updating the Council Chambers at Headquarters will be provided to Councillors in the coming months.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
FINANCIAL Costs related to required upgrades, purchase of equipment and resources.	High <i>Likely x Moderate</i>	Reduce cost by containing Council meetings to tested locations.
STRATEGIC Inability to conduct Council business in a timely and efficient manner. Poor quality of network for live streaming.	High <i>Likely x Moderate</i>	Reduce risk by containing Council meetings to tested locations.

CONSULTATION

No community consultation has been undertaken in the development of this report. Consultation with venue management has been undertaken to identify available dates at the venues.

COMMUNICATION

Not applicable.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community.

Social

Not applicable.

Cultural

Not applicable.

Health

Not applicable.

Environmental

Not applicable.

Economic

Not applicable.

Financial

Hosting Council Meetings at other venues will have a financial impact on Council. This would include costs to upgrade network and technology, new equipment approximately \$30,000, and there would also be an increase in the use of Council resources including staff time.

Attachments

Nil

TRANSITION PLAN PERFORMANCE REPORT

PURPOSE

To present Council with the 2020 - 2024 Transition Plan Progress Report for noting.

EXECUTIVE SUMMARY

- Our Transition Plan (The Plan) **Attachment 1** was drafted in response to the announcement of the closure of the mines and power stations at Yallourn and Loy Yang A in 2028 and 2035.
- The Plan was guided by actions from the Council Plan 2021-2025 and nine (9) focus areas were selected based on international research.
- The research found that the focus areas were crucial factors that had the potential to help communities to thrive economically after the impact of industry closure.
- The Transition Plan Performance Report (The Report) **Attachment 2** has been prepared to report of the 33 projects linked to the focus areas.
- The reporting period includes the 2020-2024 Council term and categorised projects as complete implemented, ongoing or on-hold.
- The report found that, at the end of the 2020-2024 Council term:
 - 14 projects are complete;
 - 13 are implemented;
 - 4 are ongoing; and
 - 2 are on hold.
- Following the report being noted it will be made available on the Council website and media release will be distributed to notify the community of Council's progress.
- Following this, a new plan will be drafted that seeks inspiration from the new Council Plan, Economic Development Strategy, and other relevant existing strategies. The new plan will be presented at a future Council briefing for feedback before being presented at a Council meeting for endorsement.

OFFICER'S RECOMMENDATION

That Council:

1. **Notes the Transition Plan Performance Report.**

BACKGROUND

The Plan was drafted in response to the announcement of the closure of the mines and power stations at Yallourn and Loy Yang A in 2028 and 2035. It was guided by the actions identified in the Council Plan 2021-2025 and outlined the strategic approach and actions that Council would undertake to support the Latrobe City Community to diversify the economy.

The Plan focused on nine (9) focus areas. These areas were selected based on international research that identified them a crucial factors that had the potential to help communities to thrive economically after the impact of industry closure.

The focus areas included:

- Attract investment;
- Business support;
- Collaboration/Coordination;
- Future Jobs;
- Liveability;
- Net Zero Energy Emissions;
- Promote Latrobe City;
- Transport; and
- Liveability.

33 projects were linked to the focus areas. These projects were selected to highlight the key initiatives being directly delivered by Council, as well as those Council were advocating to the private sector and State and Federal Governments to support.

The delivery of the projects identified in The Plan included representation from various business lines across the Council including:

- Active Communities and Partnerships;
- Advocacy and Strategy;
- Business and Industrial Development;
- Economic Investment and Transition; and
- Engagement and Customer Focus.

Over the course of the previous term of Council, The Plan has been presented and discussed in various Government meetings in partnership with Council's endorsed Advocacy Priorities.

Reporting on The Plan allows Council to update the State and Federal Governments and the community on the progress that has been undertaken on the individual projects and creates a pathway for a new plan to be drafted that is consistent with the new Council Plan, Economic Development Strategy and other relevant existing strategies.

ANALYSIS

Officers have prepared The Report, which categorises each project as either complete, implemented, ongoing or on-hold. The classification of each project’s status is supported by the following definitions:

- **Complete** - projects where actions have been delivered during the 2020-2024 period.
- **Implemented** - projects where actions were initiated, but not fully delivered by the end of the 2020-2024 period.
- **Ongoing** - projects where actions are actively progressing, but further work is either required or underway to develop and strengthen them.
- **On-hold** - projects that have been paused due to roadblocks preventing further progress.

The report identified that at the end of the 2020-2024 Council term:

- 14 projects are complete;
- 13 are implemented;
- 4 are ongoing; and
- 2 are on-hold.

Officers note that due to the nature of the projects identified in The Plan, the projects will flow between the categorises as they continue to be delivered.

Additionally, it is likely that several of the projects will continue to be in implementation and ongoing mode as they become part of the internal team’s core business.

Please refer to The Report for individual progress comments.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
<p>STRATEGIC Not finalising the progress of the transition plan and formalinising a path for a new version may cause confusion withing other levels of government</p>	<p>Low <i>Unlikely x Minor</i></p>	<p>Officers will draft a new version of the transition plan following Councils endorsement.</p>

RISK	RISK RATING	TREATMENT
STRATEGIC Not providing the community with an update on the progress of the transition plan may lead to poor community sentiment	Low <i>Unlikely x Minor</i>	Officers will draft a new version of the transition plan following Councils endorsement.
STRATEGIC Not providing the community with an update on the progress of the transition plan may lead to poor community sentiment	Low <i>Unlikely x Minor</i>	Officers will provide timely progress updates for future version of the transition plan.

CONSULTATION

Officers consulted with the relevant business units when completing the individual comments listed against the projects in the report.

COMMUNICATION

Following this report being noted at the Council meeting, the report will be made available on the Council website and a media release will be distributed.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Social

Not applicable.

Cultural

Not applicable,

Health

Not applicable.

Environmental

Not applicable.

Economic

Delivering on the projects outlined in the transition plan will support the business community and economy.

Financial

Not applicable.

Attachments

1. Our Transition Plan
2. Our Transition Plan Progress Report

12.2

Transition Plan Performance Report

1	Our Transition Plan	217
2	Our Transition Plan Progress Report	228



Latrobe City
Our Transition



Latrobe City Council acknowledges that it operates on the traditional land of the Brayakaulung people of the Gunaikurnai nation and pays respect to their Elders past and present.

Message from the Mayor

Our communities experience and aspirations inform all that we plan and deliver in relation to our shared economic and structural transition.

As we continue to work toward our new energy future and develop pathways for new business and opportunity, our community is at the heart of all that we do.

As we reflect on our experience of the closure of the Hazelwood Power Station and Mine, I am proud of the strength of our community and the growth of our local economy.

Our communities Strength Led approach to transition has held us in good stead, as we have ensured that we are the driver behind the opportunities in our city that are informed by strong partnerships and new collaborations with State and Federal Government investment, business development and more thoroughly informed planning and capacity to be well prepared for the future. While we are moving towards full transition, we also respectfully acknowledge the generations of community members whose careers and lives were shaped by the power industry.

In all that we do, we remain true to the ideas and aspirations of our community and ensure their needs are always at the fore. We are committed to opening the door to new industries to support our economic transformation and continue to grow our city's growing innovation culture.

We are working to be remembered as the region that gets transition right, and I believe we are indeed on the right path.

We know there is not one solution – it will take a diversity of technology and industries to get us to where we want to be.

Our work will continue to amplify the depth of insight shared by our community in developing the Latrobe City Council Plan 2021-2025, ensuring we remain committed to the bright and prosperous future for our community.

Each strategic pillar within the Council Plan is linked to our ongoing transition ensuring we remain focused on being a regional city that is *Smart, Creative, Healthy, Sustainable and Connected*.

With the well informed guidance of our community, we will lead through this time of significant change ensuring collaboration with government, industry and key stakeholders to support new energy and jobs for the future forging a pathway to investment in initiatives that strategically align with our future.

Our priority is to achieve a transition that ensures a prosperous future for our community.

Our priority is to achieve an equitable transition to a new energy future that ensures no one is left behind.

One where industry diversification, economic growth and skilled employment are supported.

Cr Kellie O'Callaghan

Mayor
Latrobe City Council



Our Transition

We will take a collaborative approach to ensure we can transition and transform our city.

We have reached a critical point in our transition, with the 2028 closure of the Yallourn Power Station and the recently announced early closure of Loy Yang in 2035, combined with increasing priorities of government policy and investment in renewable energy.

While there has been significant government investment in Latrobe City, we recognise that private sector investment is also a key element in guiding the future economic growth in our city and will further underpin opportunities to create long-term employment.

Through the development of the Latrobe City Council Plan 2021-2025, we have set a strategic path to deliver on our community's vision. Our goal is to ensure we are considered to be the most liveable regional city and that our thriving communities will remain vibrant, progressive, smart, connected, sustainable and proud.

In delivering our plan, we will take a collaborative approach to ensure we can transition and transform our city.

We will also collaborate with our partners to support the development and implementation of the Latrobe Valley and Gippsland Transition Plan.



TO VIEW THE LATROBE CITY COUNCIL PLAN 2021-2025 SCAN THE QR CODE



Our approach to transition reflects the key actions and performance measures of the Council Plan, while remaining responsive to a dynamic and ever changing environment.



A Strength Led Transition

Our Strength Led approach to transition has held us in good stead to make the most of the opportunities that have been provided to our region.

Working in collaboration with our community, A Strength Led Transition represents the authentic voice of our shared aspirations. Working in partnership with all levels of government, it has led to a range of important investments to support the prosperity and liveability of our region. This work continues to inform the foundations of our communities aspirations as we move ahead with our collective work.

Our Strength Led approach to transition has held us in good stead to make the most of the opportunities that have been provided to our region through State and Federal Government investment and private partnership pathways.

The investments secured, and projects resourced are varied in scale and scope. Latrobe City is proud of what our community has achieved in the development of our new regional facilities such as the Gippsland Regional Aquatic Centre and Gippsland Performing Arts Centre, GovHub, the Morwell to Traralgon shared pathway through to investment in Latrobe Regional Hospital, the Gippsland line rail upgrades, education facilities and a range of recreation informed projects and spaces, and many more across our city.

We continue to remain true to the ideas and aspirations of our community, amplify their voices and ensure their needs are considered. This includes ensuring our workforce is supported throughout this transition and well prepared as we open the door to new industries, and support our economic transformation in new and innovative ways. We have a highly skilled workforce informed by a strong capacity to adapt to new and emerging industries.

What activities support our transition

For a transition plan to be effective it must identify and address the various impacts that can arise out of the loss of a key industry. It must also identify new opportunities to replace the revenue lost due to the closure of key industries.

In developing "Our Transition" we have researched the activities that will support our community.

ACTIONS THAT SUPPORT TRANSITION



Retraining and redeploying employees



Population growth



Supporting other effected industries (supply chains, retail, food service etc.)



Fast train



Attract new industries



Income retention



Attract visitors



Psychological strategies

- Build community pride



Enhance liveability



The role of Local Government

Local government has a vital role to play in supporting our transition.

Latrobe City Council is best placed to work in partnership with our community to support the transition process.

This includes:

- Continue to maintain and develop infrastructure
- Provide business support
- Grow our local population
- Promote the region
- Enhance liveability
- Grow industries
- Help set policy direction
- Support our local community through the impacts of industry closure

Latrobe City Council has a number of roles to play in facilitating transition.

Effective communication by local government, throughout the transition to community and stakeholders is critical. Latrobe City Council will continue to emphasise the opportunities presented through the transition process when engaging and communicating with the community.

Council will also be the conduit between community and various stakeholders when advocating for community aspirations, future investment and a collaborative approach. Council will continue to advocate to enable our transition and ensure commitments are delivered.

Transition Actions

What we are working on

ATTRACT INVESTMENT

Attracting investment in key industries, including working towards net zero emissions energy generation (renewables), engineering, manufacturing, advanced air mobility, hydrogen, education and health services through the delivery of Council's investment roadmap.

UPSKILLING TO MEET NEEDS

Working with local businesses and industries, and education and training providers to create a skill base that aligns with our current and future business and industry needs and improve education outcomes for the community.

SKILLED WORKFORCE PROMOTION

Promoting our current skilled workforce, which is a competitive advantage to attract new investment, whilst ensuring they are positioned to advantage of the net zero new energy future.

FUTURE JOBS

Understanding and clearly communicating the future job opportunities to the community and the pathways to obtaining the skills necessary to support business and industry needs, and to take advantage of net zero new energy projects.

BUSINESS SUPPORT

Continuing to support our existing business community so they can prosper and grow.
Revitalise our CBD's to support income retention.

NET ZERO ENERGY EMISSIONS

Working towards achieving net zero energy emissions across Latrobe City Council operations through the delivery of a bio energy plant, investment in solar, developing a sustainability action plan, implementing State Government policy changes to single use plastics and container deposit schemes.

LIVEABILITY

Continuing to build on the liveability of the region and further enhancing the health and well being of all Latrobe City residents by implementing Council's Living Well Latrobe Municipal Health and Wellbeing Plan.

PROMOTE LATROBE CITY

Reinforcing our role as Gippsland's Regional City to support economic growth and events programming, cultural events and recreation and sporting attractions.

Promote the region through a place brand strategy focused on visitation, investment and livability. Promotion of current skilled workforce will support the attraction of new investment and industry.

TRANSPORT

Advocating for improved transport services including passenger and rail freight connections and bus services to increase community access to employment and education.

COLLABORATION AND LEADERSHIP

Continue to collaborate with all levels of government, relevant agencies and regional organisations to represent the communities needs and to provide the necessary leadership to deliver on our communities aspirations.

As Gippsland's Regional City, we play a critical leadership role in advocating for both public and private investment to support community aspirations.

Supporting our Future

Our current advocacy priorities include:

State Government support to pursue opportunities in geothermal, hydrogen and Latrobe City's role in the material recovery and reuse industry. Support Latrobe's continued transition with a coordinated approach to investment in new energy.

A considered transition to a new energy future that creates industry diversification generating long-term economic growth and skilled employment opportunities. Working with the reformed SEC to maximise the \$1bn investment in renewables to deliver local investment, local procurement and local jobs.

Continued investment in health and wellbeing to contribute to the liveability of Latrobe as a regional city through physical activity opportunities, services and events that support older people, investment in early years learning, improved public transport and community connectivity.

Positioning Latrobe Regional Airport to be the Victorian Centre for Advanced Air Mobility (AAM). The development of AAM will create new industry and enable investment and employment at the airport.

