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AGENDA

ORDINARY MEETING OF COUNCIL FOR WEDNESDAY 23 AUGUST 2017 TO BE HELD AT COBRAM CIVIC CENTRE COMMENCING AT 5:00 PM

1. CALLING TO ORDER – CEO

RECORDING

Consistent with section 72 of our Meeting Procedures Local Law, Council officers have been authorised to record the public session of this meeting using an audio recording device.

2. PRAYER

Almighty God we humbly ask you to guide our deliberations for the welfare and benefit of the Moira Shire and its people whom we serve.

Amen

3. ACKNOWLEDGEMENT OF COUNTRY

We, the Moira Shire Council, would like to acknowledge the traditional owners of the land upon which we meet and pay our respects to their Elders both past and present.

4. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE

5. DECLARATION UNDER ACTS, REGULATIONS, CODES OR LOCAL LAWS

6. DECLARATION OF ANY INTEREST OR CONFLICT OF INTEREST

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Recommendation: “That the minutes of the Ordinary Council Meeting held on Wednesday, 26 July 2017, as prepared, be confirmed.”

8. COUNCILLOR REPORTS

COUNCILLORS TO PROVIDE VERBAL REPORTS

9.	OFFICER REPORTS FOR DETERMINATION	
9.1	OFFICE OF CEO	
9.1.1	REVIEW OF AUDIT COMMITTEE CHARTER	4
9.2	CORPORATE	
9.2.1	PREPARATION OF 2016/17 ANNUAL REPORT	12
9.2.2	ASSEMBLIES OF COUNCIL	14
9.3	COMMUNITY	
9.3.1	DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY	18
9.3.2	ENVIRONMENTAL UPGRADE AGREEMENTS	50
9.3.3	GOULBURN BROKEN GREENHOUSE ALLIANCE - 2017-2022 MEMBERSHIP	56
9.4	INFRASTRUCTURE	
9.4.1	ADOPTION OF PLANNING SCHEME AMENDMENT C77	66
9.4.2	DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM	181
9.4.3	PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT - HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA	381
9.4.4	NAMING OF PRESCOTTS ROAD, YARRAWONGA SOUTH	399
9.4.5	PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE	406
9.4.6	NAMING OF PATHWAY BETWEEN GRAY STREET AND SHOWGROUNDS FOOTBRIDGE, NUMURKAH	436
9.4.7	HUMBERSTONE STREET SPECIAL CHARGE SCHEME	443
10.	ACTION OFFICERS LIST	
10.1	ACTION OFFICERS' LIST	447
11.	NOTICES OF MOTION	
11.1	VCAT'S RULING ON THE ACSO ALCOHOL AND DRUG REHABILITATION CENTRE AT BROOKFIELD	448
12.	PETITIONS AND JOINT LETTERS	
12.1	PETITION CLOSURE OF COBRAM VISITOR INFORMATION CENTRE PROPOSAL	
		449

13. COUNCIL SEAL	
NIL	
14. GENERAL BUSINESS	451
15. QUESTIONS FROM PUBLIC GALLERY	452
16. MEETING ADJOURNMENT	453
17. CONFIDENTIAL BUSINESS	
18. URGENT GENERAL CONFIDENTIAL BUSINESS	
19. CLOSE OF MEETING	

FILE NO: F13/765
4. A WELL RUN COUNCIL

ITEM NO: 9.1.1

REVIEW OF AUDIT COMMITTEE CHARTER

RECOMMENDATION

That Council adopt the amended Audit Committee Charter.

1. Executive Summary

Created by Council in accordance with Section 139 of the Local Government Act 1989, the Audit Committee is an advisory committee whose role is to report to Council and provide appropriate advice and recommendations on matters relevant to its Charter.

The Audit Committee Charter was last adopted by Moira Shire Council on 24 August 2015. It is appropriate to conduct a periodical review of the Charter to ensure that the document suits Council's needs and remains compliant with the "Audit Committees Guide to Good Practice for Audit Committees.

A minor amendment of the current audit charter has been made having regard to ensuring meetings have a quorum.

2. Background and Options

The Audit Committee is an independent advisory Committee to Council. The primary objective of the Audit Committee is to assist Council in the effective conduct of its responsibilities in regard to financial reporting, management of risk, maintaining reliable systems of internal control and facilitating the organisation's ethical development.

To ensure meetings have a quorum it is proposed to amend clause **2 Memberships** to read:

Membership

- 2.1 The Audit Committee will comprise a minimum of four members – two Councillors, nominated by Council, and a minimum of two and a maximum of three external independent members, with the Chairperson having a casting vote. Where a meeting of the committee is unable to form a quorum the Mayor and or CEO may nominate an alternate Councillor as a substitute member. All members shall have full voting rights.
- 2.2 The Mayor of the Moira Shire Council will be an ex-officio member of the Audit Committee but shall not have voting rights. Where a meeting of the committee is unable to form a quorum the Mayor may substitute for a member with full voting rights.
- 2.13 A quorum will be a majority of the Committee membership. Members may attend meetings in person, by telephone or by video conference or equivalent.

This will allow Council flexibility to ensure that programmed audit committee meetings will always have a quorum should nominated members be unavailable to attend.

3. Financial Implications

The implementation of the recommended changes will have no additional financial implications for Council.

FILE NO: F13/765
4. A WELL RUN COUNCIL

ITEM NO: 9.1.1

REVIEW OF AUDIT COMMITTEE CHARTER (cont'd)

4. Risk Management

The Audit Committee is a critical component of Council's overall risk management framework and is required under the LGA. In order to ensure the Audit Committee continues to effectively operate in accordance with the LGA and the Guidelines, a review of the Charter is appropriate.

5. Internal and External Consultation

Internal consultation has been undertaken with Council's Corporate Management Team and the Audit Committee.

6. Regional Context

There are no issues of regional significance.

7. Council Plan Strategy

A well run Council.

8. Legislative / Policy Implications

The Audit Committee is an advisory committee of Council, created under Section 139 of the Local Government Act 1989.

9. Environmental Impact

There are no identified Environmental risks associated with this report.

10. Conflict of Interest Considerations

There are no officer conflict of interest issues to consider within this report.

11. Conclusion

A minor amendment of the current audit charter has been made having regard to ensuring meetings have a quorum.

Attachments

- 1 1 Moira Shire Council Audit Committee - Charter - Review 2017

FILE NO: F13/765
4. A WELL RUN COUNCIL

ITEM NO: 9.1.1

REVIEW OF AUDIT COMMITTEE CHARTER (cont'd)

ATTACHMENT No [1] - 1 Moira Shire Council Audit Committee - Charter - Review 2017



Moira Shire Council

Audit Committee Charter

Adopted by Moira Shire Council <insert date>



FILE NO: F13/765
4. A WELL RUN COUNCIL

ITEM NO: 9.1.1

REVIEW OF AUDIT COMMITTEE CHARTER (cont'd)

ATTACHMENT No [1] - 1 Moira Shire Council Audit Committee - Charter - Review 2017

Moira Shire Council Audit Committee Charter



PART 1 - CHARTER

The Audit Committee is an independent advisory Committee to Council. The primary objective of the Audit Committee is to assist Council in the effective conduct of its responsibilities for financial reporting, management of risk, maintaining a reliable system of internal controls and facilitating the organisation's ethical development.

The Audit Committee is established to assist the co-ordination of relevant activities of management, the internal audit function and the external auditor to facilitate achieving overall organisational objectives in an efficient and effective manner. As part of Council's governance obligations to its community, Council has constituted an Audit Committee to facilitate:

Objectives

- the enhancement of the credibility and objectivity of internal and external financial reporting;
- effective management of financial and other risks and the protection of Council assets;
- compliance with laws and regulations as well as use of best practice guidelines;
- the effectiveness of the internal audit function;
- the provision of an effective means of communication between the external auditor, internal audit, management and the Council.

PART 2 - TERMS OF REFERENCE

1. General

- 1.1. The Audit Committee is an advisory committee of Council as set out in Section 139 of the Local Government Act 1989. The Audit Committee does not have executive powers or authority to implement actions in areas over which management has responsibility and does not have any delegated financial responsibility. The Audit Committee does not have any management functions and is therefore independent of management.
- 1.2. The Committee's role is to report to Council and provide appropriate advice and recommendations on matters relevant to its Charter in order to facilitate decision making by Council in relation to the discharge of its responsibilities.