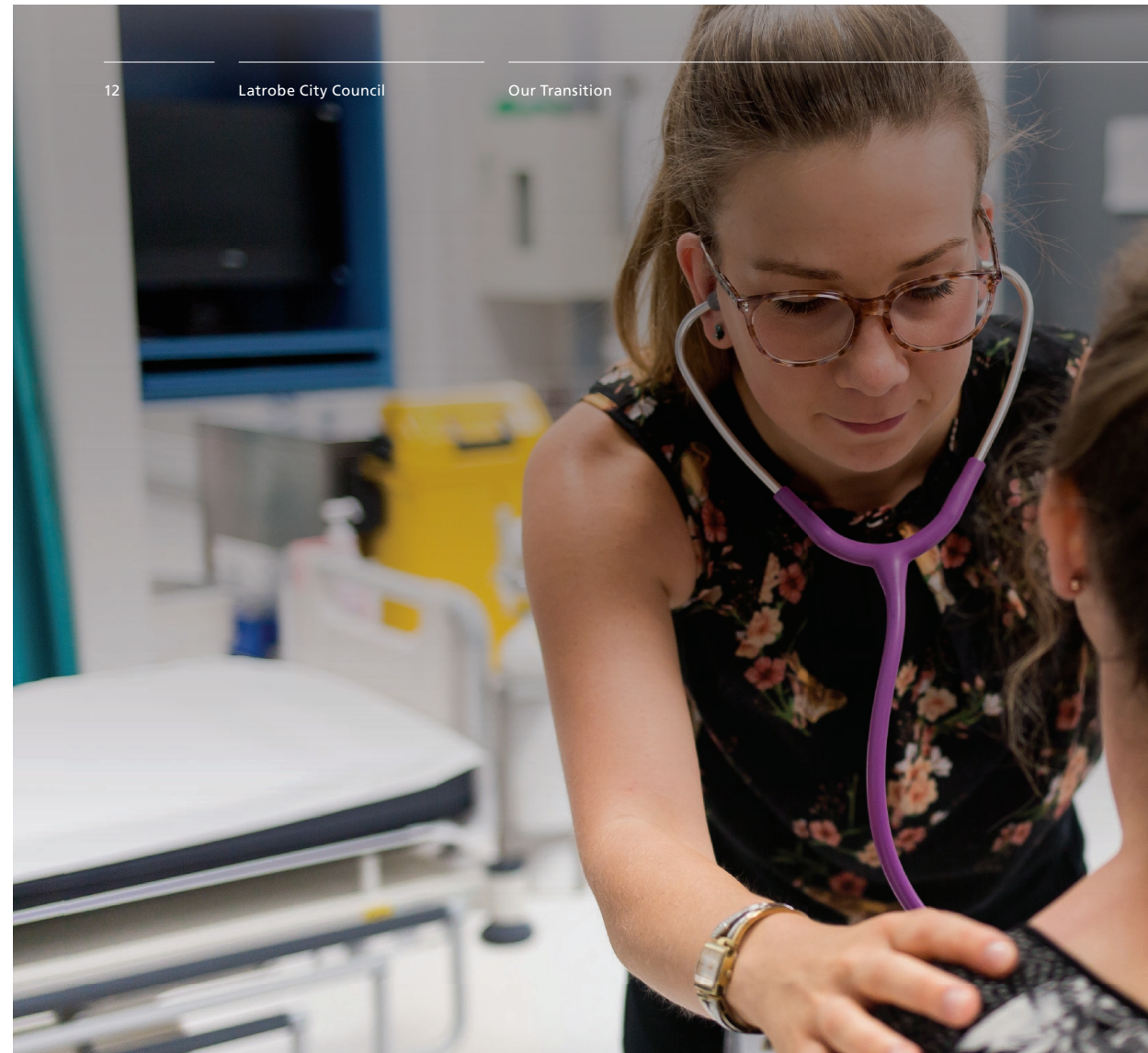
The timely delivery of infrastructure by servicing authorities to support the growth and the needs of our community for residential, commercial, retail, industrial, recreational, institutional and other community uses on a city-wide basis.

Securing State and Federal Government commitments to ensure the rehabilitation and re-purposing of the region's mine voids to support a sustainable and prosperous Latrobe City.

Local education and training programs to create a skills base that aligns with our future economy and improves education outcomes for the community.

Greater investment in recycling and re-manufacturing industries to enhance Latrobe City's role in the circular economy.

Progressing the business case for a Centre for Australian Automotive Futures (CAAF). The CAAF is designed to be an innovation centre for future automotive technologies and renewable energy, including a track for testing and hosting motor-sport events.



Latrobe 2031 Our Community vision

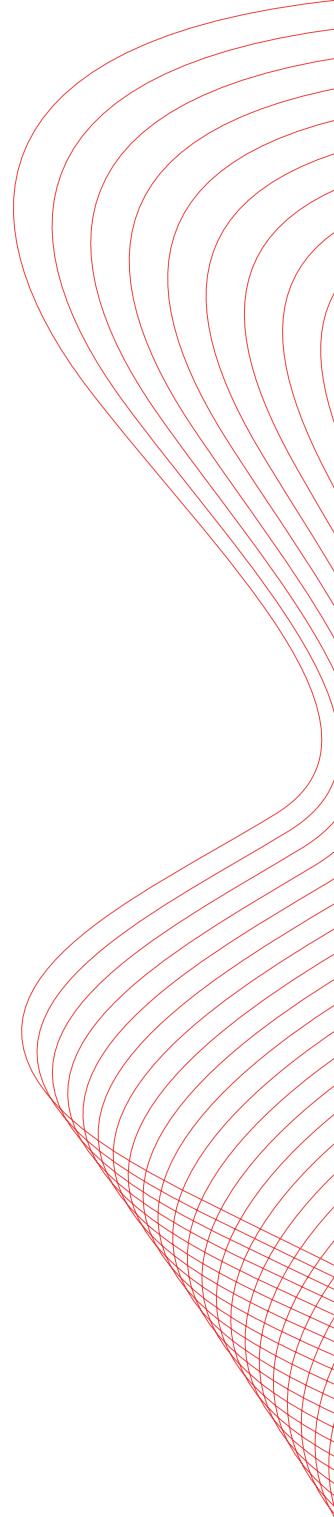
In early 2021 over 1,500 people across all ages put forward their ideas for Latrobe City's future.

The Community Vision seeks to capture what our community values most. It draws upon the interests and broad identities of our diverse community and their sense of what Latrobe City means now and into the future.

"In 2031 Latrobe City will be known for being smart, creative, healthy, sustainable and connected. It will be the most liveable regional city and at the forefront of innovation. Working together we are a diverse, connected and resilient community, supporting the equitable diversification of our economic base and transition towards a low emissions future. We are known as a community that is equitable, liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality recreational and cultural facilities and a natural environment that is nurtured and respected."



PROJECT	WHY	FUNDED/ UNFUNDED	COUNCIL ROLE	LINK TO COUNCIL PLAN – SMART	LINK TO LVA PLAN
Advanced Air Mobility	New industry and new high end jobs. Realise the Latrobe Regional Airport (LRA) as a asset	Partial - Council funding to the LRA	Lead / Partner	1.1.2 Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap.	Economy, Jobs
Gippsland Logistics Precinct	Available serviced land to support attraction of businesses	Yes - Resources	Lead	1.1.12 Activate the Gippsland Logistics Precinct with infrastructure and services to attract inward investment by industry and businesses.	Jobs
Centre for Australian Automotive Futures	New opportunity to capitalise on advancements within the automotive industry	Partial - Business case funded by Council	Lead	1.1.18 Develop a business case to establish the Centre for Australian Automotive Futures in Latrobe City and advocate for partnerships supporting the centre featuring a high tech motorsport complex, research and testing facilities for new vehicle technologies, sustainable and renewable fuels and an events complex.	Economy, Jobs
HESC	Supporting investment in new energy projects such as hydrogen	HESC is externally funded	Advocate	1.1.2 Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap.	Economy, Jobs
Visitor Economy	Based on Latrobe City's tourism assets, competing offerings and event and cultural tourism which serves as a potential niche	Yes	Partner - Destination Gippsland	1.2.7 Promote economic growth and job creation through events and recreation related tourism capitalising on our arts, cultural and sporting facilities.	Economy, Jobs
Off Shore Wind	Proposed \$41bn investment in Gippsland to support investment in new energy projects	Yes - Resources	Advocate	1.1.2 Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap.	Economy, Jobs
Defence	Promoting Latrobe City business and workforce capabilities to support the Australian defence industry	Yes	Advocate	1.1.2 Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap.	Economy, Jobs



PROMOTE LATROBE CITY

PROJECT	WHY	FUNDED/ UNFUNDED	COUNCIL ROLE	LINK TO COUNCIL PLAN – SMART	LINK TO LVA PLAN
Place Brand	Deliver the four core pillars of the Latrobe City Place Brand - Live, Work, Invest and Visit	Yes	Lead	1.5.4 Promote ongoing community engagement activities and work in partnership with our community focusing on promoting leadership, resilience, creative and forward thinking initiatives	Economy, Jobs, Liveability
Population Growth	Focus on four areas: a. Attract Melbourne-based residents seeking improved liveability b. Rural-based residents (e.g. Yarram, Stratford etc.) c. Immigration, and d. Retain our current population, especially younger adults as they are most likely to leave	Partial	Lead	1.3.1 Delivery of the objectives in Living Well Latrobe, our community's Municipal Public Health and Wellbeing Plan by promoting community safety, mental and physical health and activity, incorporating active design principals in open space, neighbourhood design and supporting community resilience	Economy, Jobs, Liveability
Regional City	Reinforce our role as Gippsland's Regional City to support economic growth, events programming - cultural, recreation and sporting attractions	Yes	Lead	1.2.7 Promote economic growth and job creation through events and recreation related tourism capitalising on our arts, cultural and sporting facilities	Economy, Jobs, Liveability

UPSKILLING

PROJECT	WHY	FUNDED/ UNFUNDED	COUNCIL ROLE	LINK TO COUNCIL PLAN – SMART	LINK TO LVA PLAN
Working with local businesses and industries, and education and training providers to create a skill base that aligns with our current and future business and industry needs, and improve education outcomes for the community	Support the development of new and transferable skills for our region's workforce, and improve education outcomes for the community	Yes	Partner - TAFE, Federation University, local businesses and industries	1.1.15 Advocate with local education and training providers to create a skill base that aligns with our future economy and improve education outcomes for the community.	Economy, Jobs

JOB
FUTURE JOBS


PROJECT	WHY	FUNDED/ UNFUNDED	COUNCIL ROLE	LINK TO COUNCIL PLAN – SMART	LINK TO LVA PLAN
Working with 'New Energy' providers to understand and promote the required jobs to support the renewable energy sector	Enable the current and future workforce to understand the future jobs in renewable energy and the pathways to obtain the necessary skills and training to secure a job	Yes - current resources	Partner	1.1.2 Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap	Economy, Jobs
Promoting investment in the Latrobe Regional Airport to support Advanced Air Mobility	New industry attraction to support future jobs	Yes - current resources	Lead	1.1.2 Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap	Economy
Partnering with Swinburne University to deliver on the intent of the signed MOU (Advanced Air Mobility)	New industry attraction to support future jobs	Yes - current resources	Partner	1.1.2 Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap	Economy

TRANSPORT

PROJECT	WHY	FUNDED/ UNFUNDED	COUNCIL ROLE	LINK TO COUNCIL PLAN – SMART	LINK TO LVA PLAN
Advocate for faster rail services	This strategy serves as an enabler for population growth. The goal should be for a trip duration of no more than 90 minutes between Traralgon and Flinders Street Station, Melbourne CBD	Yes	Advocate	1.5.8 Advocate for improved transport services including passenger and rail freight connections and bus services	Liveability
Advocate for Rail Freight	Retention of rail freight capacity to utilise current rail assets will support the Gippsland economy. To ensure there is a rail freight line into the future and is upgraded to meet current plans as rail freight increases over time	Yes	Advocate	1.5.8 Advocate for improved transport services including passenger and rail freight connections and bus services	Liveability

BUSINESS SUPPORT

PROJECT	WHY	FUNDED/ UNFUNDED	COUNCIL ROLE	LINK TO COUNCIL PLAN – SMART	LINK TO LVA PLAN
Deliver an annual plan of Small Business Workshops	Reduce the impact of the multiplier effect and enable income retention	Yes	Lead	1.1.8 Continue to support our existing business community so they can prosper and grow	Economy, Jobs
Revitalise our CBDs, particularly Morwell and Moe	Focus on: a. Income retention, and; b. CBDs typically serve as the first and most lasting impression of a community For this reason, healthy, vibrant CBDs can serve as an enabler for attracting new industries	No	Lead	1.1.14 Advocate for timely delivery of infrastructure by servicing authorities to support the growth and the needs of our community for residential, commercial, retail, industrial, recreational, institutional and other community uses as a city-wide basis	Economy, Liveability
Small Business Festival	Create a platform to deliver small business programs and enable small business to network	Yes	Lead	1.1.8 Continue to support our existing business community so they can prosper and grow	Jobs
Business Concierge service	Act as a single point of contact for businesses, remove barriers to new business by streamlining the required permit process and promote the concierge service to the business community e.g. elongated permit processes etc.	Yes	Lead	1.1.3 Support reactivation of the local economy and deliver support to the start-up ecosystem through delivery of council's economic development program	Economy
Start Up Gippsland	Overall, business location start-ups are an invaluable asset for local economies. They can provide increased employment opportunities, drive business growth, foster innovation, attract investment, and improve quality of life for everyone in the community	Yes	Lead / Partner	1.1.3 Support reactivation of the local economy and deliver support to the start-up ecosystem through delivery of council's economic development program	Jobs
Skilled Migration	Developing a skilled migration plan to attract skilled migrants to Latrobe	Yes	Lead	1.1.6 Attract skilled business migrants to establish businesses in Latrobe City	Jobs
Supply Chain	Work with existing local supply chain to communicate new industry and diversification opportunities	No	Partner	1.1.8 Continue to support our existing business community so they can prosper and grow	Economy, Jobs

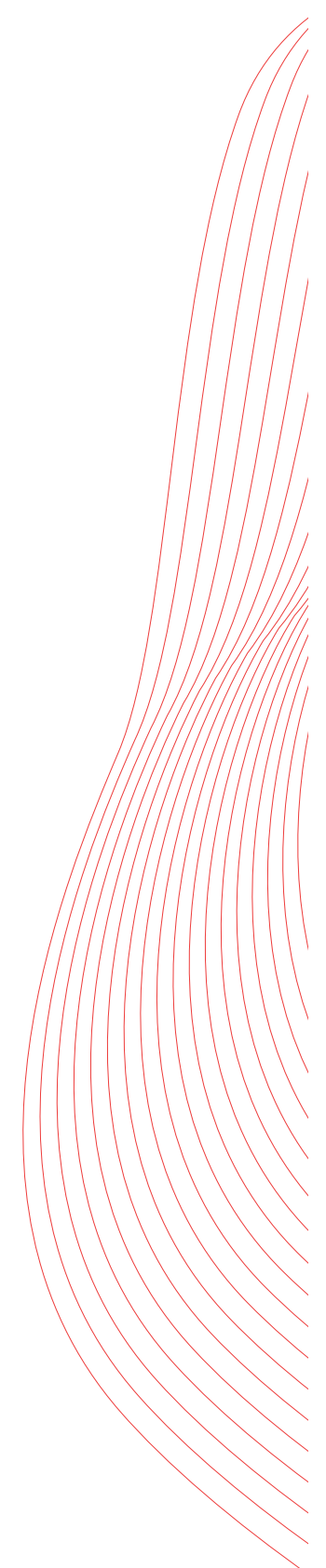
PROJECT	WHY	FUNDED/ UNFUNDED	COUNCIL ROLE	LINK TO COUNCIL PLAN – SMART	LINK TO LVA PLAN
 NET ZERO ENERGY EMISSIONS Work with Off Shore Wind developers to maximise the local benefits for Latrobe City	Proposed \$41bn investment in new energy in Gippsland to support investment in new energy Off Shore Wind	Yes - External	Advocate	1.1.2 Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap	Economy, Jobs
Work with the HESC consortium / Joint Venture to maximise the benefits for Latrobe City linked to local hydrogen production - jobs, future supply chain and associated industry opportunities	\$2bn investment in hydrogen production	HESC is externally funded	Advocate	1.1.2 Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap	Economy, Jobs
Geothermal Energy at the Gippsland Logistics precinct	Investigate the feasibility of an energy utility model for delivering geothermal energy to small, medium and large consumers in Gippsland	State government funded	Partner	1.1.2 Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap	Economy, Jobs

 **LIVEABILITY**

PROJECT	WHY	FUNDED/ UNFUNDED	COUNCIL ROLE	LINK TO COUNCIL PLAN – SMART	LINK TO LVA PLAN
Municipal Health and Wellbeing Plan 2021 - 2025	TBC	Yes	Lead	1.3.1 Delivery of the objectives in Living Well Latrobe, our community's Municipal Public Health and Wellbeing Plan by promoting community safety, mental and physical health and activity, incorporating active design principals in open space, neighbourhood design and supporting community resilience	Liveability
Advocate for specific infrastructure in specific areas such as sporting facilities, entertainment, retailing and cultural amenities	These all serve as key liveability factors. Liveability is vital because it serves as an enabler for attracting and retaining population. Sporting facilities not only enhance liveability; they also serve as assets for event tourism	Yes	Advocate - Potential to lead in the delivery of infrastructure	1.1.14 Advocate for timely delivery of infrastructure by servicing authorities to support the growth and the needs of our community for residential, commercial, retail, industrial, recreational, institutional and other community uses as a city-wide basis	Liveability

 **COLLABORATION / COORDINATION**

PROJECT	WHY	FUNDED/ UNFUNDED	COUNCIL ROLE	LINK TO COUNCIL PLAN – SMART	LINK TO LVA PLAN
Work closely with the University sector	Universities play a key role in population retention, particularly younger adults. The expertise they provide can be used to address specific local issues. A specific university specialisation (e.g. green energy) can transform into a regional source of smart specialisation	Yes	Advocate	1.1.15 Advocate with local education and training providers to create a skill base that aligns with our future economy and improve education outcomes for the community	Collaboration
Monitor, integrate and communicate transition progress	The goal is to promote Latrobe City, our strengths, competitive advantages and counter any media negativity with stories about the positive work that is being undertaken and how that work is progressing	Yes	Lead	1.5.4 Promote ongoing community engagement activities and work in partnership with our community focusing on promoting leadership, resilience, creative and forward thinking initiatives	Collaboration
Work with the newly formed State Electricity Commission (SEC)	Realise the \$1bn investment to local procurement, education and supply chains, plus maximise any investment in renewable energy in Latrobe City	Yes	Lead	1.1.2 Attract investment in key industries including working towards net zero emissions energy generation, food and fibre, engineering, manufacturing, hydrogen, education and health services through the delivery of Council's investment roadmap	Collaboration
Create a Manufacturing Alliance	Promote the capabilities of the manufacturing sector, act as a central point to communicate opportunities	Yes	Lead	1.1.8 Continue to support our existing business community so they can prosper and grow	Collaboration
Establish and support the Latrobe Chamber of Commerce	Promote buy local and work with small business community to focus on income retention. A well networked small business community also promotes a positive outlook for Latrobe City and will assist in supporting various programs led by Council e.g. small business programs, business awards, place brand	Yes	Partner	1.1.8 Continue to support our existing business community so they can prosper and grow	Collaboration





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Service Centres & Libraries

Morwell

Corporate Headquarters

141 Commercial Road, Morwell

Morwell Library

63-65 Elgin Street, Morwell

Moe

Moe Service Centre and Library

1-29 George Street, Moe

Traralgon

Traralgon Service Centre and Library

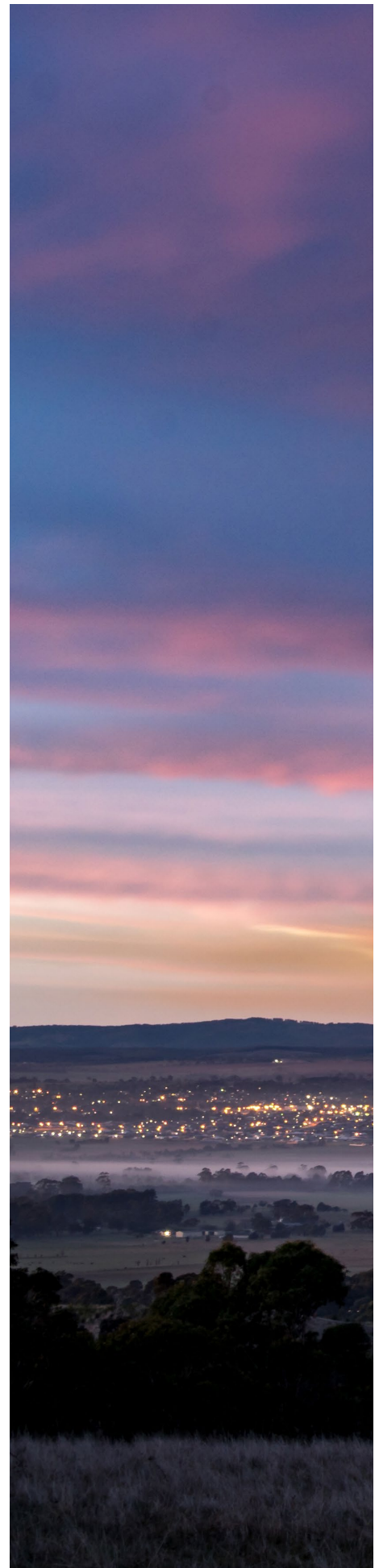
34-38 Kay Street, Traralgon

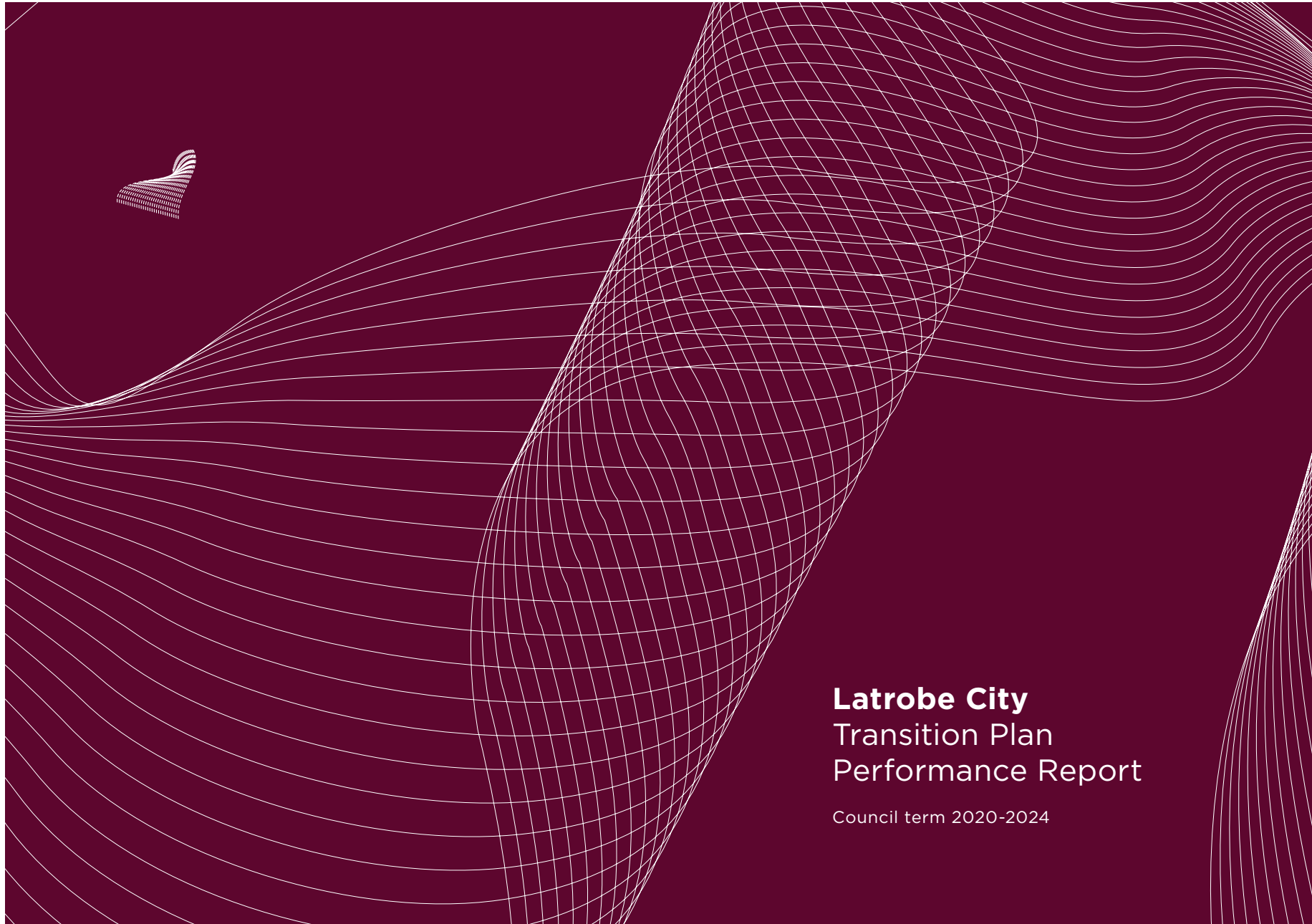
Churchill

Churchill Community Hub

9-11 Philip Parade, Churchill

To obtain this information in languages other than English, or in other formats, please contact Latrobe City Council on 1300 367 700.







Latrobe City Council acknowledges that it operates on the traditional land of the Brayakaulung people of the Gunaikurnai nation and pays respect to their Elders past and present.

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Why are we reporting

This is a report on our performance against the *Our Transition Plan*. It reflects on the activities undertaken for the 2020-2024 Council term. Which is the period that Our Transition Plan was in effect.

Our Transition Plan builds on the strategic pillars identified in the *2021-2025 Council Plan*.

How to read this report

This report is structured to present each of the nine Our Transition Plan focus areas and provide progress comments on the 33 projects that sit under these focus areas.

Status update key

Completed

Project actions outlined for the period of 2020-2024 are complete.

Implemented

Project actions have been put in place, but they have not been fully delivered.

Ongoing

Project actions are actively in progress, but work is required for further implementation.

On hold

Project actions have been paused due to a roadblock preventing further progress.

Our Transition Plan focus areas



ATTRACT INVESTMENT

Attracting investment in key industries, including working towards net zero emissions energy generation (renewables), engineering manufacturing, advanced air mobility, hydrogen, education, and health services through the delivery of Council's investment roadmap.



FUTURE JOBS & SKILLED WORKFORCE PROMOTION

Understanding and clearly communicating the future job opportunities to the community and the pathways to obtaining the skills necessary to support business and industry needs, and to take advantage of net zero new energy projects.



COLLABORATION AND COORDINATION

Continue to collaborate with all levels of government, relevant agencies and regional organisations to represent the communities needs and to provide the necessary leadership to deliver on our community's aspirations.



PROMOTE LATROBE CITY

Reinforcing our role as Gippsland's Regional City to support economic growth and events programming, cultural events and recreation and sporting attractions. Promote the region through a place and brand strategy focused on visitation, investment and liveability. Promotion of current workforce will support the attraction of new investment and industry.



TRANSPORT

Advocating for improved transport services including passenger and rail freight connections and bus services to increase community access to employment and education.



NET ZERO ENERGY EMISSIONS

Working towards achieving net zero energy emissions across Latrobe City Council operations through the delivery of a bio energy plant, investments in solar, developing a sustainability action plan, implementing State Government policy changes to single use plastics and container deposit schemes.



UPSKILLING TO MEET NEEDS

Working with local businesses and industries, and education and training providers to create a skill base that aligns with our current and future business and industry needs and improve education outcomes for the community.



BUSINESS SUPPORT

Continuing to support our existing business community so they can prosper and grow. Revitalise our CBDs to support income retention.



LIVEABILITY

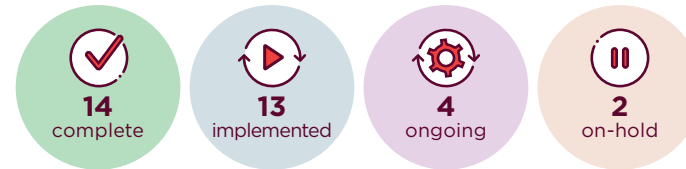
Continuing to build on the liveability of the region and further enhancing the health and wellbeing of all Latrobe City residents by implementing Council's *Living Well Latrobe Municipal Health and Wellbeing Plan*.



Transition plan progress summary

Overview of our transition plan performance

This table provides a summary of Council's performance against Our Transition Plan projects for the Council Term of 2020-2024. Our Transition Plan has 33 projects linked to nine focus areas.



At the end of the 2024 calendar year four projects are marked as ongoing, two are on-hold, 13 are implemented and 14 are complete.

Reporting on our progress

Council Term 2020/2024

Attract investment

Projects	Why	Council role	Progress comment	Status
Advanced Air Mobility	New Industry and new high-end jobs. Realise the Latrobe Regional Airport (LRA) as asset.	Lead/Partner	<p>Council established the <i>Latrobe Aerospace Technology Precinct</i> at the Latrobe Regional Airport. The precinct is an integrated advanced air mobility ecosystem that can provide test and evaluation services, a 'Launchpad' for start-ups and new businesses, commercial and manufacturing sites, office space and presentation facilities.</p> <p>The precinct was launched in April 2024 and has attracted <i>Swinburne University of Technology AIR Hub</i> and <i>Nova Systems</i> as foundation members. The precinct has also been selected by <i>Dovetail Australia</i> as its base for engine development. There are ongoing discussions with a number of AAM companies and supply chain participants. It is anticipated the precinct will continue to attract new tenants as it becomes better known in the air mobility ecosystem</p>	Complete
Gippsland Logistics Precinct	Available serviced land to support attraction of businesses.	Lead	<p>Marketing agent (Vic Acres) has been appointed to market and sell/ lease lots 1 and 2. They are aware that other lots can be activated if there is sufficient market interest. This is a six month exclusive agreement.</p> <p>An EOI process was undertaken for lots one and two which attracted nine responses. A review and assessment are underway for the EOI's</p>	Implemented
Centre for Australian Automotive Futures	New opportunity to capitalise on advancements within the automotive industry	Lead	This project is currently on hold due to its inability to proceed without an identified parcel of land. Detailed feasibility work has been undertaken, and a masterplan is required to enable a financial analysis to be undertaken. Council will continue to explore opportunities to advocate for this project.	On hold
HESC	Supporting investment in new energy projects.	Advocate	Council has been advocating for the commercialisation of the HESC project for many years due to its ability to generate jobs locally. Council officers maintain regular contact with the HESC Project Team and in October 2023 the Mayor of the day attended a delegation to Japan to reinforce Council's support for the project.	Implemented

Projects	Why	Council role	Progress comment	Status
<p>Visitor economy</p>	<p>Based on Latrobe City's tourism assets, competing offerings and events and cultural tourism which serves as a potential niche.</p>	<p>Partner with Destination Gippsland</p>	<p>Council has been advocating for support from both State and Federal Government to invest in the visitor economy to attract new industries and provide more attractions locally.</p> <p>During the term, we saw the relocation of the accredited Visitor Information Centre to the new Gippsland Performing Arts Centre in March 2022, this has resulted in increased foot traffic and visitor enquiries to the Visitor Information Centre, as well as greater opportunities for cross promotion of Council services.</p> <p>During the term, we saw the relocation of the accredited Visitor Information Centre to the new Gippsland Performing Arts Centre in March 2022, this has resulted in increased foot traffic and visitor enquiries to the Visitor Information Centre, as well as greater opportunities for cross promotion of Council services.</p> <p>Council has implemented a new refreshed place brand, Visit Latrobe City. Through this platform, we are highlighting Latrobe City as an excellent place to visit for all ages and abilities.</p> <p>The tourism team has worked hard to strengthen relationships and build collaboration with local tourism and event stakeholders, this was showcased through the inaugural <i>Tourism is Everyone's Business</i> networking event held at GPAC in April 2024.</p> <p>Of significance, in August 2024, Council adopted the <i>Events and Visitor Economy Strategy 2024 - 2028</i>, this preceded considerable work and stakeholder engagement. The Strategy outlines the collective vision for the future of Latrobe City's events and visitor economy and provides a framework to deliver this through targeted event attraction, to grow tourism in our city.</p>	<p>Complete</p>