2. Membership

- 2.1. The Audit Committee will comprise a minimum of four members – two Councillors, nominated by Council, and a minimum of two and a maximum of three external independent members, with the Chairperson having a casting vote. Council may nominate an alternative member to substitute for either Councillor. Where a meeting of the committee is unable to form a quorum the Mayor and or CEO may nominate

D15/38787

1

FILE NO: F13/765
4. A WELL RUN COUNCIL

ITEM NO: 9.1.1

REVIEW OF AUDIT COMMITTEE CHARTER (cont'd)

ATTACHMENT No [1] - 1 Moira Shire Council Audit Committee - Charter - Review 2017

Moira Shire Council Audit Committee Charter



- an alternate councillor as a substitute member. All members shall have full voting rights.
- 2.2. The Mayor of the Moira Shire Council will be an ex-officio member of the Audit Committee but shall not have voting rights. Where a meeting of the committee is unable to form a quorum the Mayor may substitute for a councillor-member with full voting rights.
 - 2.3. External independent persons will have senior business experience, be a qualified accountant or have significant financial management/reporting knowledge and experience, and be conversant with the Local Government financial and other reporting requirements. The evaluation of potential members will be undertaken by the Mayor and Chief Executive Officer taking account of the experience of candidates and their likely ability to apply appropriate analytical and strategic management skills, and a recommendation for appointment put to Council.
 - 2.4. Appointments of external persons shall be made by Council by way of a public advertisement and be for a maximum term of three years. The terms of the appointment should be arranged to ensure an orderly rotation and continuity of membership despite changes to Council's elected representatives.
 - 2.5. The consecutive service of external members shall be limited to two, three year terms. Having served two consecutive three year terms, external members may serve additional terms provided a period of not less than three years has elapsed since their last term. Subject to this Charter, there is no restriction to the total number of terms an external member may serve.
 - 2.6. Notwithstanding anything in this Charter to the contrary, the term of an external member may be extended by a majority vote of the Audit Committee for up to 1 year to enable the objectives of clause 2.4 to be achieved. If a term of an external member is extended under these provisions the extension period shall be added to the existing term and considered as part of that term. For calculation purposes, a term shall include any period of time served regardless of whether it is more or less than 3 years.
 - 2.7. If the Council proposes to remove a member of the Committee, it must give written notice to the member of its intention to do so and provide that member with the opportunity to be heard at a Council meeting which is open to the public, if that member so requests.
 - 2.8. In addition, the Council may remove a member of the committee if he/she fails to attend three (3) consecutive meetings without leave of the Committee by resolution duly passed, or on the recommendation of the Committee.
 - 2.9. Remuneration will be paid to each independent member of the Committee at a rate determined by Council.
 - 2.10. The Chairperson shall be appointed annually from the external members of the Committee by the Audit Committee for a term of one year. The appointment of the Chairperson is subject to Council's approval.

D15/38787

2

FILE NO: F13/765
4. A WELL RUN COUNCIL

ITEM NO: 9.1.1

REVIEW OF AUDIT COMMITTEE CHARTER (cont'd)

ATTACHMENT No [1] - 1 Moira Shire Council Audit Committee - Charter - Review 2017

Moira Shire Council Audit Committee Charter



- 2.11. A member appointed as Chairperson shall be entitled to serve as Chairperson for multiple terms provided that no more than two terms shall be served consecutively.
- 2.12. In the absence of the appointed Chairperson from a meeting, the meeting will appoint an acting Chairperson from the external members present.
- 2.13. A quorum will be a majority of the Committee membership, ~~comprising at least equal representation of internal and external members.~~ Members may attend meetings in person, by telephone or by video conference or equivalent.
- 2.14. The General Manager - Corporate and internal auditor (whether a member of staff or contractor) should attend all meetings. Other members of Council or Council staff may be invited to attend at the discretion of the Committee to advise and provide information when required.
- 2.15. Representatives of the external auditor should be invited to attend at the discretion of the Committee but **must** attend meetings considering the draft annual financial report and results of the external audit.
- 2.16. Council shall provide secretarial and administrative support to the Committee.

3. Meetings

- 3.1. The Committee shall meet at least quarterly. A schedule of meetings will be developed and agreed to by the members. As an indicative guide, meetings would be arranged to coincide with relevant Council reporting deadlines, for example in June to coincide with the approval of Council Plans, business plans and budgets and in August to coincide with the finalisation of the financial statements and the draft annual report to the Minister.
- 3.2. Additional meetings shall be convened at the discretion of the Chairperson, the General Manager - Corporate or at the written request of any member of the Committee, internal or external auditor.
- 3.3. The Audit Committee, without the presence of the Council management, shall meet with the Internal and External Auditors at least annually.

4. Reporting

- 4.1. The Audit Committee shall after every meeting forward the minutes of that meeting to the next ordinary meeting of the Council, including a report explaining any specific recommendations and key outcomes.
- 4.2. The Committee shall report annually to the Council summarising the activities of the Committee during the previous financial year.
- 4.3. The Committee shall annually conduct evaluation of the satisfaction of the internal audit function and report to Council.

FILE NO: F13/765
4. A WELL RUN COUNCIL

ITEM NO: 9.1.1

REVIEW OF AUDIT COMMITTEE CHARTER (cont'd)

ATTACHMENT No [1] - 1 Moira Shire Council Audit Committee - Charter - Review 2017

Moira Shire Council Audit Committee Charter



- 4.4. The committee shall conduct an annual evaluation of the Audit Committee's performance and report to Council.
- 4.5. The Committee shall conduct an annual review and assessment of the adequacy of the Charter and request Council approval for proposed changes.

5. Duties and Responsibilities

- 5.3. The following are the duties and responsibilities of the Audit Committee in pursuing its Charter:
 - 5.3.1. To review the scope of the internal audit plan and programme and the effectiveness of the function. This review should consider whether, over a period of years the internal audit plan systematically addresses:
 - internal controls over significant areas of risk, including non-financial management control systems;
 - internal controls over revenue, expenditure, assets and liability processes;
 - the efficiency, effectiveness and economy of significant Council programmes; and
 - compliance with regulations, policies, best practice guidelines, instructions and contractual arrangements.
 - 5.3.2. Review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or Chief Executive Officer.
 - 5.3.3. Review the level of resources allocated to internal audit and the scope of its authority.
 - 5.3.4. Review reports of internal audit and the extent to which Council and management react to matters raised by internal audit, by monitoring the implementation of recommendations made by internal audit.
 - 5.3.5. Facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programmes.
 - 5.3.6. Critically analyse and follow up any internal or external audit report that raises significant issues relating to risk management, internal control, financial reporting and other accountability or governance issues, and any other matters relevant under the Committee's terms of reference. Review management's response to, and actions taken as a result of the issues raised.
 - 5.3.7. Monitor the risk exposure of Council by determining if management has appropriate risk management processes and adequate management information systems.

FILE NO: F13/765
4. A WELL RUN COUNCIL

ITEM NO: 9.1.1

REVIEW OF AUDIT COMMITTEE CHARTER (cont'd)

ATTACHMENT No [1] - 1 Moira Shire Council Audit Committee - Charter - Review 2017

Moira Shire Council Audit Committee Charter



5.3.8. Monitor ethical standards and related party transactions by determining whether the systems of control are adequate.

5.3.9. Review Council's draft annual financial report, focusing on:

- accounting policies and practices;
- changes to accounting policies and practices;
- the process used in making significant accounting estimates;
- significant adjustments to the financial report (if any) arising from the audit process;
- compliance with accounting standards and other reporting requirements;
- significant variances from prior years.

5.3.10. Recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the financial report is signed.

5.3.11. Discuss with the external auditor the scope of the audit and the planning of the audit.

5.3.12. Discuss with the external auditor issues arising from the audit, including any management letter issued by the auditor and the resolution of such matters.

5.3.13. Review tendering arrangements and advise Council.

5.3.14. Review the annual performance statement and recommend its adoption to Council.

5.3.15. Review issues relating to Council's Business Continuity Plan, Information Technology Disaster Plan, National Competition Policy, financial reporting by Council business units and comparative performance indicators.

5.4. The Audit Committee, through the Chief Executive Officer and following authorisation from the Council, and within the scope of its responsibilities, may seek information or obtain expert advice on matters of concern.

6. Review

6. This Charter shall be reviewed at least every 2 years.

FILE NO: F17/987
4. A WELL RUN COUNCIL

ITEM NO: 9.2.1

PREPARATION OF 2016/17 ANNUAL REPORT

RECOMMENDATION

That Council:

1. Provide in principal approval to the 2016/17 performance statement and financial statements
2. Authorise Mayor Councillor Gary Cleveland and Deputy Mayor Councillor Marie Martin to certify the 2016/17 Financial Statements and Performance Statement.
3. Authorise forwarding of the Annual Report, including the certified and audited Financial Statements and Performance Statement, to the Minister in accordance with the requirements of the Local Government Act 1989.