Projects	Why	Council role	Progress comment	Status
Offshore wind	Proposed \$41 billion investment in Gippsland to support investment in new energy projects.	Advocate	Council has been advocating for the benefits of the <i>Gippsland Offshore Wind Zone</i> to be realised in the Latrobe City area including calling on State and Federal Government to establish a job quota in the renewable energy sector. Council officers continue to work directly with the developers to understand local issues. Council is also a key stakeholder in delivering the <i>Gippsland New Energy Conference</i> which in 2024 was hosted at the Gippsland Performing Arts Centre in Traralgon.	Implemented
Defence	Promoting Latrobe City business and workforce capabilities to support the Australian defence industry.	Advocate	Council formed the <i>Latrobe City Defence Alliance</i> in 2023. Which is a group of 27 specialised local businesses. The intent for the Alliance is to prepare businesses for working in the defence sector, advocate our local capability and to collaborate on opportunities. Council officers recently supported the Alliance in co-hosting an exhibit at the <i>Land Forces Defence Expo</i> in Melbourne, September 2024.	Complete

Promote Latrobe City

Projects	Why	Council role	Progress comment	Status
Place brand	<p>Deliver the four core pillars of the Latrobe City Place Brand:</p> <ul style="list-style-type: none"> • Live • Work • Invest • Visit. 	Lead	<p>During the previous Council term, a refreshed place brand, Visit Latrobe City, was implemented to display Latrobe City as a vibrant destination for people of all ages and abilities.</p> <p>A regular blog feature was launched on the website, alongside a quarterly tourism-focused electronic newsletter (EDM) that debuted in 2024.</p> <p>Winter and summer editions of the Connection magazine occurred in the 2023 and 2024 years. Photography and social media reels were consistently produced to support these initiatives.</p> <p>Additionally, efforts to align investment marketing materials with the Invest pillar were advanced. Branded content was developed for key projects such as the <i>Latrobe Aerospace Technology Precinct</i>, the <i>Land Forces Conference</i>, and an upcoming business keynote speaker event. The Work pillar was also supported through promotional materials for the Business Festival.</p>	Complete
Population growth	<p>Focus on four areas:</p> <ul style="list-style-type: none"> • Attract Melbourne-based residents seeking improved liveability • Rural-based residents (e.g. Yarram, Stradford etc.) • Immigration, and • Retain our current population, especially younger adults as they are most likely to leave. 	Lead	<p>Supporting population growth and retention was a central priority during the previous term of Council. This message was consistently communicated to government stakeholders through meetings and submissions.</p> <p>As part of its endorsed advocacy agenda, Council has been advocating for investment in key initiatives that will drive job growth and enhance liveability.</p>	Ongoing

Projects	Why	Council role	Progress comment	Status
Regional City	Reinforce our role as Gippsland's Regional City to support economic growth, events programming-cultural, recreational, and sporting attractions.	Lead	<p>The <i>Start-Up Gippsland</i> and <i>Invest Gippsland</i> programs are initiatives facilitated by Latrobe City Council and examples of how Council is reinforcing the role of Gippsland's Regional City to support economic growth.</p> <p>Major sporting events have been held in the municipality including Melbourne Phoenix basketball.</p>	Implemented

Upskilling to meet needs

Projects	Why	Council role	Progress comment	Status
Working with New Energy providers to understand and promote the required jobs to support the renewable energy sector.	Enable the current and future workforce to understand the future jobs in renewable energy and the pathways to obtain the necessary skills and training to secure a job.	Partner	Council officers participate in varies stakeholder working groups to understand the renewable energy market. This includes participating in the <i>Wellington Renewable Energy Forum</i> and the recently established <i>Gippsland Offshore Wind Alliance</i> . Latrobe are a key stakeholder in the delivery of the <i>Gippsland New Energy Conference</i> , the largest regional conference of its type, which included hosting in 2024.	Implemented

Future jobs

Projects	Why	Council role	Progress comment	Status
Working with New Energy providers to understand and promote the required jobs to support the renewable energy sector.	Enable the current and future workforce to understand the future jobs in renewable energy and the pathways to obtain the necessary skills and training to secure a job.	Partner	Council officers participate in various stakeholder working groups to understand the renewable energy market. This includes participating in the <i>Wellington Renewable Energy Forum</i> and the recently established <i>Gippsland Offshore Wind Alliance</i> . Latrobe are a key stakeholder in the delivery of the <i>Gippsland New Energy Conference</i> , the largest regional conference of its type, which included hosting in 2024.	Implemented
Promoting Investment in the Latrobe Regional Airport to support Advanced Air Mobility	New industry attraction to support future jobs	Lead	<p>Council has established the <i>Latrobe Aerospace Technology Precinct</i> at the Latrobe Regional Airport. The precinct is an integrated advanced air mobility ecosystem that can provide test and evaluation services, a 'Launchpad' for start-ups and new businesses, commercial and manufacturing sites, office space and presentation facilities.</p> <p>The precinct was launched in April 2024 and has attracted <i>Swinburne University of Technology AIR Hub</i> and <i>Nova Systems</i> as foundation members. The precinct has also been selected by <i>Dovetail Australia</i> as its base for engine development. There are ongoing discussions with a number of AAM companies and supply chain participants. It is anticipated the precinct will continue to attract new tenants as it becomes better known in the air mobility ecosystem.</p>	Complete
Partnering with Swinburne University to deliver on the intent of the MOU (Advanced Air Mobility)	New industry attraction to support future jobs.	Partner	Swinburne University has taken a Foundation membership and lease at the <i>Latrobe Aerospace Technology Precinct</i> to undertake research and testing. Two projects are the RAST trial and the <i>Hydrogen to the Skies</i> project.	Complete

Transport

Projects	Why	Council role	Progress comment	Status
Advocate for faster rail service	This strategy serves as an enabler for population growth, The goal should be for a trip duration of no more than 90 minutes between Traralgon and Flinders Street Station, Melbourne CBD.	Advocate	Advocating for improved rail services was a key priority for Council for the 2020-2024 Council term. At the 1 July 2024 Council Meeting Council endorsed the advocacy priorities which includes advocating for improved freight and passenger services.	Implemented
Advocate for rail freight	Retention of rail freight capacity to utilise current rail assets will support the Gippsland economy. To ensure there is a rail freight line into the future and is upgraded to meet current plans as rail freight increases over time.	Advocate	Advocating for improved rail services was a key priority for Council for the 2020-2024 Council term. At the 1 July 2024 Council Meeting, Council endorsed the advocacy priorities which includes advocating for improved freight and passenger services.	Ongoing

Business support and upskilling to meet needs

Projects	Why	Council role	Progress comment	Status
Small business workshops	Reduce the impact of the multiplier effect and enable income retention.	Lead	The Business Development team deliver an annual business workshop program. The program includes delivering core programs on how to run a successful business while adapting to deliver more targeted workshops.	Complete
Revitalise our CBDs, particularly Morwell and Moe	Focus on: <ol style="list-style-type: none"> Income retention, and; CBDs typically serve as the first and most lasting impression on the community. For this reason, healthy, vibrant CBDs can serve as an enabler for attracting new industries. 	Lead	Funding has been received through the <i>Commonwealth Games Legacy Fund</i> to deliver a two-year project focused on the Morwell and Moe CBDs. A Project Officer has been appointed within the Business Development team and project plans are under development. Council has been advocating to state and federal governments to fund stage 3 of the Moe revitalisation project.	Implemented

Projects	Why	Council role	Progress comment	Status
Small Business Festival	Create a platform to deliver small business programs that enable small business to network.	Lead	The Business Development team deliver an annual business festival that supports and celebrates the local business community. In the previous term of Council 23 events were facilitated by Council officers. In 2024 the festival saw over 1000 tickets sold to our events.	Complete
Business Concierge Services	Act as a single point of contact for businesses, remove barriers to new business by streamlining the required permit process and promote the concierge service to the business community e.g. elongated permit processes etc.	Lead	The Business Concierge role was implemented on a permanent basis in 2023. The role sits within the Business and Industry Development team and continues to support the community. The <i>Business and Concierge Program</i> has assisted and supported 500 businesses and contacts over the past year, with an average of 42 contacts per month. The role has also taken on the management of the <i>Shop Local Gift Card</i> program, which since its inception in November 2020, has generated \$322,546 in cards loaded, and \$231,691, redeemed in local businesses.	Complete

Projects	Why	Council role	Progress comment	Status
Start Up Gippsland	Overall, business location start-ups are an invaluable asset for local economies. They can provide increased employment opportunities, drive business growth, foster innovation, attract investment, and improve quality of life for everyone in the community.	Lead/Partner	The facilitation of the <i>Start-Up Gippsland Program</i> is complete for 2023/24. The program was well-received by the start-up business community. The program included a series of workshops and educational programs to assist community members with business start-up ideas to progress into potential new and/or established businesses. At the end of the program, the potential start-up businesses complete a pitch to potential investors and local business leaders. The <i>Start-Up Gippsland Program</i> is facilitated by Latrobe City Council on behalf of the six councils in Gippsland. The new program for the 2024/25 financial year will be developed and agreed with partnering councils.	Complete
Skilled migration	Developing a skilled migration plan to attract skilled migrants to Latrobe.	Lead	Recent changes in Federal Government Policy in relation to migration required Council to put this action on hold.	On-hold
Supply chain	Work with existing local supply chain to communicate new industry and diversification opportunities.	Partner	The <i>Latrobe City Industry Alliance</i> has been formed with approx. 50 local businesses that have a focus on supply chain. The intention of the Alliance is to assist diversification of revenue streams away from a heavy reliance on closing and transitioning industries. The Alliance meets regularly to help foster education and collaboration opportunities.	Implemented

Collaboration and leadership, support of jobs and upskilling to meet needs

Projects	Why	Council role	Progress comment	Status
University sector collaboration	Universities play a key role in population retention, particularly younger adults. The expertise they provide can be used to address specific local issues. A specific university specialisation (e.g. green energy) can transform into a regional source of smart specialisation.	Advocate	Officers have established an education alliance to drive improvements in education attainment in Latrobe City. The Alliance includes, high schools, vocational education providers and universities operating in the city. The <i>Latrobe City Education Alliance</i> , led by Council's Business Development team aims to enhance educational opportunities and promote lifelong learning through the collaboration with local stakeholders.	Complete
Monitor, integrate and communicate transition progress	The goal is to promote Latrobe City, our strengths, competitive advantages, and counter any media negativity with stories about the positive work that is being undertaken and how that work is progressing.	Lead	During the previous Council term, a refreshed place brand, Visit Latrobe City, was implemented to display Latrobe City as a vibrant destination for people of all ages and abilities. A regular blog feature was launched on the website, alongside a quarterly tourism-focused electronic newsletter (EDM) that debuted in 2024. Winter and summer editions of the Connection magazine occurred in the 2023 and 2024 years. Photography and social media reels were consistently produced to support these initiatives	Implemented

Projects	Why	Council role	Progress comment	Status
Work with the newly formed State Electricity Commission	Realise the \$1 billion investment to local procurement, education, and supply chains, plus maximise any investment in renewable energy in Latrobe City.	Lead	Since the SEC was established, they have met with Latrobe City Council's CEO and Mayor on various occasions to discuss local matters. Council officers also meet regularly with the SEC to advocate for Council priorities.	Ongoing
Create a manufacturing alliance	Promote the capabilities of the manufacturing sector, act as a central point to communicate opportunities.	Lead	<i>Latrobe City Industry Alliance</i> was established in 2023. 50 stakeholders are currently participating and meet quarterly.	Complete
Establish and support the Latrobe Chamber of Commerce	Promote buy local and work with small business community to focus on income retention. A well networked small business community also promotes a positive outlook for Latrobe City and will assist in supporting various programs led by Council e.g. small business programs, business awards, place brand.	Partner	Latrobe City established the <i>Latrobe City Business Chamber (LCBC)</i> in 2022 and has successfully partnered with the LCBC since that time, funding the organisation for two initial years, to support its inception. Latrobe City continues to partner with the LCBC on a range of projects, business support workshops, networking events and other activities, to support businesses to thrive in Latrobe City.	Complete

Net zero emissions

Projects	Why	Council role	Progress comment	Status
Advocate for local benefits from offshore wind industry	Work with Offshore Wind developers to maximise the local benefits for Latrobe City.	Advocate	Officers participate in a variety of stakeholder working groups to understand the renewable energy market. This includes participating in the <i>Wellington Renewable Energy Forum</i> and the recently established <i>Gippsland Offshore Wind Alliance</i> . Council has made various submissions to Government consultations including the <i>Renewable Energy Zone Community Benefit Sharing Framework</i> .	Implemented
HESC consortium/joint venture	\$2 billion investment in hydrogen production. To maximise the benefit to Latrobe City linked to local hydrogen production - jobs, future supply chain and associated industry opportunities.	Advocate	Council has been advocating for the commercialisation of the HESC project for many years due to its ability to generate jobs locally. Council Officers maintain regular contact with the HESC Project Team and in October 2023 the Mayor of the day attended a delegation to Japan to reinforce Councils support for the project.	Implemented
Geothermal energy at the Gippsland Logistics Precinct	Investigate the feasibility of an energy utility model for delivering geothermal energy to small, medium, and large consumers in Gippsland.	Partner	The Victorian State Government are funding a feasibility study and business case into potential for industrial scale geothermal loop. Council anticipates this will be complete in Q2 2025.	Ongoing

Liveability

Projects	Why	Council role	Progress comment	Status
Municipal Health and Wellbeing Plan 2021-2025		Lead	19 business units across Council are actively engaged in the development and delivery of annual action plans through the <i>Municipal Public Health and Wellbeing Plan (MPHWP)</i> . The profile of the MPHWP has been significantly increased, with commitments from business unites to work collaboratively or in partnership with community organisations. Actions development has focused on seeking opportunities to adapt the priorities of teams to address the strategic objectives outlined in the MPHWP, embedding a health and well-being approach across the organisation incrementally. Business Units are also informed of current health and wellbeing trends on an annual basis, to ensure the outcomes meet current community needs.	Complete
Liveability infrastructure	Sporting facilities, entertainment, retailing and cultural amenities all serve as key liveability factors. Liveability is vital because it serves as an enabler for attracting and retaining population. Sporting facilities not only enhance liveability; they also serve as assets for event tourism.	Advocate Potential to lead in delivery of Infrastructure.	Council has been advocating to State and Federal governments for investment for key priorities to support our community. Each year Council attends a delegation to Canberra to speak directly to elected officials of the Australia Government. Additionally, Council meets with local members of the Victorian State Parliament regularly.	Implemented



Phone: 1300 367 700

Post: PO Box 264, Morwell 3840

Email: latrobe@latrobe.vic.gov.au

www.latrobe.vic.gov.au

Service Centres & Libraries

Morwell

Corporate Headquarters
141 Commercial Road, Morwell

Morwell Library
63-65 Elgin Street, Morwell

Moe

Moe Service Centre and Library
1-29 George Street, Moe

To obtain this information in languages other than English, or in other formats, please contact Latrobe City Council on 1300 367 700.

Traralgon

Traralgon Service Centre and Library
34-38 Kay Street, Traralgon

Churchill

Churchill Community Hub
9-11 Philip Parade, Churchill

13. QUESTIONS ON NOTICE

Nil reports

ITEMS FOR TABLING

14. ITEMS FOR TABLING

Item Number 14.1 24 March 2025

Regional City Strategy & Transition

UPDATED AUDIT AND RISK COMMITTEE CHARTER

PURPOSE

To provide the draft updated Audit and Risk Committee (ARC) Charter to Council for consideration for adoption by Council.

EXECUTIVE SUMMARY

- The ARC Charter was adopted in March 2023 as required under the *Local Government Act 2020* (the Act) and is due for review in early 2025.
- The proposed revised Charter is attached for consideration for adoption. The details of the changes are set out below.