1. Executive Summary

This report seeks Council's

- in principle approval of the audited Financial Statement and Performance Statement, and
- authorization for two Councillors to certify the Financial and Performance statements in their final form after any changes recommended or agreed to by the auditor have been made.

These steps must occur prior to providing the audited Statements to the Victorian Auditor-General. Following receipt of VAGO's Independent Auditor's Reports, the Statements and Reports will be included in Council's 2016/17 Annual Report that will be submitted to the Minister and then to Council for noting at the September Council Meeting.

2. Background and Options

The process of preparing Council's Annual Report is described in the Local Government Act 1989 S132 and the Local Government (Planning and Reporting) Regulations 2014.

The process requires Council to

- provide in principal approval of the statements prior to Council submitting the statements to the Victorian Auditor General Office (VAGO).
- authorise two councillors to certify the final audited statements.
- submit the annual report to the Minister by 30 September 2017.

In principal approval

Council's in principal approval of the 2016/17 Financial Statements, Performance Statement and Annual Report is sought on the basis that the reports have been prepared in accordance with the following requirements and guidance

- the Local Government Act 1989,
- Local Government (Planning And Reporting) Regulations 2014 and
- better practice guides and model report formats provided by Department of Environment, Land, Water and Planning.

The Financial Statements and Performance Statement are currently being audited by the Auditor-General's agent and Council's external auditor, Crowe-Howarth Australasia. The auditor findings may recommend amendments to the statements. The final version of the statements will be reviewed by Council's audit committee and certified by the authorised Councillors prior to submitting the Annual Report to the Minister.

FILE NO: F17/987
4. A WELL RUN COUNCIL

ITEM NO: 9.2.1

PREPARATION OF 2016/17 ANNUAL REPORT (cont'd)

The Financial Statements have been provided to Council under separate cover.

Certification by two councillors

The Act does not allow the auditor to sign the audit report until the statements in their final form after any changes recommended or agreed to by the auditor have been made have been certified by two authorised Councillors.

This report proposes the Mayor and Deputy Mayor be authorised by Council for the purposes of this requirement.

The certified Statements will be forwarded to the Auditor-General and then included in the Annual Report for noting by Council at its September Council Meeting.

3. Financial Implications

Nil

4. Risk Management

The timely in principal approval and certification by authorised Councillors will enable Council to meet the Annual Reporting timelines.

5. Legislative / Policy Implications

This report addresses obligations described in the Local Government Act 1989 and specifically Section 132.

6. Conflict of Interest Considerations

There are no conflict of interest considerations for officers involved in the preparation of this report.

7. Conclusion

The report recommendation ensures Council's preparation of its Annual Report, including the certified and audited Financial Statements and Performance Statement complies with the requirements described in the Local Government Act 1989.

Attachments

Nil

FILE NO: F13/503
4. A WELL RUN COUNCIL

ITEM NO: 9.2.2

ASSEMBLIES OF COUNCIL

RECOMMENDATION

That Council receive and note the attached Records of Assembly of Councillors.

1. Executive Summary

This report details the Assembly of Councillors for July 2017 and is prepared in accordance with the requirements of the Local Government Act (the Act) 1989 section 80A.

2. Background and Options

This report fulfills Council's legislative obligation to report the matters considered and whether a conflict of interest disclosure was made by a Councillor at

- A meeting of an advisory committee where at least one Councilor is present; or
- A meeting, briefing or other activity where at least half of the Council and a member of Council staff are present; and
- Where the matters considered may be subject to a decision of Council or exercise of a function, duty or power of the Council that has been delegated to a person or committee.

Meeting	Present at meeting	Matters discussed	Declaration of Interest(s)
Council Briefing – 12 July 2017	<p>Councillors: Gary Cleveland Kevin Bourke Peter Mansfield Libro Mustica Peter Lawless</p> <p>Staff: Acting Chief Executive Officer, Andrew Close General Manager Corporate, Simon Rennie Manager Governance and Communication, Linda Nieuwenhuizen Manager Commercial Services, Bruce Berg von Lindhe Manager Community, Georgia Hills Acting Manager Economic Development, Frank Malcolm</p>	<ul style="list-style-type: none"> • Community Strengthening Grants Policy • Yarrowonga Drainage • Barmah Working Group • Customer Satisfaction Survey • The Northern Victoria Firewood & Home Heating project • Goulburn Valley Waste Resource Recovery Group • Goulburn Broken Greenhouse Alliance memberships • Yarrowonga-Mulwala Bridge Plebiscite • Draft agenda review 	Nil

**FILE NO: F13/503
4. A WELL RUN COUNCIL**

ITEM NO: 9.2.2

ASSEMBLIES OF COUNCIL (cont'd)

Meeting	Present at meeting	Matters discussed	Declaration of Interest(s)
Meeting with Hon Wendy Lovell - 20 July 2017	<p>Councillors: Gary Cleveland Peter Mansfield Libro Mustica Wendy Buck Ed Cox</p> <p>Staff: Acting Chief Executive Officer, Andrew Close Executive Assistant Mayor & Councillors, Bobby Brook</p>	<ul style="list-style-type: none"> • Barmah Caravan Park • Numurkah Flood Study • Yarrowonga Bridge • State Government Population Policy 	Nil
Citizenship Ceremony – 20 July 2017	<p>Councillors: Gary Cleveland Peter Mansfield Libro Mustica Wendy Buck Ed Cox</p> <p>Staff: Executive Assistant Mayor & Councillors, Bobby Brook Corporate Events Officer, Bellamee Russo Arts Culture Officer, Marilyn Gourley</p>	<ul style="list-style-type: none"> • Citizenship Ceremony 	Nil
Murray Darling Association Region 2 Meeting – 24 July 2017	<p>Councillors: Gary Cleveland Peter Mansfield Kevin Bourke Ed Cox Marie Martin</p> <p>Staff: General Manager Community, Sally Rice Executive Assistant Mayor & Councillors, Bobby Brook,</p>	<ul style="list-style-type: none"> • Murray Darling Basin Plan • Wentworth Group of concerned Scientists • Goulburn Murray Irrigation District • Murray Darling Association conference 	Nil

FILE NO: F13/503
4. A WELL RUN COUNCIL

ITEM NO: 9.2.2

ASSEMBLIES OF COUNCIL (cont'd)

Meeting	Present at meeting	Matters discussed	Declaration of Interest(s)
Council Briefing – 26 July 2017	<p>Councillors: Gary Cleveland Marie Martin Wendy Buck John Beitzel Ed Cox Libro Mustica Pater Lawless Peter Mansfield</p> <p>Staff: Chief Executive Officer, Mark Henderson General Manager Infrastructure, Andrew Close General Manager Community, Sally Rice General Manager Corporate, Simon Rennie Manager Governance and Communication, Linda Nieuwenhuizen</p>	<ul style="list-style-type: none"> • Barmah Caravan Park • Agenda review 	Nil
CEO Performance Review 28 July 2017	<p>Councillors: John Beitzel Wendy Buck Gary Cleveland Peter Lawless Peter Mansfield Libro Mustica</p> <p>Staff: Mark Henderson</p>	<ul style="list-style-type: none"> • CEO Performance Review 	Nil

3. Financial Implications

There are no financial implications with this report.

4. Risk Management

Risk is mitigated by responsible officers recording assemblies of Council when they occur.

5. Internal and External Consultation

The community are able to access written records of assemblies of Councillors via the Council minutes.

There are no internal consultations associated with this report.

6. Regional Context

All Victorian Councils have statutory obligations under section 80A of the Local Government act 1989 (the Act) to record assemblies of Councils.

FILE NO: F13/503
4. A WELL RUN COUNCIL

ITEM NO: 9.2.2

ASSEMBLIES OF COUNCIL (cont'd)

7. Council Plan Strategy

The proposal under consideration in the report supports Council Plan Strategy No. 4 - Well Run Council.

8. Legislative / Policy Implications

Inclusion of the records of Assembly of Councillors in the Council agenda, and incorporation into the Minutes ensures Council meets its statutory obligations under section 80A of the Local Government act 1989 (the Act).

9. Environmental Implications

There are no environmental implications with this report.

10. Conflict of Interest Considerations

There are no council officer conflict of interest issues to consider within this report.

11. Conclusion

The Assembly of Councillors records incorporated into this report are a true and accurate record of all assemblies of Councillors reported during July 2017.

Attachments

Nil

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY

RECOMMENDATION

That Council endorse the draft Municipal Wellbeing for all ages Strategy for public comment and feedback from 4 – 22 September 2017.

1. Executive Summary

In accordance with Victorian Public Health and Wellbeing Act 2008 all Victorian Councils are required to develop a plan or strategy that addresses health and wellbeing concerns in the municipality within 12 months of the Council elections.

The attached draft Municipal Wellbeing for All Ages Strategy aims to meet these requirements and address health and wellbeing concerns and priorities in the community. The draft strategy has been developed using the following themes and goals:

- **Active and Healthy Lifestyle**
Moirra residents will have access to the resources and support required to live an active and healthy lifestyle.
- **Safe and Connected Communities**
Moirra Shire will be a safe place to live. Individuals will feel safe in their community and be connected to those around them
- **A Thriving Economy**
Moirra's economy will continue to diversify and grow to attract new investment and generate employment opportunities
- **Sustainable Environments**
Moirra's community will work together for an environmentally sustainable future.

These goals are consistent with the recently adopted Council plan and link to the priority areas of the Victorian Public Health and Wellbeing plan.

This report seeks approval from Council to release the draft Strategy for further public comment from 4 – 22 September 2017.

2. Background and Options

The draft strategy is a legislated strategic document for Council, therefore actively seeking feedback from all levels of management, Council, community and stakeholders is critical. In a municipality as large as Moirra there are many issues to consider.

In order to reach as many people as possible a variety of methods will be used during the consultation time frame. These include:

- interviews with Councillors;
- printed copies of the draft and survey will be available at Customer Service points and each of the local libraries;
- the draft strategy and survey will be available on our website;
- media release issued advertising the consultation period;
- sharing of the documents via social media and email to various networks; and
- targeted engagement with specific stakeholders, particularly those listed as partners.

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

3. Financial Implications

The development and implementation of the strategy is supported with an annual budget allocation of \$15,000.00. Other departmental budgets will contribute to specific objectives and actions within the strategy.

4. Risk Management

The Victorian Public Health Act 2008 requires Council's to consult with key stakeholder and community in regard to the development of the health and wellbeing strategy. Releasing the completed draft for public comment meets this requirement. Following up with further consultation after the initial survey ensures we have heard what the community has told us and mitigates the risk of stakeholders and community feeling like they have not been listened to.

5. Internal and External Consultation

During June 2017 a survey was available for stakeholders and community members to complete. The Team Leader Community Services also met with local Community Health services to discuss their priorities. 105 survey responses were received during a three week period. The responses were exported and analysed to determine the areas of concern and priority for respondents. The survey was also circulated to all staff and discussions were held with Building and Planning, Operations, Environment and Sustainability and Economic Development. In response to this feedback the draft strategy has been updated.

Pending Council approval, further feedback will be sought from 4 – 22 September 2017. This will provide an opportunity for the community and stakeholders to consider the draft document and provide feedback regarding further inclusions or items that have been missed via a short survey (attached). The Team Leader Community Services will invite Councillors to participate in an interview to provide feedback on the strategy.

6. Regional Context

Across the region many local councils face similar challenges in regard to health and wellbeing issues, particularly around physical activity, fruit and vegetable consumption and obesity. Through partnerships and work with the Goulburn Valley Primary Care Partnership there is an opportunity to develop shared initiatives and improve health and wellbeing outcomes across the region.

7. Council Plan Strategy

The draft Municipal Wellbeing for All Ages Strategy is reflective of many strategies within the Council Plan. However within the strategy "A great place to live" there is a specific action in regard to developing the wellbeing strategy.

8. Legislative / Policy Implications

The Victorian Public Health and Wellbeing Act 2008 requires that all Council's develop a document that addresses health and wellbeing matters every four years, it is also a recommendation of this Act that the document be consistent with the Council Plan and the Municipal Strategic Statement.

9. Environmental Impact

The draft strategy and its actions are reflective of environmental sustainability considerations and consistent with the recently adopted Environment Sustainability Strategy.

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

10. Conflict of Interest Considerations

There is no officer conflict of interest in relation to this report

11. Conclusion

The draft Municipal Wellbeing for All Ages Strategy is an important document for Council and the community. Engaging and consulting with the community and stakeholders is an important step in the process. Therefore it is recommended that Council approve the strategy to be released for public comment and feedback from 4 – 22 September 2017.

Attachments

- 1 Draft Municipal Wellbeing for All Ages Strategy
- 2 Municipal Wellbeing for All Ages Strategy Survey September 2017

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

DRAFT MUNICIPAL WELLBEING FOR ALL AGES
STRATEGY
2017-2021



FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Table of Contents

Executive Summary	3
Definitions of Key Terms	4
Moirra at a glance	5
Background	6
What is Council's role in health and wellbeing?	6
Environments and social determinants of health	7
Summary Health and Wellbeing Profile	9
What the community told us about health and wellbeing in Moira.	9
How our strategy was developed	10
Active and Healthy Lifestyle	11
Active and Healthy Lifestyle	12
Safe and Connected Communities	13
Safe and Connected Communities	14
A Thriving Economy	15
Environmental Sustainability	16
Appendix One – Our Health and Wellbeing profile	17
Appendix Two – Key partners and organisational context	23
Appendix Three – Community consultation responses	24

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Executive Summary

The Moira Shire Municipal Wellbeing for All Ages Strategy 2017-2021 aims to provide Council and the community with a clear and strategic planning approach that integrates planning for health and wellbeing across all stages of life. The World Health Organisation (WHO) definition of health suggests that health is a continuum, and extends the notion of health to include states of positive wellbeing. Health is "a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity".

The Victorian Public Health and Wellbeing Act 2008 requires that all Councils develop a document that addresses health and wellbeing matters every four years. It is also a recommendation of the Act that the document be consistent with the Council Plan and the Municipal Strategic Statement. This 'whole of council' approach reflects the importance the Municipal Wellbeing for All Ages Strategy will have in supporting the strategic directions of the municipality and makes health and wellbeing a central focus for local government.

Throughout 2017 community members and stakeholders have been consulted on a range of health and wellbeing issues to determine local priority areas. A thorough analysis of state and local data was conducted to gain an understanding of the health and wellbeing of our residents. This information combined with local surveys told us the following:

- In the past four years our smoking rates have decreased but are still higher than the state average
- The majority of our community are not as physically active as we should be
- Our residents are concerned with the mental health of young people in our community
- Our residents are concerned by the lack of access to services locally particularly in regard to mental health
- Obesity is becoming a serious health issue in our community
- Our immunisation rates remain well above state averages
- Our community is ageing and the number of older people living in our community will increase rapidly in the next 15 years.

This information was used to develop the themes and goals of the strategy, these are:

- **Active and Healthy Lifestyle**
Moira residents will have access to the resources and support required to live an active and healthy lifestyle.
- **Safe and Connected Communities**
Moira Shire will be a safe place to live. Individuals will feel safe in their community and be connected to those around them
- **A Thriving Economy**
Moira's economy will continue to diversify and grow to attract new investment and generate employment opportunities
- **Sustainable Environments**
Moira's community will work together for an environmentally sustainable future.

Working with local partners is critical to the success of the strategy, as well as the ongoing review and evaluation of actions. The successful implementation of actions within each of these themes will improve health and wellbeing across the Shire for resident of all ages.

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Definitions of Key Terms

CALD	Culturally and Linguistically Diverse
CMA	Catchment Management Authority
DAC	Disability Advisory Committee
DET	Department of Education and Training
DEPI	Department of Environment and Primary Industries
DHHS	Department of Health and Human Services
DSE	Department of Sustainability and the Environment
ESL	English as a Second Language
ESS	Environmental Sustainability Strategy 2017 - 2021
HACC	Home and Community Care
MAV	Municipal Association of Victoria
M&CH	Maternal and Child Health
MSC	Moira Shire Council
MSCSC	Moira Shire Community Safety Committee
Moira ACE	Moira Adult and Community Education network
GVPCP	Goulburn Valley Primary Care Partnership
U3A	University of the Third Age
WHO	World Health Organisation

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

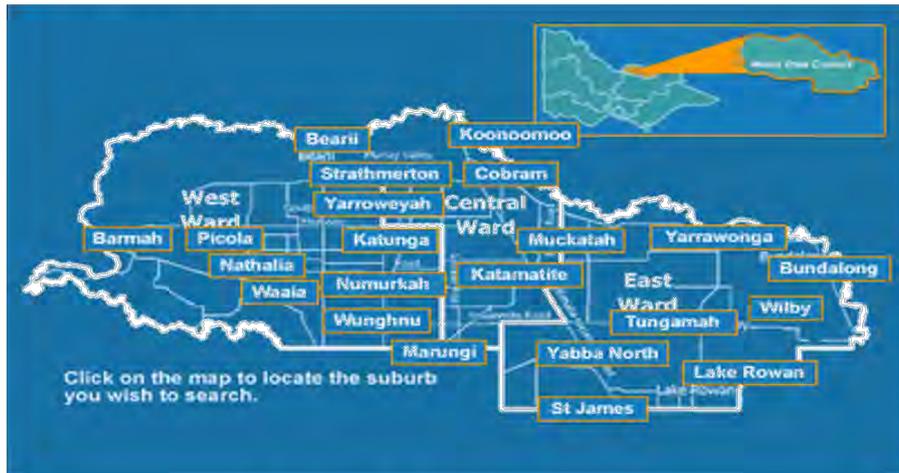
ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Moira at a glance

Moira Shire is located on the southern banks of the Murray River, bordering New South Wales. The Shire covers an area of 4045 square kilometres and includes the major towns of Cobram, Numurkah, Yarrawonga and Nathalia and a host of smaller towns which are supported by a diverse agricultural base.