OFFICER'S RECOMMENDATION

That Council:

1. **Adopts the Audit and Risk Committee Charter 2025; and**
2. **Publishes the Audit and Risk Committee Charter 2025 on the Council website; and**
3. **Rescinds the Audit and Risk Committee Charter 2023.**

BACKGROUND

ANALYSIS

Updates to the ARC Charter incorporates changes to:

- Section 5.2.5 - Where possible External Independent members of the Committee should not also sit on the same Committee at other councils.
- Section 5.2.6 – A new requirement that Independent Members of the Committee hold a current Working With Children Check and agree to abide by any relevant Child Safe Standards requirements set by Council.
- Section 9.5 - The removal of current fees payable to independent members to avoid the need to update the Charter each year. This is consistent with other council Committee Charters. Replaced by reference to the Allowances for Mayors, Deputy Mayors and Councillors – annual adjustment made by the Victorian Independent Remuneration Tribunal in the remuneration section to be used for the annual remuneration review as well as setting the review date to 30 June each year.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Council not meeting its legislative obligations under the <i>Local Government Act 2020</i> .	Low <i>Unlikely x Minor</i>	Biennial review ensures compliance with the Act.

CONSULTATION

Engagement on the revised Charter occurred with the Executive team and Councillor and External Independent Members of the ARC.

COMMUNICATION

Feedback has been received from the Executive team and Councillor and External Members of the ARC.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) is required under the *Gender Equality Act 2020* to be conducted on all new and reviewed programs, services, and policies, where there is a significant and direct impact on the community. A GIA has not been undertaken, as this report only relates to minor changes to the Committee Charter; no review has been conducted as part of the report.

Social

Working with Children Check requirement is in line with Council's Child Safe Code of Conduct and the requirement for all staff and Councillors to complete this check.

Cultural

Not applicable

Health

Not applicable

Environmental

Not applicable

Economic

Not applicable

Financial

Not applicable

Attachments

1. Draft Audit and Risk Committee Charter

14.1

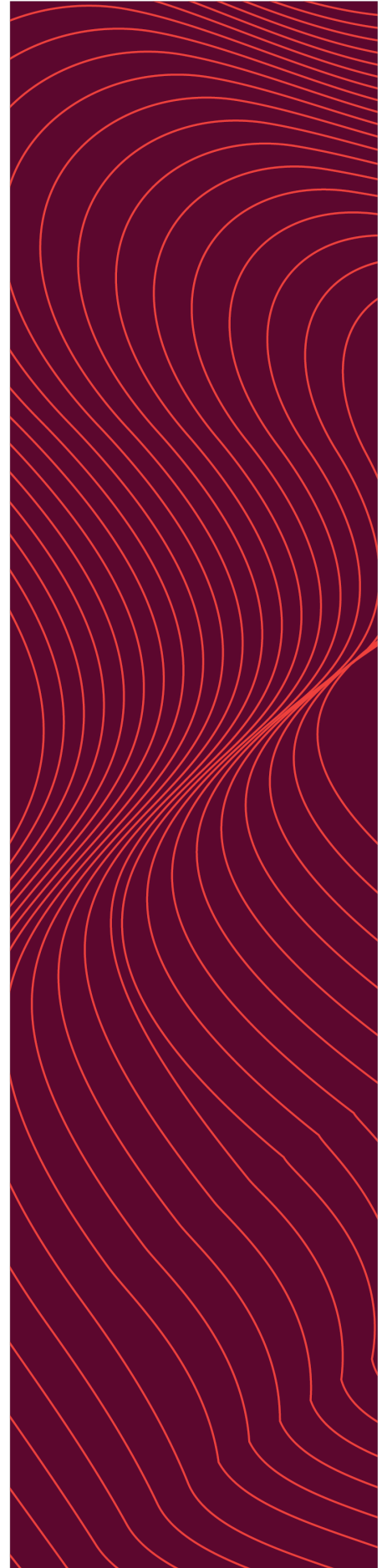
Updated Audit and Risk Committee Charter

1	Draft Audit and Risk Committee Charter	257
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Audit and Risk Committee Charter

Draft March 2025



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1. Establishment of the Committee

- 1.1. The Audit and Risk Committee is formally established under Section 53 of the *Local Government Act 2020* (Act).
- 1.2. The membership of this Committee and this Charter will be adopted by resolution of Latrobe City Council at a Council Meeting.

2. Definitions

- 2.1. Throughout this document, the following terms are defined as:

Act	The <i>Local Government Act 2020</i>
Auditor General	The Victorian State Auditor General; Department; Office; or representative
CEO	The Chief Executive Officer for Latrobe City Council
Committee	The Audit and Risk Committee
Committee Members	The appointed members of the Audit and Risk Committee
Council	The Latrobe City Council
Council Officers	All staff of Latrobe City Council, excluding the CEO of Latrobe City Council
Councillors	The nine elected officials of Latrobe City Council
External Auditor	The auditor appointed by the Auditor General
Internal Auditor	The auditor appointed by Latrobe City Council
Management	The CEO, General Managers, and Managers of Latrobe City Council
VAGO	Victorian Auditor-General's Office

3. Purpose

- 3.1. The Audit and Risk Committee's purpose is to support Council in discharging its oversight responsibilities related to financial and performance reporting, risk management, fraud prevention systems and control, maintenance of a sound internal control environment, assurance activities including internal and external audit and Council's performance with regard to compliance with its policies and legislative and regulatory requirements. It acts in this capacity by monitoring, reviewing, endorsing and advising on the above matters as set out in this Charter. This Charter has been developed in accordance with Section 54 of the Act.

4. Authority

- 4.1. The Committee is directly responsible to Council for discharging its responsibilities as set out in this Charter. The Committee has no delegated authority from Council unless specifically provided by Council from time to time and any such authority shall be temporary and may only relate to specific matters as directed by Council. The Committee has no executive authority and no delegated financial responsibilities, and is therefore independent of Management.
- 4.2. The Committee has the authority to:
- Endorse key documents and reports that must be approved by Council, including annual financial reports, annual performance statements, new or revised policies and other documents that assist in maintaining a strong internal control environment;
 - Approve internal and external audit plans, including internal audit plans with an outlook of greater than one year (subject to management confirming the proposed plan is within the annual budget);
 - Provide advice and make recommendations to Council on matters within its areas of responsibility;
 - Retain counsel of relevant independent experts where it considers that is necessary in order to execute its responsibilities, subject to prior agreement with the CEO;
 - Seek any relevant information it requires from Council, Council Officers (who are expected to co-operate with the Committee's requests) and external parties;
 - Meet with Council Officers, internal and external auditors and other parties as required to discharge its responsibilities.
- 4.3. The Committee will, through the CEO, have access to appropriate management support to enable it to discharge its responsibilities effectively.
- 4.4. The Chairperson has no executive authority on behalf of Council but can be

consulted as required, as a sounding board by the CEO or relevant General Manager on matters that arise regarding audit, risk management or governance related issues.

5. Composition

- 5.1. The Council will appoint as members of the Committee:
 - 5.1.1. two Councillors and one alternate; and
 - 5.1.2. three (3) external independent members, one of whom will be appointed by Council as Chairperson of the Committee.
- 5.2. The external independent members of the Committee:
 - 5.2.1 will be selected from the broader community after Council having invited applications by public advertisement;
 - 5.2.2 must collectively have:
 - 5.2.2.1 expertise in financial management and risk management; and
 - 5.2.2.2 experience in public sector management;
 - 5.2.3 must consist of at least one member with significant financial expertise with preference given to formal financial management or business qualifications;
 - 5.2.4 must be reasonably familiar with public sector operations, including reporting requirements, financial management systems and controls, risk management and corporate governance;
 - 5.2.5 where possible are not members of the same Audit and Risk Committee at other councils; and
 - 5.2.6 hold or be willing to obtain a Working With Children Check, abide by Council's Child Safe Conduct and undertake any mandatory Child Safe training.
- 5.3. Council employees cannot be members of the Committee.

External Independent Members

- 5.4. Membership shall expire upon completion of a term of appointment or via a resolution of Council.
- 5.5. External independent members shall be appointed by a resolution of Council stipulating a term of one, two or three years to ensure that appointments to the Committee are staggered.
- 5.6. Members may be reappointed for multiple terms at Council's discretion but may not exceed a membership of more than nine consecutive years in total. A Member who has served a membership of nine years in total cannot be reappointed to the Committee at any future time.

Councillor Members

- 5.7. Councillor members, including the alternate member, will be appointed to the Committee by Council annually or where otherwise required if a vacancy arises.
- 5.8. Where a Councillor member does not have the requisite expertise upon initial appointment, financial literacy should be attained within a reasonable period of time after his or her appointment and Council resources will be made available for this purpose.

Other Attendees

- 5.9. Where no Councillor member (including the alternate member) is able to attend a meeting, the Mayor may appoint an additional alternate Councillor member, preferably a Councillor who has previously been a member of the Committee, who may attend and act on behalf of the nominated Councillor Members in order to achieve a quorum of members present, on a meeting by meeting basis.
- 5.10. Non-delegated Councillors shall be invited to attend meetings but are not members of the Audit and Risk Committee and therefore do not have any entitlement to vote.
- 5.11. The CEO will facilitate the meetings of the Committee and, in consultation with the Chairperson of the Committee, invite Council Officers, auditors or others to attend meetings to provide pertinent information, as necessary.

Resignations

- 5.12. Any resignation from a member of the Committee is to be submitted in writing to the Chief Executive Officer, Latrobe City Council.

Appointment and Role of the Chairperson

- 5.13. The Chairperson will be appointed by Council resolution and must be an external independent member of the Committee.
- 5.14. If the Chairperson is unable to attend a meeting, the members in attendance at the meeting will appoint a Chairperson for that meeting from among the attending external independent members.
- 5.15. The Chairperson will carry out the following responsibilities:
 - 5.15.1. Promote effective communications between the Committee, Council, the CEO, Council officers and the external auditors
 - 5.15.2. Ensure that meetings of the Committee:
 - 5.15.2.1. run smoothly

- 5.15.2.2. that the views of all Committee members are heard
 - 5.15.2.3. that adequate time is allowed for discussion of each issue and
 - 5.15.2.4. that the agenda and meeting papers properly reflect proceedings.
- 5.15.3. Provide advice as requested on independent member appointments.
- 5.15.4. Participate in the selection process of the internal auditor as required.

6. Meeting Procedures

General Requirements

- 6.1. The Committee will meet at least four times per year, with authority to convene additional meetings, as circumstances require.
- 6.2. Committee members and the internal and external auditors can request the Chairperson to convene additional meetings if they feel that is justified to address unexpected matters that may have arisen and cannot be held over to the next scheduled meeting.
- 6.3. A schedule of meetings will be developed annually and agreed by members.
- 6.4. All Committee members are expected to attend each meeting in person (or may through teleconference/video conference only if exceptional circumstances apply).
- 6.5. Meetings will follow standard meeting procedures as established in any applicable guidance material available and outlined in this Charter, and in the event of any uncertainty, as determined by the Chairperson.
- 6.6. All recommendations, proposals and advice must be directed through the Chairperson.

Meeting agendas

- 6.7. Meeting agendas will be prepared and provided at least one week in advance to members, along with appropriate briefing materials.

Quorum

- 6.8. The quorum for a meeting of committee members will be a majority, with a minimum of 2 external and 1 Councillor members.
- 6.9. If at any Committee meeting a quorum is not present within 30 minutes after the time appointed for the meeting, the meeting shall be deemed adjourned to either a later time on the same day, or rescheduled to another day.

Replacement of a Member

- 6.10. A member who misses two consecutive meetings without a formal apology may at the discretion of Council have their term of office revoked.
- 6.11. A member who does not attend three meetings in any twelve-month period may at the discretion of Council have their term of office revoked.
- 6.12. Where Council proposes to revoke the term of office of a member of the Committee under clause 6.10 or 6.11, it must give four weeks written notice to the member of its intention to do so and provide that member with the opportunity to be heard if that member so requests.

Voting

- 6.13. There will be no official voting process, although all members shall have equal voting rights. Majority and minority opinions will be reflected in Committee minutes.

Meeting Minutes

- 6.14. A Council Officer appointed by the CEO shall take the minutes of each Committee meeting.
- 6.15. The minutes shall include a record of those present, apologies for absence, adoption of previous minutes and a list of adopted actions and resolutions of the Committee.
- 6.16. Minutes will be drafted and circulated to all Committee members and attendees within 14 days and ratified at the following meeting.
- 6.17. The minutes shall be stored in the Council corporate filing system.

Planning

- 6.18. In accordance with section 54(3) of the Act the Committee will develop an annual work program that includes the timing of reporting for all of the duties and responsibilities outlined in this Charter

7. Duties and Responsibilities of the Committee

The duties and responsibilities of the Committee include:

7.1. Financial Reporting

- 7.1.1. At least annually review significant accounting and external reporting issues, including complex or unusual transactions, transactions and balances in areas where judgment is required, changes to accounting

policies, recent accounting, professional and regulatory pronouncements and legislative changes, and understand their effect on the annual financial report and the audit thereof;

- 7.1.2. Receive assurance that Council has at least annually reviewed changes to the Local Government Performance Reporting Framework and understand the impact of those changes on Council's performance indicators;
- 7.1.3. Review the annual financial report and annual performance statement and consider whether they are complete, consistent with information known to Committee members, reflect appropriate accounting treatments and adequately disclose Council's financial performance and position;
- 7.1.4. Review with Management and the external auditors the results of the annual financial audit, including any difficulties encountered by the auditors and how they were resolved;
- 7.1.5. Recommend the adoption of the annual financial report and annual performance statement to Council; and
- 7.1.6. Review the appropriateness of the format and content of periodic management financial reports and performance statements to Council as required.

7.2. Internal control

- 7.2.1. Review the adequacy and effectiveness of key policies, systems and controls for providing a sound internal control environment. This should be done on a rotational basis over a three to four year period;
- 7.2.2. Determine whether systems and controls are reviewed regularly and updated where required;
- 7.2.3. Monitor significant changes to systems and controls to assess whether those changes significantly impact Council's risk profile;
- 7.2.4. Ensure that a programme is in place to test compliance with systems and controls;
- 7.2.5. Assess whether the control environment is consistent with Council's overarching governance principles in accordance with section 9(2) of the Act.

7.3. Risk management

- 7.3.1. Review annually the effectiveness of Council's risk management framework, Council's risk appetite statement and the degree of alignment with Council's risk profile;
- 7.3.2. Review Council's risk profile and the changes occurring in the profile from meeting to meeting;
- 7.3.3. Review Council's treatment plans for significant risks, including the timeliness of mitigating actions and progress against those plans;

7.3.4. Review the insurance programme annually prior to renewal; and

7.4. Fraud Prevention Systems and Controls

- 7.4.1. Review Council's Fraud Prevention policies and controls, including the Fraud Control Plan and fraud awareness programmes at least every two years;
- 7.4.2. Receive reports from Management about actual or suspected instances of fraud or corruption including analysis of the underlying control failures and action taken to address each event; and
- 7.4.3. Review reports by Management about the actions taken by Council to report such matters to the appropriate integrity bodies.

7.5. Business Continuity

- 7.5.1. Monitor processes and practices to ensure effective business continuity plans are in place and reviewed annually, including whether business continuity and disaster recovery plans have been periodically updated and tested.

7.6. Internal audit

- 7.6.1. Review the Internal Audit Charter regularly to determine that it provides an appropriate functional and organisational framework to enable Council's internal audit function to operate effectively and without limitations;
- 7.6.2. Review and approve the three year strategic internal audit plan, the annual internal audit plan and any significant changes to them;
- 7.6.3. Review progress on delivery of annual internal audit plan;
- 7.6.4. Review and approve proposed scopes for each review in the annual internal audit plan;
- 7.6.5. Review reports on internal audit reviews, including recommendations for improvement arising from those reviews;
- 7.6.6. Meet with the leader of the internal audit function at least annually in the absence of Management to discuss any matters that the Committee or the internal auditor believes should be discussed privately;
- 7.6.7. Monitor action by Management on internal audit findings and recommendations including timeliness of Management responses;
- 7.6.8. Review the effectiveness of the internal audit function and ensure that it has appropriate authority within Council and has no unjustified limitations on its work;
- 7.6.9. Ensure that the Committee is aware of and appropriately represented with regard to any proposed changes to the appointment of the internal audit service provider, including being appropriately briefed on the need

for any proposed change;

- 7.6.10. Review the performance of the internal auditor annually and, if necessary, recommend to Council the termination of the internal audit contractor.