Overview of Moira Statistics				
Total Population: 29 112 (2016 Census)				
Population			Demographics	
Age	Number	%	49.9% male	50.1% female
0-14	5131	17.6	1.7% identify as Aboriginal or Torres Strait Islander	81.7% of people in Moira were born in Australia. The Victorian average is 64.9%
15-24	3089	10.6%	71.7% both parents born in Australia	12.2% both parents born overseas
25-44	5619	19.3%	87.9% speak only English at home	Italian, Arabic Punjabi, Mandarin and Filipino most common non – English languages
45-64	7992	27.5%	\$	Median Weekly Incomes
65+	7279	25%		Personal: Moira \$524 Victoria \$644 Family: Moira: \$1283 Victoria \$1715 Household: Moira \$104 Victoria \$419
Moira Median Age 47				
Victorian Median Age 37				

Agricultural land use accounts for approximately 71% of the total land area, currently divided equally between irrigated and dry-land production. Tourism is the seventh largest contributor to economic output in the municipality generating an estimated \$90 million for the local community, including approximately 510 jobs, or about 5.6% of Moira Shire's workforce.

The Moira community is serviced by local hospitals in each of the major towns along with a wide range of visiting medical and allied health service providers. As a result health services are an important sector within the local community.

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Background

The Municipal Wellbeing for All Ages Strategy 2017-2021 is an important document for Council and the community. Leading healthier lives and improving health and wellbeing is everyone's responsibility. The strategy is informed by the Moira Shire Council Plan and will inform the development and implementation of a number of key documents as indicated by the examples in the diagram below.



What is Council's role in health and wellbeing?

All Victorian Councils are required under the Victorian Public Health and Wellbeing Act 2008 to develop a plan that addresses the health and wellbeing needs and issues in their municipality. In addition to this there are a number of other areas where Council is either legislated to be expected to provide services or activities. There are many other areas where Council works with a range of partners and stakeholder to support, develop and/or implement a variety of health and wellbeing programs. Some examples of each are highlighted below.

Legislated activities

- Adherence to the regulations associated with the Health Act, Tobacco Reform, the Food Act and the Food Standard Code. This includes the work of the Environmental Health officers in monitoring food businesses and establishments across the Shire.
- Monitoring and responding to outbreaks of pandemics or infectious disease in the community.
- Responding to emergencies in accordance with Victoria's emergency management arrangements, Moira Shire is responsible for managing and coordinating municipal resources for responding to and recovering from emergencies.
- Develop and implement our Municipal Emergency Management Plan.
- Provision of waste services to the community.
- Provision and administration of permits.

Other Council activities

- Monitoring and planning for the effects of our changing climate. Documents such as the Environmental Sustainability Strategy and Planning for Reduced Water Availability and Climate outline Council's position and inform policy and decision making.
- Provision of Maternal and Child Health Services and Immunisation for all infants and children within Moira Shire.
- Supporting a variety of community groups to provide recreation and social connection opportunities across the Shire.
- Supporting the local economy by working with local businesses and industry.

6

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

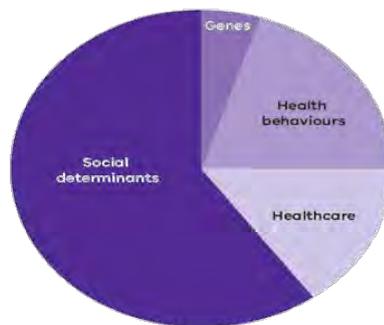
Environments and social determinants of health

Research indicates that much of an individual's health status is reliant on a number of factors; often described as the determinants of health. The social, built, natural and economic environments all contribute to an individuals and the community's health. The strategy is reflective of these four environments that are critical to achieving good health and wellbeing.



What are the determinants of health?

Health is determined by a complex interaction between genetic inheritance, health behaviours, access to quality health care, and the social determinants of health. The 2011 Australian Burden of Disease Study showed that 31 % of the burden of disease is attributable to a range of lifestyle risk factors (health behaviours of individuals) such as smoking, overeating, and physical inactivity (Australian Institute of Health and Welfare 2016). The figure below illustrates that it is the social determinants that have the greatest impact on our health.



FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

What are the 'social' determinants of health?

The World Health Organization defines the social determinants of health as 'the conditions, in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life. These forces and systems include economic policies and systems, development agendas, social norms, social policies and political systems' (WHO 2012).

Social determinants include but are not limited to:

- socioeconomic status
- education
- housing
- transportation
- food security
- psychosocial risk factors
- the social environment
- social support networks
- community and civic engagement
- social and civic trust
- the physical environment.

Social determinants such as socioeconomic status are well understood to have significant impacts on an individual's health status; the lower the socioeconomic status the worse the health status (Marmot 1999).

What does this mean for our Municipal Wellbeing for All Ages Strategy 2017-2021?

The *Public Health and Wellbeing Act 2008* (the Act) requires all Council's to include an examination of data about health status and health determinants in the municipal district when developing municipal plans for health and wellbeing matters. Considering the social determinants of health is a critical component of this process.

The Socio Economic Indexes for Areas (SEIFA) provides data on the level of socio-economic advantage or disadvantage within a community, the lower the index score the more disadvantaged a community is. Data from the 2011 Census indicates that Moira has a SEIFA score of 936, which places Moira has the 10th most disadvantaged local government area in the state of Victoria and 167th in Australia.

As previously outlined the more disadvantaged a community is the more significant and complex the issues surrounding achieving good health and wellbeing can be. Therefore it is important to have a thorough understanding of local health and wellbeing data for the Shire.

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Summary Health and Wellbeing Profile

The following information provides an overview of the health and wellbeing profile of the municipality. A detailed health profile can be found in Appendix One.

A detailed examination of local and state data, combined with community consultation as told us the following:

- Generally we are satisfied with the lives we lead and are content with our achievements.
- We make some great choices for our children in their early years, with high immunisation rates and attendance at Maternal and Child Health Key Age and Stage visits.
- Over the past four years our breastfeeding statistics have increased to be comparable with the state average.
- Leading an active and healthy lifestyle is a challenge across the municipality. This presents an opportunity for further community education and collaborative partnerships to implement new programs and ideas.
- Interventions regarding smoking prevention have been successful with an almost 40% reduction in smoking rates across the Shire. Further work in this area is required to bring our current smoking rate in line with the state average.
- Further support is needed to ensure our young people remain mentally healthy and have access to the support and services they need locally.
- Perception of safety has decreased over the last four years and incidents of violence are increasing in our community. This provides an opportunity for increased partnerships to implement actions from the Community Safety Strategy to address these issues in our community.
- Early intervention to support our children and youth remains important. Ongoing partnerships and programs will increase capacity to support children and young people.
- Our population is ageing and our municipality continues to be attractive as a great community to retire to. It is projected that by 2031 36% of Moira's population will be aged over 65.

What the community told us about health and wellbeing in Moira.

Stakeholder and community members were surveyed to gain an understanding of their health and wellbeing priorities. There were 105 responses to the survey over a three week period. Mental health for young people and access to services to support young people received a large number of responses; another area of concern was availability of General Practitioners (GPs). The information collected from the surveys was exceptionally useful in creating objectives and actions for the strategy. Further detail regarding community responses can be found in Appendix Three.

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

How our strategy was developed

The Municipal Wellbeing for All Ages Strategy 2017 - 2021 was developed using data and information from the health and wellbeing profile and the community and stakeholder surveys. Community members, health and community services were all invited to be involved in the process. Digital and paper based surveys were distributed to a wide range of stakeholders and community members to assist in gathering local information in regard to health and wellbeing priorities and concerns. Our previous Municipal Public Health and Wellbeing Plan was evaluated along with other relevant documents to ensure a thorough understanding of the status of current work and actions.

From this information areas of strength and opportunity were identified and goals and objectives were formulated to ensure focus was directed specifically in to these areas

The strategy was developed using the following themes:

- Active and Healthy Lifestyle
- Safe and Connected Communities
- A Thriving Economy
- Environmental Sustainability

Within each theme there is a goal, objectives and example actions of the work that will be done. The following table summarises the key focus area of each theme:



FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Active and Healthy Lifestyle

Goal: Moira residents will have access to the resources and support required to live an active and healthy lifestyle.

Maintaining an active and healthy lifestyle is paramount to achieving and sustaining a good sense of overall health and wellbeing. The health and wellbeing profile demonstrates that many residents of Moira do not meet recommendations therefore this increases the importance of this area of the strategy. Further education regarding physical activity and making healthy choices will assist our residents in improving their physical health and wellbeing.

Objectives:

Moira Shire Council will:

- Work with local partners to develop a strategic approach to addressing the increase in obesity rates across the Shire
- Implement sustainable recreational events and activities to increase incidental exercise
- Lead by example in regards to health and wellbeing initiatives for employees
- Continue to work with our partners develop local options to support families of young children
- Investigate and implement actions from the Recreation Strategy in order to increase opportunities for physical activity and recreation
- Comply with Tobacco Act 1987 and the Tobacco Amendment Bill 2016
- Maintain above state average immunisation rates
- Provide community health programs including mosquito monitoring and environmental health services
- Continue to work with our partners to on agreed local priorities and to improve health literacy and education in regards to general health and wellbeing
- Ensure accessibility, inclusion and age-friendliness are considered in all decision making
- Continue to plan for age specific cohorts of our community

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Active and Healthy Lifestyle

Example Actions:

These are examples, not a complete list; of some the actions that will be undertaken to support the achievement of the objectives

- ❖ Support the roll out of community – based approach to primary prevention of childhood obesity in Numurkah and other major towns across the Shire.
- ❖ Increase access to tap water by installing more water fountains in public spaces and ensuring free water stations are available at all events
- ❖ Use events such as Walk to School to create new lasting initiatives in the community through work with local partners
- ❖ Include healthy catering consideration's in events grant funding guidelines
- ❖ Investigate programs such as the Achievement Program to be implemented internally to promote a healthy lifestyle within the workplace
- ❖ Develop Aquatic Strategy
- ❖ Implement programs to educate staff and broader community regarding smoking; including new smoking laws and smoke free dining
- ❖ Continue the provision of immunisation services for infants and secondary students across the Shire
- ❖ Continue to monitor all food businesses across the Shire for compliance with Food Act 1984
- ❖ Assist the University of Melbourne to conduct the CrossRoads2 study
- ❖ Actively participate and contribute to relevant GVPCP and local networks and initiatives
- ❖ Continue to consult with the Disability Advisory Committee regarding the development of community projects
- ❖ Develop and implement an Active Ageing Action Plan in conjunction with WHO Age – Friendly Communities
- ❖ Develop and implement an Early Years Action Plan to focus on early years specific issues, including breastfeeding and early literacy.

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Safe and Connected Communities

Goal: Moira Shire will be a safe place to live. Individuals will feel safe in their community and be connected to those around them.

Having strong social connections with friends, family and the wider community is an essential ingredient for a productive and fulfilling life. In order to connect with the community around them the safety or perception of safety, of an individual is a very important consideration. Given that our health and wellbeing profile demonstrates that the perception of safety has declined in recent years it is important that this is addressed.

Objectives:

Moira Shire Council will:

- Continue to work with the Preventing Family and Gender Violence sub-committee to identify local priorities of action
- Lead by example and support federal and state government initiatives that aim to address family and gender violence
- Ensure new developments and refurbishments of public facilities and areas are safe and female friendly
- Continue to work with key partners to develop and implement social connection opportunities to foster a socially inclusive community
- Continue to work with the Local Safety Committee to improve community safety across the municipality
- Advocate for additional mental health services across the Shire
- Play an important role in educating the community to respond to mental health concerns
- Continue to work with key local partners to plan for education and awareness within the community on issues regarding drug and alcohol use
- Continue to work closely with local schools and the Department of Education and Training to ensure quality education and vocation pathways are available for secondary students
- Continue to work with our partners through the Municipal Emergency Management Planning Committee to plan for and respond to emergencies across the municipality

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Safe and Connected Communities

Example Actions:

These are examples, not a complete list; of some the actions that will be undertaken to support the achievement of the objectives

- ❖ Implement local actions to raise awareness in the community through events such as White Ribbon Day
- ❖ Support the implementation of the Respectful Relationships program across early childhood and school settings.
- ❖ Use existing audits to identify any safety issues and prioritise works where issues are identified
- ❖ Investigate appropriate programs and accreditation in regard to family and gender violence
- ❖ Remain active participants in the Act- Belong-Commit social inclusion and mental health campaign through event branding and sharing campaign messages
- ❖ Implement actions from Community Safety Strategy
- ❖ Work with local health services and schools to identify where gaps are in mental health provision and develop an advocacy plan for further services
- ❖ Work with key local partners to deliver community education sessions regarding mental health and mental wellness
- ❖ Identify other opportunities for community education regarding drug and alcohol use
- ❖ Develop and implement a Youth Action Plan to focus on youth specific issues; including mental health, drug and alcohol issues, school attendance and access to services
- ❖ Implement actions from the Municipal Emergency Management Plan

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

A Thriving Economy

Goal: Moira's economy will continue to diversify and grow to attract new investment and generate employment opportunities.

The economy of a community impacts on a community's sense of health and wellbeing in many ways. Having opportunities for employment, having enough money to participate in life, and having access to quality, affordable goods and services locally all impact on our general health and wellbeing. Access to further education locally is also an area of need within Moira Shire.

Objectives

Moira Shire Council will:

- Support existing and new business to prosper and grow
- Advocate for accessible training and education opportunities to boost employment prospects and skills across the Shire
- Advocate for and support the upgrade of infrastructure such as gas, water, power, telecommunications, road and rail to provide the community the opportunity to start and grow business within the Shire.
- Continue to develop and promote Moira as a tourism destination

Example Actions

These are examples, not a complete list; of some the actions that will be undertaken to support the achievement of the objectives

- ❖ Develop and implement a new economic development plan
- ❖ In partnership with local agencies develop a shire-wide training plan to understand work force needs and identify gaps
- ❖ Lobby Government and engage with potential private investors to source the capital to grow investment and jobs within the Shire
- ❖ Work with local tourism partners to promote the region and annual events and festivals

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Environmental Sustainability

Goal: Moira's community will work together for an environmentally sustainable future.

Moira Shire Council recognises that the wellbeing of our community is linked to that of our natural environment. Therefore Council is dedicated to managing all natural environmental assets by not only preserving, but also enhancing, their ecological functions.

Objectives (from ESS 2017-2021)

Moira Shire Council will:

- Lead by example and support the community in transitioning to environmental sustainability
- Implement the Environmental Sustainability Strategy to provide an easily shared guide for Council to work towards long-term goals for environmental sustainability
- Strive to be a leader in environmental sustainability decision making and activities
- Play an important role in informing, educating and raising awareness in the community in regards to environmental sustainability
- Continue to work with key partners to inform, educate and raise awareness in the community to work towards an environmentally sustainable future
- Lead by example in responding and adapting to climate change

Example Actions (from ESS 2017 - 2021):

These are examples, not a complete list; of some the actions that will be undertaken to support the achievement of the objectives

- ❖ Work with schools to implement environmental sustainability projects.
- ❖ Work with the community to develop ecotourism opportunities such as bike trails, walking paths and other recreational pursuits, highlighting significant environmental features
- ❖ Review and update the "Preparing for Climate Change in the Moira Shire – Adaptation Plan"

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Appendix One – Our Health and Wellbeing profile

Victorian and local data has been examined and analysed to develop an overall picture of the health and wellbeing of Moira residents.

The VicHealth Indicator Survey 2015 reports that respondents from Moira scored their general wellbeing 79.1 out of 100; this is similar to the Victorian average of 77.3. Overall rating of life satisfaction was also comparative to the Victorian average of 7.8 with Moira respondents reporting an average of 7.9 out of 10.