7.7. External audit

- 7.7.1. Annually review and note the external audit scope and plan proposed by the external auditor;
- 7.7.2. Discuss with the external auditor any audit issues encountered in the normal course of audit work, including any restriction on scope of work or access to information;
- 7.7.3. Ensure that significant findings and recommendations made by the external auditor, and Management's responses to them, are appropriate and are acted upon in a timely manner;
- 7.7.4. Consider the findings and recommendations of any relevant performance audits undertaken by VAGO and monitor Council's responses to them; and
- 7.7.5. Meet with the external auditor at least annually in the absence of Management to discuss any matters that the Committee or the external auditor believes should be discussed privately.

7.8. Compliance

- 7.8.1. Review the systems and processes implemented by Council for monitoring compliance with relevant legislation and regulations and the results of Management's follow up of any instances of non-compliance;
- 7.8.2. Review the processes for communicating Council's Employee Code of Conduct to employees and contractors and for monitoring compliance with the Code;
- 7.8.3. Obtain briefings on any significant compliance matters;
- 7.8.4. Receive, review and make a recommendation to Council or the CEO in relation to any written submission provided to the Committee by a Councillor, whether or not that Councillor is a member of the Committee, that relates to any failure or suspected failure:
- 7.8.4.1 to comply with Council policy and procedures;
 - 7.8.4.2 in Council's financial reporting;
 - 7.8.4.3 in Council's risk management or fraud prevention; or
 - 7.8.4.4 with Council's internal and external audit functions; and
- 7.8.5. Receive reports from Management on the findings of any examinations by regulatory or integrity agencies (whether related to investigations at Council or other agencies), such as the Ombudsman, IBAC, Victoria Government Inspectorate, etc. and monitor Council's responses.

8. Reporting

- 8.1. The Committee may report to Council on any matter of significance as determined by the Committee.
- 8.2. The Committee will report regularly to Council about Committee activities, issues, and related recommendations by providing the minutes to Council at the first available opportunity after clearance by the Committee Chairperson following each Committee meeting.
- 8.3. The Chairperson will prepare a report to Council through the CEO on the Committee's activities twice per annum. One of these reports will be prepared after the meeting at which the annual financial report and the annual performance statement have been considered and recommended to Council for adoption, such report indicating how the Committee has discharged its responsibilities as set out in this Charter for the previous year.
- 8.4. Monitor, through clauses 7.6.6 and 7.7.6 that open communication between the internal auditor, the external auditors, and the Council occurs.
- 8.5. Consider the findings and recommendations of relevant Performance Audits undertaken by VAGO and to ensure the council implements relevant recommendations.
- 8.6. The Committee Charter and details of its members will be published on Council's website.
- 8.7. Council's Annual Report will contain information on the makeup of the Committee, number of meetings held and attended by Committee members, audit processes, details of any remuneration paid to independent members during the reporting period and a summary of work completed by the Internal and External Auditor during the year.

Performance Evaluation

- 8.8. The Committee shall undertake a process to evaluate its performance annually and report the outcomes of the evaluation process to Council through the CEO, including recommendations for any opportunities for improvement.
- 8.9. The evaluation will include feedback from both Committee members and senior officers who have regular interactions with the Committee.

9. Other responsibilities and requirements

- 9.1. The Committee shall perform other activities related to this Charter as requested by the Council.
- 9.2. The Committee shall review and assess the adequacy of the Charter every two years or earlier if necessary and submit requests to Council through the CEO for revisions and improvements for approval.
- 9.3. Committee members are expected to be aware of their obligations under

Section 53 of the Act. These obligations relate to misuse of position as a member of the Committee (Section 123), maintaining the confidentiality of confidential information (Section 125) and conflicts of interest (Sections 126 to 131). Details about these obligations are included in Appendix A to this Charter.

Professional Fees for External Independent Members

- 9.4. External independent members receive payment as set by the Council.
- 9.5. ~~Remuneration is set at \$1,500 per meeting for the Chairperson and \$1,000 per meeting for other external members and subject to the review of Council. The remuneration is subject to an annual review on 30 June each year by the CEO in line with an increase not exceeding the determination of *Allowances for Mayors, Deputy Mayors and Councillors – annual adjustment* made by the Victorian Independent Remuneration Tribunal.~~

Management Responsibility

- 9.6. It is the responsibility of the Management to:
- 9.6.1. keep the Committee informed regarding financial reporting, regulatory compliance, risk management and risk exposures of the Council;
- 9.6.2. keep the Committee informed of the findings of any examinations by regulatory agencies, and any auditor (internal or external) observations in order that the Committee may monitor the Management's response to these findings;
- 9.6.3. provide a comprehensive induction for all newly appointed Committee members including all necessary and relevant information regarding the Committee's responsibilities and the Council's operations and background to enable them to understand the Council and their duties and responsibilities.

10. Document Control

Author: Paul Howard, Coordinator Audit, Risk & Compliance	Owner: General Manager Regional City Strategy & Transition	ECM Document Number:
Adopted Date: March 2025	Approved By: Council	Next Review By: March 2027

Appendix A

Committee Member Regulatory Obligations

Guidance to Members

LGA Section	LGA Requirement
Misuse of Position	
123(1)	A Committee member must not intentionally misuse their position to: <ul style="list-style-type: none"> a) Gain or attempt to gain, directly or indirectly, an advantage for themselves or for any other person; or b) Cause, or attempt to cause, detriment to the Council or another person
123(3)	Circumstances involving misuse of a position by a member of the Committee include: <ul style="list-style-type: none"> a) Making improper use of information acquired as a result of being a member of the Committee; or b) Disclosing information that is confidential information; or c) Directing or improperly influencing, or seeking to direct or improperly influence, a member of Council staff; or d) Exercising or performing, or purporting to exercise or perform, a power, duty or function that the person is not authorised to exercise or perform; or e) Using public funds or resources in a manner that is improper or unauthorised; or f) Participating in a decision on a matter in which the member has a conflict of interest.
Confidential Information (as defined at section 3)	
125	A member of the Committee must not intentionally or recklessly disclose information that the member knows, or should reasonably know, is confidential information. There are some exemptions to this requirement, the key one being that if the information disclosed by the member has been determined by Council to be publicly available.
Conflicts of Interest	
126	A member of the Committee has a conflict of interest if the member has: <ul style="list-style-type: none"> a) A general conflict of interest as described in Section 127; or b) A material conflict of interest as described in Section 128.
127	A member of the Committee has a general conflict of interest in a matter if an impartial, fair-minded person would consider that the members private interests could result in that member acting in a

	manner that is contrary to their public duty as a member of the Committee.
128	A member of the Committee has a material conflict of interest in a matter if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter.

Please Note

The above guidance is not verbatim from the Act and does not include all details as explained in Part 6, Division 1 of the Act. For a full understanding of the requirements of the Act in relation to the matters summarised above, members are expected to make themselves fully aware of the requirements of the Act.

DRAFT

TABLING OF THE AUDIT AND RISK COMMITTEE BIANNUAL REPORT AND ANNUAL SELF ASSESSMENT

PURPOSE

To fulfil the Chief Executive Officer's (CEO's) legislated requirement to table the following reports at a Council Meeting:

- the Audit and Risk Committee (ARC) Bi-Annual Report
- the ARC's Annual Self-Assessment of its performance against the ARC Charter

EXECUTIVE SUMMARY

- The *Local Government Act 2020* (Act) set outs that an ARC must:
 - undertake an annual assessment of its performance against the ARC Charter
 - prepare a Bi-Annual Audit and Risk report that describes the activities of the ARC and includes its findings and recommendations
 - provide a copy of these to the CEO for tabling at the next Council meeting.
- The Bi-Annual Report found that it is the independent view of the ARC that the governance culture of the Council remains strong
- The annual self-assessment results indicated a level of satisfaction with the activities of the ARC, with the results showing an overall uplift in scores and positive feedback from respondents. No areas for further improvement were identified.

OFFICER'S RECOMMENDATION

That Council receive and note the following reports prepared by the Audit and Risk Committee:

- 1. Audit and Risk Committee Bi-Annual Report; and**
- 2. Audit and Risk Committee Annual Self-Assessment**

BACKGROUND

- The ARC is formally established under Section 53 of the Act.
- The ARC's purpose is to support Council in discharging its oversight responsibilities related to:
 - financial and performance reporting;
 - risk management;
 - fraud prevention systems and control;
 - maintenance of a sound internal control environment;
 - assurance activities including internal and external audit; and
 - Council's performance about compliance with its policies and legislative and regulatory requirements.

It acts in this capacity by monitoring, reviewing, endorsing and advising on the above matters.

ANALYSIS

The attached ARC Bi-Annual Report and Annual Assessment are provided to fulfil a legislative requirement of the Act and the ARC Charter.

Bi-Annual report

The Bi-Annual Report provides a summary of the work performed by the ARC for the period 1 July 2024 to 31 December 2024. The ARC is of the view that the governance / risk culture and commitment to continuous improvement of Council remains strong and appreciate that Council understand the role the ARC plays as an independent committee of Council. There have been no substantial issues raised by Internal or External Audit that were a great surprise to the Executive or would give rise to undue concern. As opportunities to improve have been identified, Council has been open to the suggestions.

Self-assessment

The results of the Self-Assessment Survey are attached to the Annual Self-Assessment Report. Eight participants completed the survey, with an even split between ARC members and Executive team members.

Most of the survey uses a Likert Scale where 1 is less than adequate, 3 is adequate, and 5 is more than adequate.

The results generally show an overall maintenance or uplift in the scores, with the weighted average the same or higher for 21 of the 35 items. While there was a slight decrease in 14 items, all items were scored 4 or above out of 5.

The comments provided by respondents recognised the culture set by the CEO and the competence, responsiveness and transparency of management.

No areas of concern or improvement were identified.

Officers will continue to engage with committee members and internal and external auditors to build on current good practises and outcomes.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE	Medium Possible x Minor	Ensure that the requirements of the ARC charter are fulfilled including the tabling of the biannual reporting and annual self-assessment.

CONSULTATION

The biannual report and the survey results and analysis were provided to ARC members for discussion and endorsement.

COMMUNICATION

No particular communication is proposed or required.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

Not applicable.

Social

Not applicable.

Cultural

Not applicable.

Health

Not applicable.

Environmental

Not applicable.

Economic

Not applicable.

Financial

The ARC is managed through existing budget provisions. Recommendations and actions arising from the meeting are considered by management within the constraints of budget requirements. Sound risk management processes and practices can help to reduce costs.

Attachments

1. Audit and Risk Committee Biannual Report 2024
2. ARC Self Review

14.2

Tabling of the Audit and Risk Committee Biannual Report and Annual Self Assessment

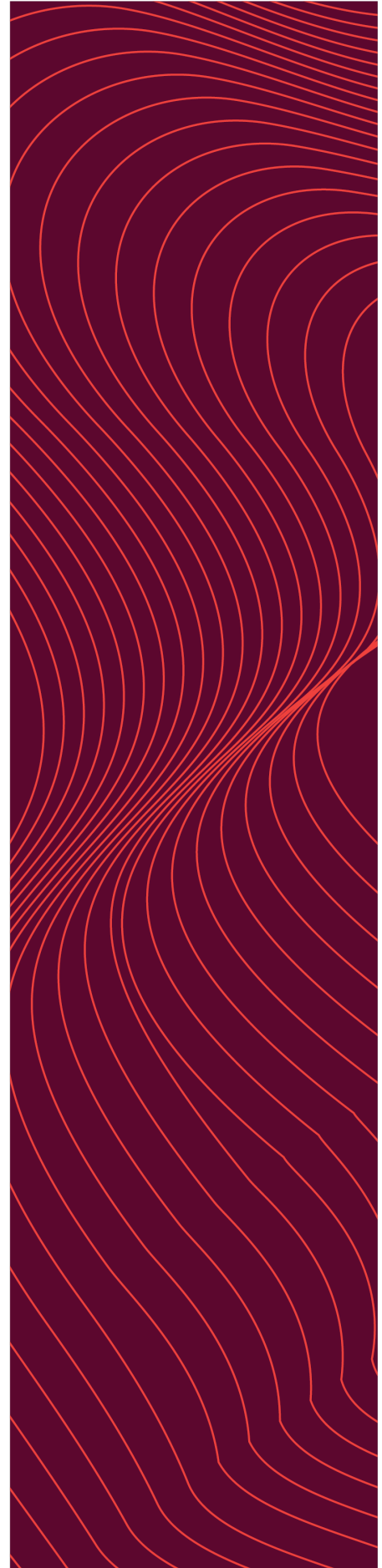
1	Audit and Risk Committee Biannual Report 2024.....	278
2	ARC Self Review	283



Audit and Risk Committee

Biannual Report

2024 Year (July to December)



Dear Councillors,

As part of the Audit and Risk Committee Charter, I am pleased to present to you the Biannual Report of the Audit and Risk Committee for the period July to December 2024.

The report contains details of:

1. Purpose of the Audit and Risk Committee
2. Committee Membership
3. A Summary of Work Performed by the Audit and Risk Committee
4. Overall Conduct of the Audit and Risk Committee

Mr. David Kortum

Chair, Audit and Risk Committee

5 February 2025

Purpose of the Audit and Risk Committee

The Audit and Risk Committee is formally established under Section 53 of the *Local Government Act 2020 (the Act)*.

The Audit and Risk Committee's purpose is to support Council in discharging its oversight responsibilities related to financial and performance reporting, risk management, fraud prevention systems and control, maintenance of a sound internal control environment, assurance activities including internal and external audit and Council's performance with regard to compliance with its policies and legislative and regulatory requirements. It acts in this capacity by monitoring, reviewing, endorsing and advising on the above matters.

Audit and Risk Committee Membership

The Latrobe City Council Audit and Risk Committee consists of two Councillors and one Councillor alternate member, and three independent external members. To fulfill obligations under Section 53 of the Act and to be effective in our role, we require a broad representation of skills and experience.

The Audit and Risk Committee continues to demonstrate a broad skill set, expertise and awareness of the local government operating environment.

Three new Councillor members were appointed to the Committee in December 2024. Councillor Leanne Potter and Councillor Joanne Campbell joined the Committee following the Council election in October with Mayor Dale Harriman also appointed as the alternate member. I wish to thank departing Councillor members Cr Brad Law and Cr Darren Howe for their service and contributions to the Committee.

I am grateful for the contribution from the Councillors, who further assist the Audit and Risk Committee fulfill our obligations and provide local context which is critical in managing risk.

A Summary of Work Performed by the Audit and Risk Committee

In the July to December period, the Audit and Risk Committee held three meetings. The meetings were held on 29 August, 19 September (Special Meeting – Financials Only) and 19 December 2024.

Risk Management

The Committee continued to monitor Council's risk management performance and the effectiveness of the Risk Management Framework. The Committee has continued to focus on, and prioritised risks associated with internal audit reviews and external audit reports and to consider new and emerging risks.

Within this period, the Audit and Risk Committee has continued to review the minutes and activities of the Executive Risk Management Committee. We are encouraged and very supportive of this executive level engagement in the Risk Management Program, as it is a critical activity to build a robust and positive risk culture within Latrobe City Council and demonstrates the tone from the top leadership from management.

In the reporting period, the Committee reviewed the Audit and Risk Committee Charter, Gifts, Benefits and Hospitality and Occupational, Health and Safety policies.

Financial Statements

In alignment with the Audit and Risk Committee Work Plan, in August and December meetings we continued to review the Quarterly Budget Reports.

At the September meeting, we were presented with the Financial and Performance Statements.

Internal Audit

Throughout the year the Committee reviewed regular status reports from the Internal Auditor on their work and continued a practice of endorsing audit scopes in advance of commencement. The following Internal Audits were tabled in this reporting period:

- Statutory Planning Processes;
- Debtor Management;
- Long-Term Financial Plan;
- Grants Management; and
- Tree Management

A key focus for the Committee remains reviewing the organisation's audit action compliance through regular reporting to the committee. The Committee recognises Management's focus on the review and close out of aging and overdue audit actions, to ensure risks have been mitigated.