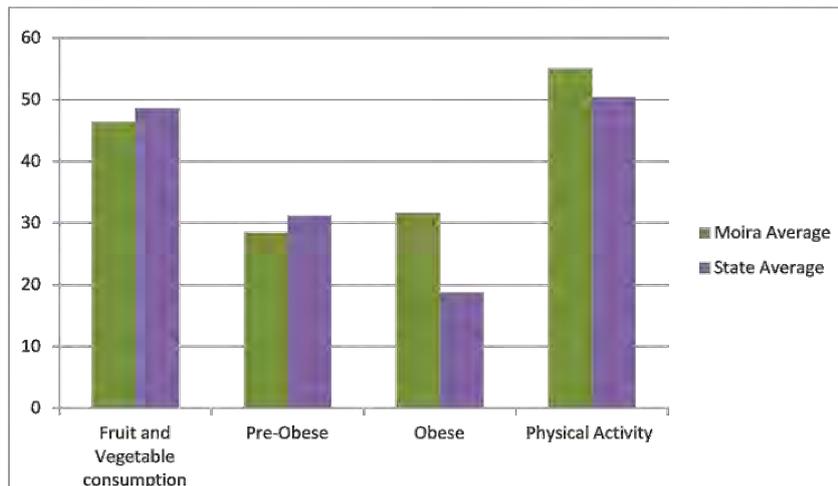
To ensure consistency with the Victorian Public Health and Wellbeing Plan 2015-2019 the action areas within the "Promoting health and wellbeing" section are referenced here with localised data and priority areas.

Healthier Eating and Active Living

A balanced and nutritious diet is central to the promotion of health and wellbeing. The 2014 Victorian Population Health Survey reports that 46.4% of Moira residents did not meet the recommended fruit and vegetable consumption guidelines each day, this is comparative to the Victorian average of 48.6%.

Over the last 20 years adult obesity in Victoria has increased by 40%. The 2014 Victorian Population Health Survey reports that 31.2% of Victorian adults are classified as pre-obese according to their BMI and a further 18.8% are classified as obese according to their BMI. The same data reports that 28.5% of adults in Moira are classified as pre-obese and 31.7% are classified as obese according to their BMI. This indicates there is a demonstrated need to significant work in this area to positively impact the health of our residents.

It is recommended that adults undertake 150 minutes or more of moderate intensity physical activity or 75 minutes or more of vigorous physical activity on at least two days per week of physical activity each week. On average 55% of adults in Moira do not meet this recommendation. This information provides strong evidence for Council to investigate options to increase opportunities for our residents to participate in physical activity across the Shire.



FILE NO: F13/152
1. A GREAT PLACE TO LIVE

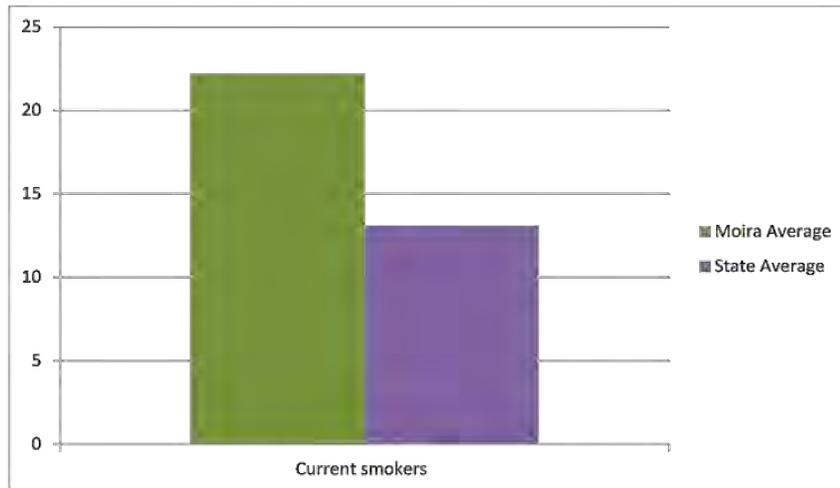
ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Tobacco Free living

The 2014 Victorian Population Health survey reports that between 2003 and 2014 the number of people smoking has declined by almost 40%. However in the same survey reports that 22.2% of the population of Moira Shire are current smokers, this is significantly higher than the Victorian average of 13.1%.



Reducing harmful alcohol and drug use

Alcohol and drug use remains an issue across the nation. In the 2014 Victorian Population Health Survey it was reported that 59% of Victorians were at increased lifetime risk of alcohol – related harm. The VicHealth Indicators Survey 2015 results identified that 27.9% were identified as being at risk of short – term harm due to alcohol consumption. This is comparative to similar Victorian data, indicating there remains a demand for significant work to be done in this area to educate and minimise harm within our communities.

Victoria Police figures show Moira reported a drug usage and possession offences of 1.9%, which was identical to the Victorian figure and lower than the Hume region figure of 2.2%. Police arrests and ambulance data across Victoria indicate that the use of 'ice' is quickly increasing.

Data from the 2013 Victorian Population Health Profile showed that the rate of drug usage and possession offences per 1000 of population in Moira was 3, compared with the Victorian rate of 3.4 and the Hume rate of 3.9. Moira was ranked 31 out of the 79 LGAs.

Improving mental health

Around 4.5 million adult Australians (nearly 20% of the population) experience mental illness each year. More than 45% of the adult population will have a mental illness at some point in their lives.

The 2014 Victorian Population Health Profile reports that 11.8% of Moira residents reported a high to very high degree of psychological distress, compared with the Victorian rate of 12.6% and the Hume average of 12.9%.

The Dropping off the Edge report released in 2015 revealed the rate of psychiatric admissions per 1000 of population aged 18 years and over (ranking in the state out of 667 localities – 1 most disadvantaged, 667 most advantaged) for Moira is:

- Nathalia (postcode 3638) – 225;
- Numurkah (postcode 3636) – 230;
- Yarrawonga (postcode 3730) – 188; and

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

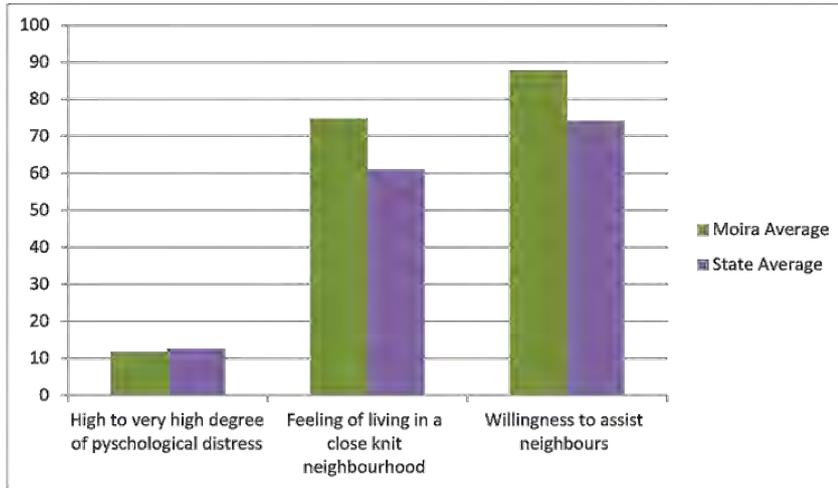
ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

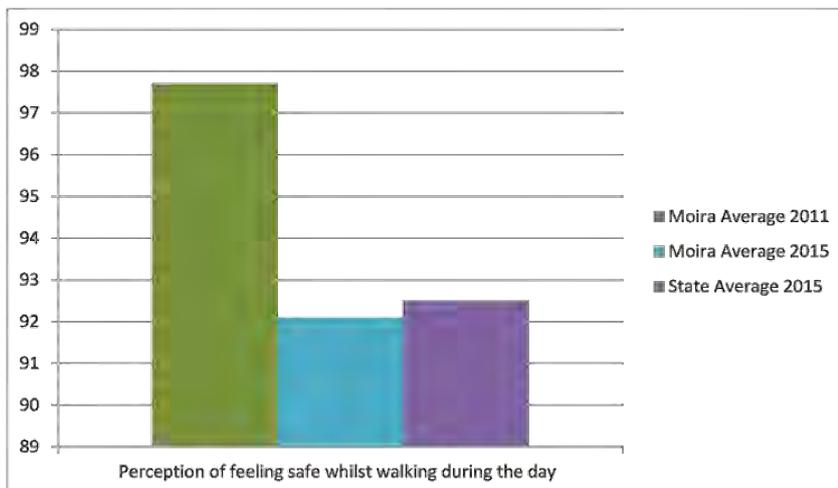
- Cobram (postcode 3644) – 247.