Other Audits and Information Presented

In addition, the Audit and Risk Committee have had information presented on the following audits, investigations, and internal projects, including some that have been conducted by other agencies:

- Council's quarterly Performance and Budget Reports;
- Gifts, Benefits and Hospitality Compliance Reporting;
- VAGO, Ombudsman, Inspectorate and IBAC Reports;
- Fraud and Corruption Reporting;
- Conflict of Interest – Compliance;
- People and Workcover Reports;
- Update on compliance and internal control activities; and
- Asset accounting update.

The Committee advises it continues to get value from the review of integrity agency reports and these are produced to a high quality.

Overall Conduct of the Audit and Risk Committee

The Committee discharged its duties during the following meetings:

- 29 August 2024
- 19 September 2024 (Special Meeting – Financials Only)
- 19 December 2024

Attendance

Attendance at the meetings for each independent and Councillor members is in the following table.

Committee Member	August 2024	September 2024	December 2024
David Kortum	✓	✓	✓
John Purcell	✓	✓	✓
Jane Watson	X	✓	✓
Cr Brad Law	✓	✓	NA
Cr Darren Howe	✓	✓	NA
Cr Joanne Campbell	NA	NA	✓
Cr Leanne Potter	NA	NA	X
Cr Dale Harriman (alternate)	NA	NA	NA

Conclusion

The Committee is of the view that the governance / risk culture and commitment to continuous improvement of Council remains strong. There have been no substantial issues raised by Internal or External Audit that were a great surprise to the Executive or would give rise to undue concern. Moreover, as opportunities to improve have been identified, Council has been open to the suggestions.

The Committee appreciates that Council does understand the important role the Committee plays as an independent committee of Council, through the diverse experience and knowledge of its members. It helps council to fulfil its responsibilities via many key functions including external financial and performance reporting, maintenance of strong and effective governance and control frameworks, management of key risks and Council's compliance with legislation and regulation.

I would like to thank the management team for their support in running the Committee and thank my colleagues, both the independent members and the Councillors, for their contribution to a strong Committee.

David Kortum

External Chair

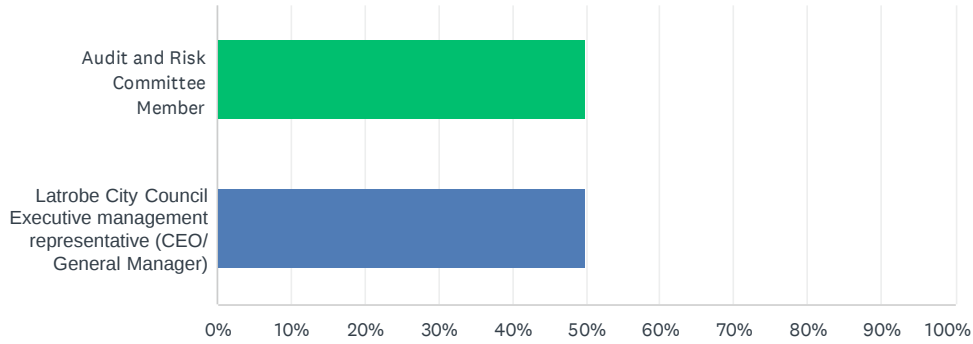
Audit and Risk Committee, Latrobe City Council

3 February 2025

Latrobe City Council Audit and Risk Committee Annual Assessment 2024

Q1 Are you:

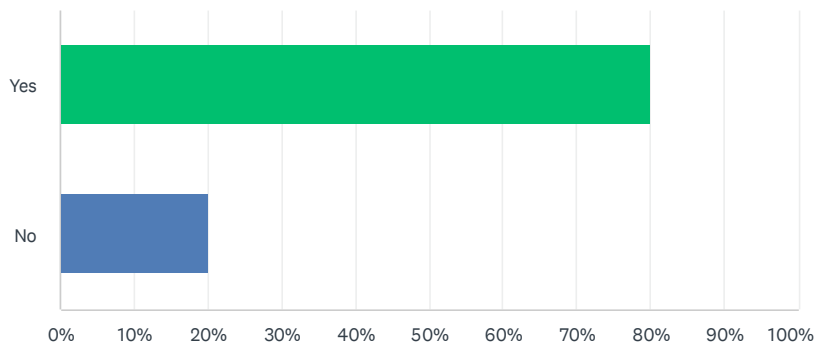
Answered: 8 Skipped: 0



ANSWER CHOICES	RESPONSES	
Audit and Risk Committee Member	50.00%	4
Latrobe City Council Executive management representative (CEO/General Manager)	50.00%	4
TOTAL		8

Q2 If you are a management representative, have you attended more than three meetings in this meeting year?

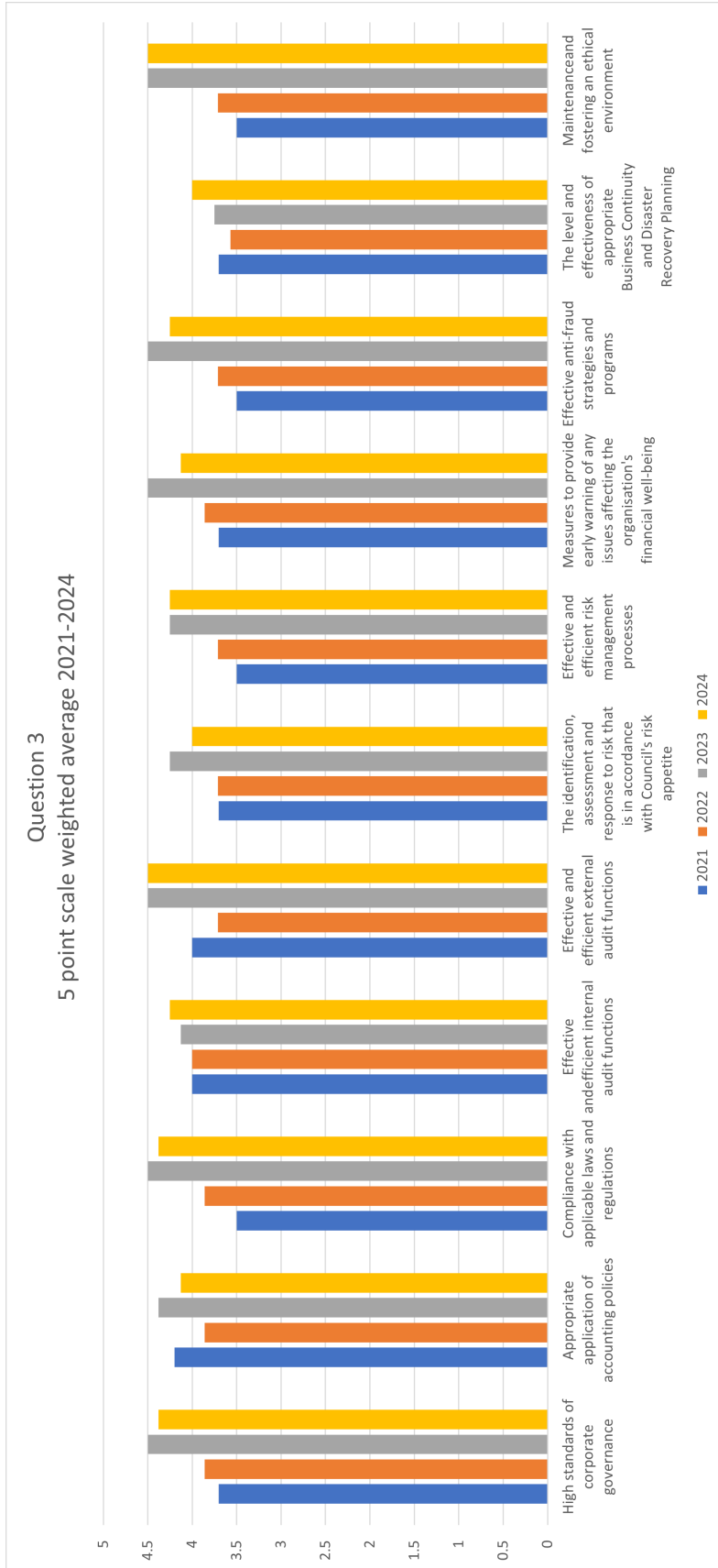
Answered: 5 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	80.00%	4
No	20.00%	1
TOTAL		5

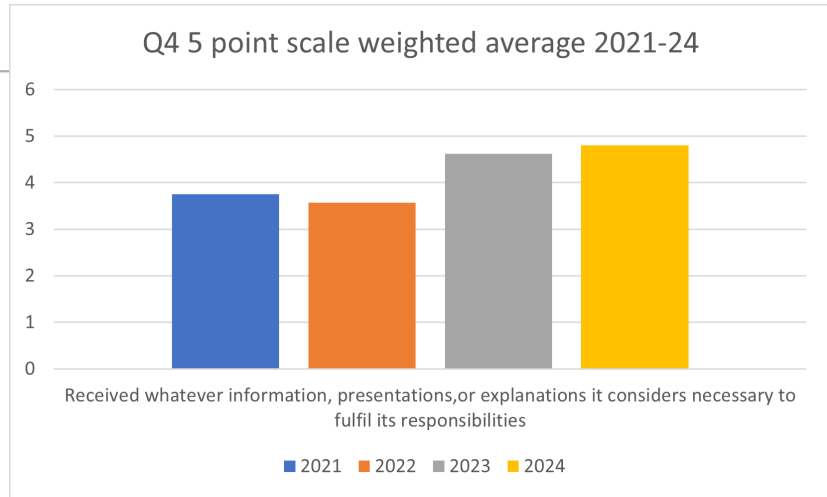
Q3 The Audit and Risk Committee has monitored the systems and activities of Council in ensuring reliable financial reporting and management information

	1 LESS THAN ADEQUATE	2	3 ADEQUATE	4	5 MORE THAN ADEQUATE	TOTAL	WEIGHTED AVERAGE
High standards of corporate governance	0.00% 0	0.00% 0	25.00% 2	12.50% 1	62.50% 5	8	4.38
Appropriate application of accounting policies	0.00% 0	0.00% 0	12.50% 1	62.50% 5	25.00% 2	8	4.13
Compliance with applicable laws and regulations	0.00% 0	0.00% 0	12.50% 1	37.50% 3	50.00% 4	8	4.38
Effective and efficient internal audit functions	0.00% 0	12.50% 1	0.00% 0	37.50% 3	50.00% 4	8	4.25
Effective and efficient external audit functions	0.00% 0	0.00% 0	0.00% 0	50.00% 4	50.00% 4	8	4.50
The identification, assessment and response to risk that is in accordance with Council's risk appetite	0.00% 0	0.00% 0	25.00% 2	50.00% 4	25.00% 2	8	4.00
Effective and efficient risk management processes	0.00% 0	0.00% 0	0.00% 0	75.00% 6	25.00% 2	8	4.25
Measures to provide early warning of any issues affecting the organisation's financial well-being	0.00% 0	0.00% 0	12.50% 1	62.50% 5	25.00% 2	8	4.13
Effective anti-fraud strategies and programs	0.00% 0	0.00% 0	12.50% 1	50.00% 4	37.50% 3	8	4.25
The level and effectiveness of appropriate Business Continuity and Disaster Recovery Planning	0.00% 0	0.00% 0	25.00% 2	50.00% 4	25.00% 2	8	4.00
Maintenance and fostering an ethical environment	0.00% 0	0.00% 0	0.00% 0	50.00% 4	50.00% 4	8	4.50



Q4 The Audit and Risk Committee has:

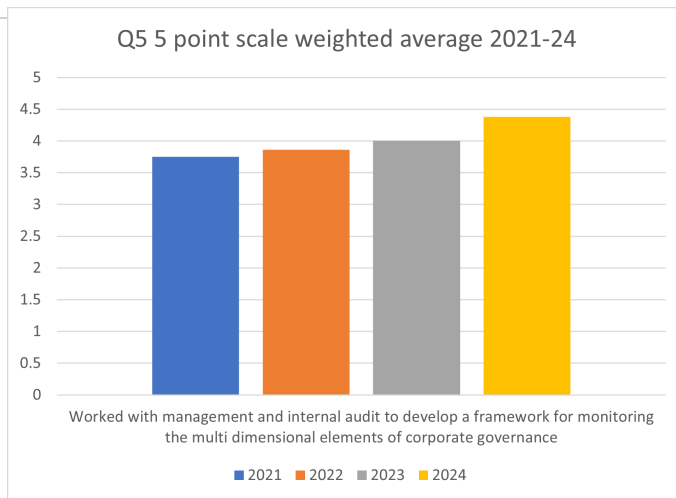
	1 LESS THAN ADEQUATE	2	3 ADEQUATE	4	5 MORE THAN ADEQUATE	TOTAL	WEIGHTED AVERAGE
Received whatever information, presentations, or explanations it considers necessary to fulfil its responsibilities	0.00% 0	0.00% 0	0.00% 0	28.57% 2	71.43% 5	7	4.71



Q5 The Audit and Risk Committee has:

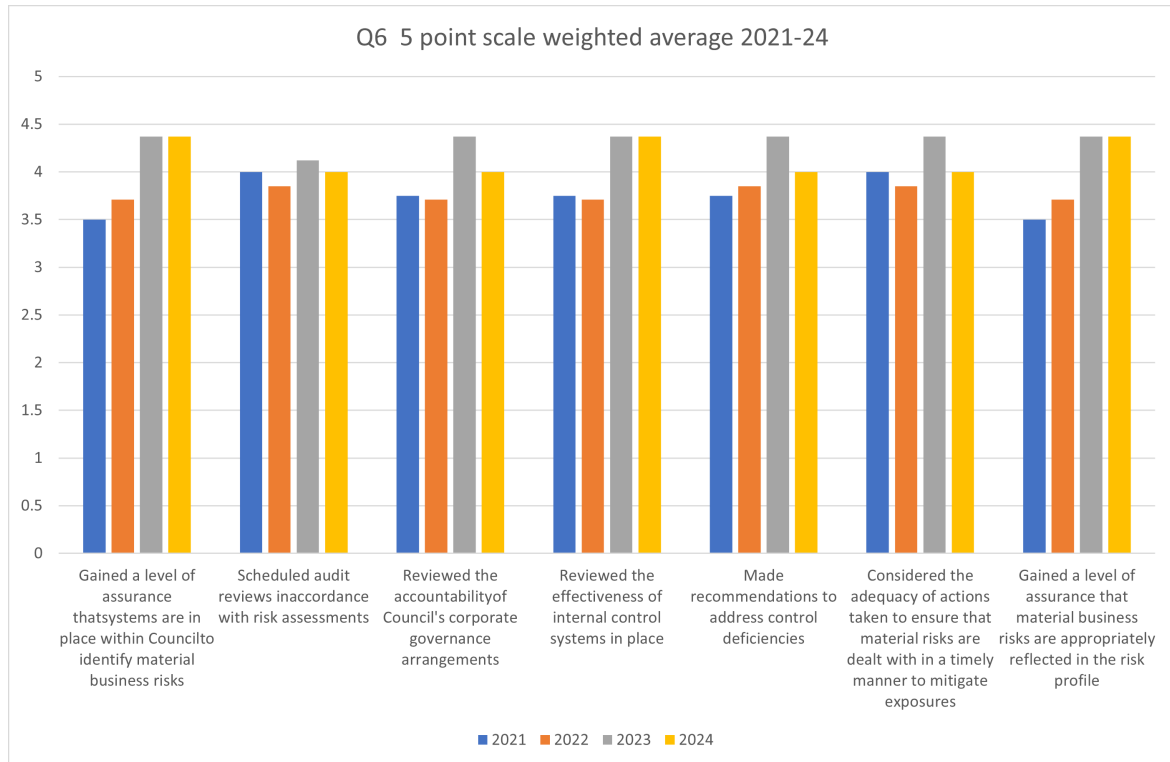
	1 LESS THAN ADEQUATE	2	3 ADEQUATE	4	5 MORE THAN ADEQUATE	TOTAL	WEIGHTED AVERAGE
Worked with management and internal audit to develop a framework for monitoring the multi dimensional elements of corporate governance	0.00% 0	0.00% 0	12.50% 1	37.50% 3	50.00% 4	8	4.38

#	COMMENTS (PLEASE SPECIFY)
1	This is dependent upon risk and the resources available to remediate the risks whilst at the same time providing core services to the community.



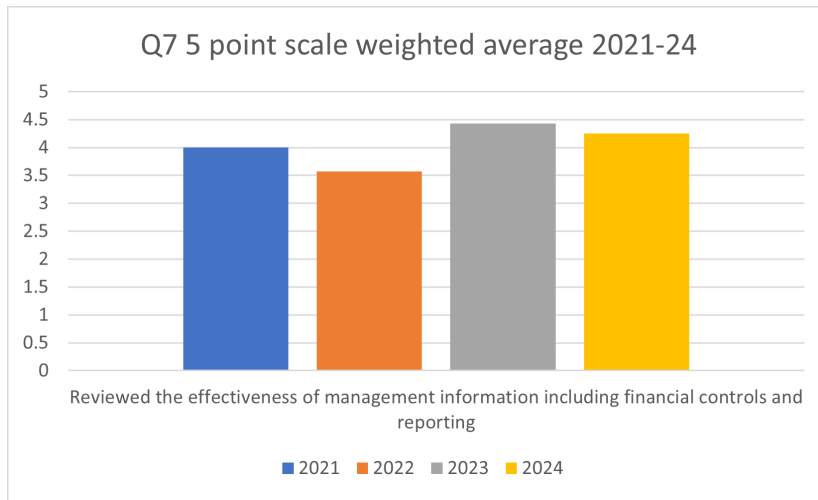
Q6: The Audit and Risk Committee has:

	1 LESS THAN ADEQUATE	2	3 ADEQUATE	4	5 MORE THAN ADEQUATE	TOTAL	WEIGHTED AVERAG
Gained a level of assurance that systems are in place within Council to identify material business risks	0.00% 0	0.00% 0	0.00% 0	62.50% 5	37.50% 3	8	4.37
Scheduled audit reviews in accordance with risk assessments	0.00% 0	0.00% 0	12.50% 1	62.50% 5	25.00% 2	8	4.00
Reviewed the accountability of Council's corporate governance arrangements	0.00% 0	0.00% 0	12.50% 1	75.00% 6	12.50% 1	8	4.00
Reviewed the effectiveness of internal control systems in place	0.00% 0	0.00% 0	0.00% 0	62.50% 5	37.50% 3	8	4.37
Made recommendations to address control deficiencies	0.00% 0	0.00% 0	12.50% 1	62.50% 5	25.00% 2	8	4.00
Considered the adequacy of actions taken to ensure that material risks are dealt with in a timely manner to mitigate exposures	0.00% 0	0.00% 0	12.50% 1	62.50% 5	25.00% 2	8	4.00
Gained a level of assurance that material business risks are appropriately reflected in the risk profile	0.00% 0	0.00% 0	0.00% 0	62.50% 5	37.50% 3	8	4.37



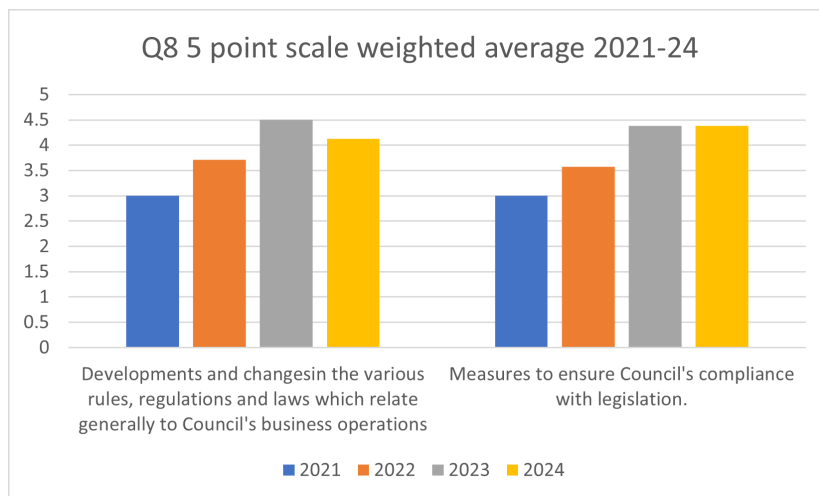
Q7 The Audit and Risk Committee has:

	1 LESS THAN ADEQUATE	2	3 ADEQUATE	4	5 MORE THAN ADEQUATE	TOTAL	WEIGHTED AVERAGE
Reviewed the effectiveness of management information including financial controls and reporting	0.00% 0	0.00% 0	12.50% 1	50.00% 4	37.50% 3	8	4.25



Q8 The Audit and Risk Committee has

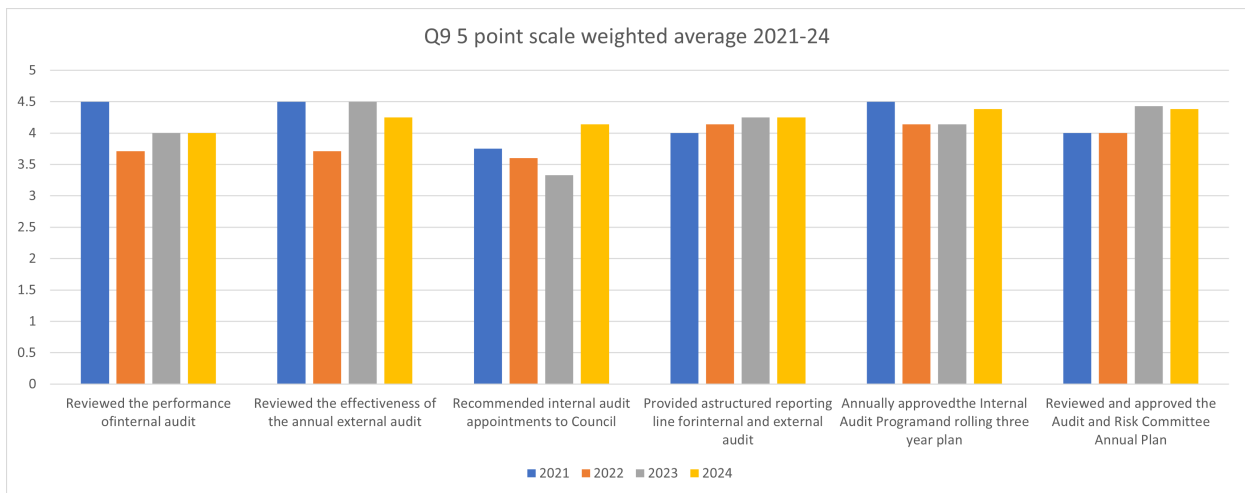
	1 LESS THAN ADEQUATE	2	3 ADEQUATE	4	5 MORE THAN ADEQUATE	TOTAL	WEIGHTED AVERAGE
Developments and changes in the various rules, regulations and laws which relate generally to Council's business operations	0.00% 0	0.00% 0	12.50% 1	62.50% 5	25.00% 2	8	4.13
Measures to ensure Council's compliance with legislation.	0.00% 0	0.00% 0	0.00% 0	62.50% 5	37.50% 3	8	4.38



Q9 The Audit and Risk Committee has

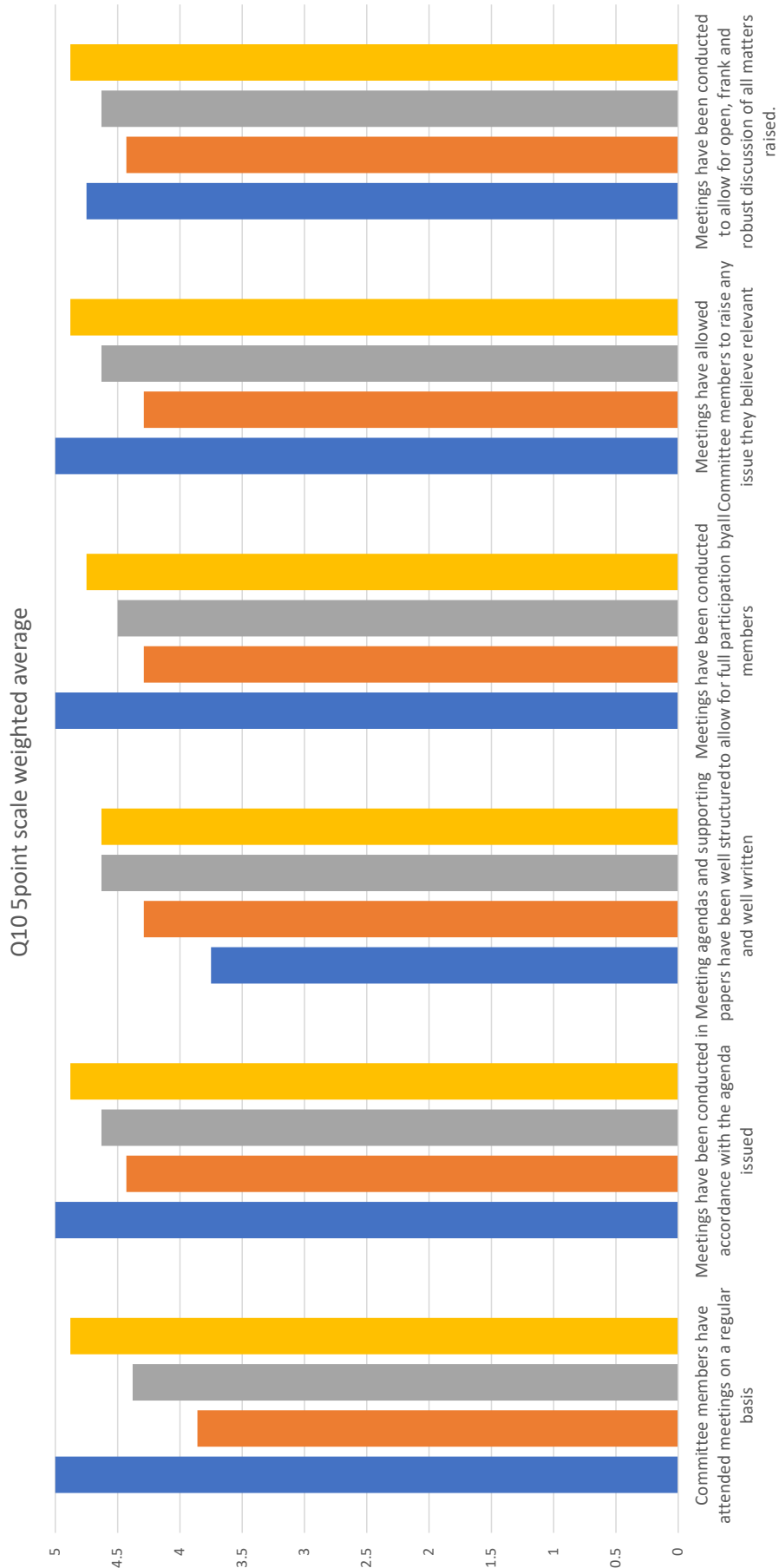
	1 LESS THAN ADEQUATE	2	3 ADEQUATE	4	5 MORE THAN ADEQUATE	TOTAL	WEIGHTED AVERAGE
Committee members have attended meetings on a regular basis	0.00% 0	0.00% 0	0.00% 0	12.50% 1	87.50% 7	8	4.88
Meetings have been conducted in accordance with the agenda issued	0.00% 0	0.00% 0	0.00% 0	12.50% 1	87.50% 7	8	4.88
Meeting agendas and supporting papers have been well structured and well written	0.00% 0	0.00% 0	0.00% 0	37.50% 3	62.50% 5	8	4.63
Meetings have been conducted to allow for full participation by all members	0.00% 0	0.00% 0	0.00% 0	25.00% 2	75.00% 6	8	4.75
Meetings have allowed Committee members to raise any issue they believe relevant	0.00% 0	0.00% 0	0.00% 0	12.50% 1	87.50% 7	8	4.88
Meetings have been conducted to allow for open, frank and robust discussion of all matters raised.	0.00% 0	0.00% 0	0.00% 0	12.50% 1	87.50% 7	8	4.88

#	COMMENTS (PLEASE SPECIFY)
1	There is an engaging culture of openness from the Mgt Team.



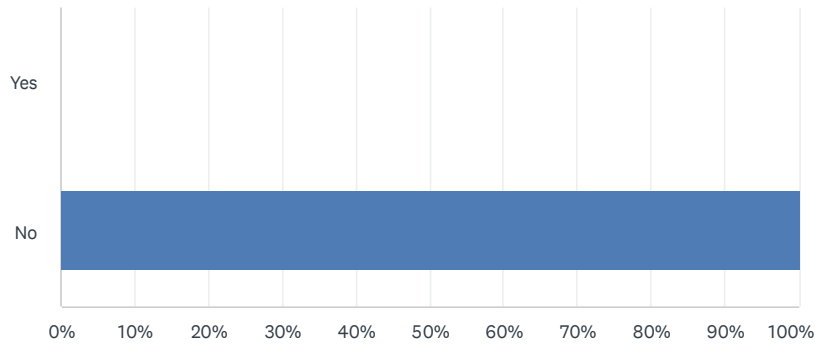
Q10 The Audit and Risk Committee

	1 LESS THAN ADEQUATE	2	3 ADEQUATE	4	5 MORE THAN ADEQUATE	TOTAL	WEIGHTED AVERAGE
Committee members have attended meetings on a regular basis	0.00% 0	0.00% 0	0.00% 0	12.50% 1	87.50% 7	8	4.88
Meetings have been conducted in accordance with the agenda issued	0.00% 0	0.00% 0	0.00% 0	12.50% 1	87.50% 7	8	4.88
Meeting agendas and supporting papers have been well structured and well written	0.00% 0	0.00% 0	0.00% 0	37.50% 3	62.50% 5	8	4.63
Meetings have been conducted to allow for full participation by all members	0.00% 0	0.00% 0	0.00% 0	25.00% 2	75.00% 6	8	4.75
Meetings have allowed Committee members to raise any issue they believe relevant	0.00% 0	0.00% 0	0.00% 0	12.50% 1	87.50% 7	8	4.88
Meetings have been conducted to allow for open, frank and robust discussion of all matters raised.	0.00% 0	0.00% 0	0.00% 0	12.50% 1	87.50% 7	8	4.88
#	COMMENTS (PLEASE SPECIFY)						
1	There is an engaging culture of openness from the Mgt Team.						



Q11 Are there any other matters you believe should be raised as part of this assessment of the performance of the Audit & Risk Committee for this year?

Answered: 8 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	8
TOTAL		8

**MEETING CLOSED TO
THE PUBLIC TO
CONSIDER
CONFIDENTIAL
INFORMATION**

15. MEETING CLOSED TO THE PUBLIC TO CONSIDER CONFIDENTIAL INFORMATION

Section 66 of the *Local Government Act 2020* enables Council to close the meeting to the public to consider *confidential information* as defined in that Act.

Proposed Resolution:

That Council pursuant to section 66(1) and 66(2)(a) of the *Local Government Act 2020* (the Act) close the Council Meeting to the public to consider the following items containing confidential information as defined in section 3(1) of the Act:

15.1 Kosciuszko Street Primary School - Kindergarten on School Site

This item is confidential as it contains Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released (section 3(1)(a)) and private commercial information, being information provided by a business, commercial or financial undertaking that—

- (i) relates to trade secrets; or**
- (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage (section 3(1)(g)).**

These grounds apply as the information in the report relates to contractual matters under negotiation.