The 2015 VicHealth Indicator Survey reported that 74.8% of residents who participated in the survey felt they lived in a close-knit neighbourhood and 87.9% felt people within their neighbourhood were willing to help each other out. These figures are well above the Victorian average.



Preventing Violence and Injury

The 2015 VicHealth Indicator Survey reported that 92.1% Moira residents agreed that they felt safe walking alone during the day, which is similar to the Victorian estimate 92.5%. However the perception of safety when walking alone during the day for Moira residents has decreased significantly over time: 2011 = 97.7%, 2015 = 92.1%.



FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Road safety is an ongoing challenge across the state; Council's Community Safety Strategy reports that in 2014 there were 52 accidents within the Shire that resulted in the death of four individuals and 77 others sustaining injuries.

Victoria Police (Crime Statistics Agency, Family Incident Reports) report that on average one in 10 call outs are in response to violence in the home; generally towards women. There were 368 Family incidents recorded in Moira Shire by Victoria Police between July 2011 to June 2016, which is an increase of 16.5% from 2015-16 and 51% in the last five years.

Intimate partner violence alone contributes 9% to the disease burden in Victorian women aged 15-44 years, making it the largest known contributor to the preventable disease burden in this group (VicHealth 2004). Women who have been exposed to violence have a greater risk of developing a range of health problems, including stress, anxiety, depression, pain syndromes, phobias and somatic and medical symptoms (World Health Organization 2000).

Oral Health

Dental Health Services Victoria has developed health profiles for local governments in Victoria; these profiles compare how the municipality compares with the Victorian average in regard to oral health. 40% of Moira's children, aged 5 or under, who attended a public dental service have at least one missing, filled or decayed baby or adult tooth.

Over 90% of adults who attended a public dental service have at least one missing, filled or decayed adult tooth. The profile also highlights the modifiable health risk behaviours of adults; these include current smoking, use of alcohol, not meeting fruit and vegetable guidelines and daily consumption of sugar sweetened drinks. Moira is above the state average in all of these areas. This demonstrates the need for further work and education to undertaken in this area.

Our children

According to the Maternal and Child Health Services Annual Report 2014-15 41% of infants at 6 months were either fully or partially breastfed; this is comparable with the Victorian average of 49.6%. The Australian Immunisation Register reports that our overall immunisation rates for children aged 0-5 is 94.38%.

The 2015 Australian Early Development Census surveyed all children who commenced school for the first time in Moira Shire. The survey collects basic demographic data regarding such as sex, country of birth, language spoken at home etc. as well as surveying readiness for school and developmental status across the following developmental domains:

- Physical health and wellbeing
- Social competence
- Emotional maturity
- Language and cognitive skills (school-based)
- Communication skills and general knowledge.

In each of the above children are categorised as either developmentally on track, developmentally at risk or developmentally vulnerable. The data collected in 2015 indicated that there has been a significant decrease in children who are developmentally on track in all of the domains except communication skills and general knowledge. This data also reported that often children developmentally at risk or vulnerable in more than one area.

Research indicates that early intervention and support for families can have positive impacts for all children. This data provides sound evidence that there is an ongoing need to maintain partnerships between Maternal and Child Health, early years' service providers and education settings.

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Our youth

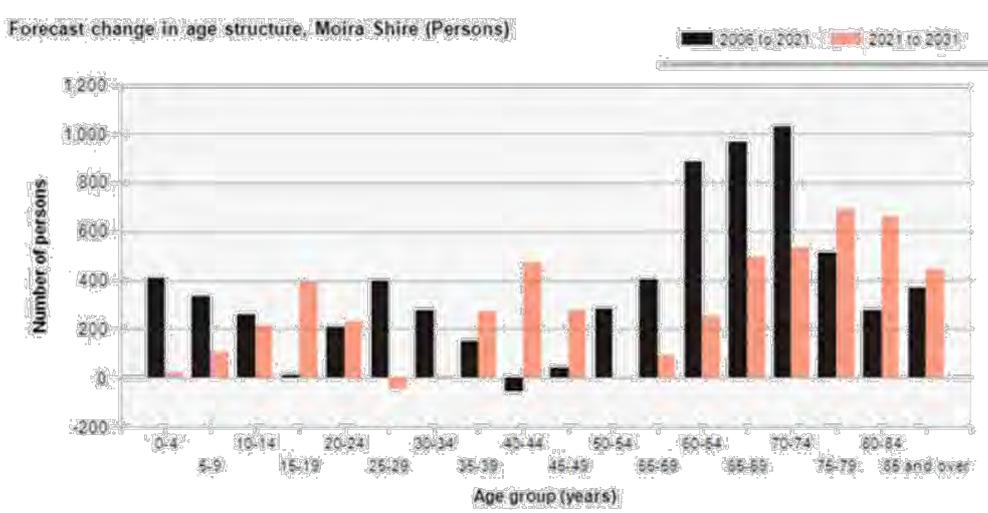
Mission Australia completed a Youth Survey in 2016 with 21,846 respondents throughout Australia. The top personal concerns for youth were stress, school and body image. The top three national issues were alcohol and drugs, discrimination and equity and mental health.

The Victorian Department of Education (DET) 2016 data indicates that the average VCE ENTER score for the four state secondary colleges is 24.9 compared with the state average of 27.6. The same data also indicated that on 36.5% of students attending state secondary colleges are absent for more than 20 day per years which is significantly higher than similar sized metro secondary colleges.

DET also survey students in state secondary schools in years seven to nine to determine the level of student distress, this data then assists in ranking schools on a percentile scale. The percentile is influenced by the number of students who have expressed strong feelings at either end of the continuum. In this ranking a low percentile score is not a positive score; in 2016 two of the four state secondary colleges received a percentile ranking of below 10. This data provides valuable information in regards to our youth and areas of importance.

Our older people

Based on 2016 census data 11,511 of the population are aged over 55, this equates to 35.6% of the total population. The average for regional Victoria is 39.5%. It is estimated that this figure will only increase in time, the below diagram demonstrates the significant estimated increase in population of residents aged over 55 years in to the future.



According to The Hume Region Population Ageing Profile, compiled by the Department of Health, Moira Shire has the third highest percentage (20.92% of total population) of people aged over 65. It is projected that by 2031 this percentage will increase 36%. This trend is likely to lead to an increased demand for the provision of a range of housing and community services. This information and projection will assist Council in developing plans for the future to ensure liveability for all stages of life.

Life expectancy, preventable hospital admissions and avoidable mortality

The average life expectancy for females is 84 years and 76 years for men. Female life expectancy is comparable with Victorian average; however male life expectancy in Moira is lower than the Victorian average of 80 years.

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

The Victorian Health Information Surveillance System data from 2015 states that the top three preventable hospital admissions for residents in Moira were:

- Cellulitis
- Chronic obstructive pulmonary disease
- Iron Deficiency anaemia

From the same statistics the top three causes of avoidable death for people aged 30 – 69 were:

- Cancer
- Cardiovascular diseases
- Respiratory diseases

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Appendix Two – Key partners and organisational context

Our partners

The success of any strategy is not reliant on one party or organisation. To be successful in effecting change and improvement in regards to health and wellbeing it is important to have the commitment and involvement of a range of partners. This strategy relies on the involvement of the following partners:

- Local health services
- GVPCP
- Moira Health Promotion Collaborative
- Primary and Secondary Schools
- Department of Education and Training
- Department of Health and Human Services
- Moira ACE
- Local business and commerce chambers

Other important documents to consider

Moira Shire Council has a number of documents and strategies that have relevance to the development and implementation of the Municipal Wellbeing for All Ages Strategy. These include:

- Moira Shire Council Plan 2017-2021
- Recreation Strategy 2016 - 2026
- Disability Access and Inclusion Plan 2017 – 2021
- Environmental Sustainability Strategy 2017 - 2021
- Community Safety Strategy 2016 – 2019
- Economic Development Strategy
- Numurkah Economic Development Plan 2016
- Moira Shire Economic Analysis 2016

Implementation, Reporting and Evaluation of the Strategy

The implementation of the Municipal Wellbeing for All Ages Strategy will be the responsibility of many departments across Council and in partnership with external agencies. An internal and external steering committee will assist in overseeing the implementation of the actions and also assist in the reporting. Action plans will be developed and/or reviewed to support the objectives within the plan.

Council will be updated on an annual basis on the progress of the strategy. Media releases will inform the community of achievements of the plan as well as projects and events that are occurring.

At the completion of each year a review will be undertaken to determine achievements, ongoing work and identify actions requiring further action. This will contribute to the overall evaluation at the conclusion of the plan.

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

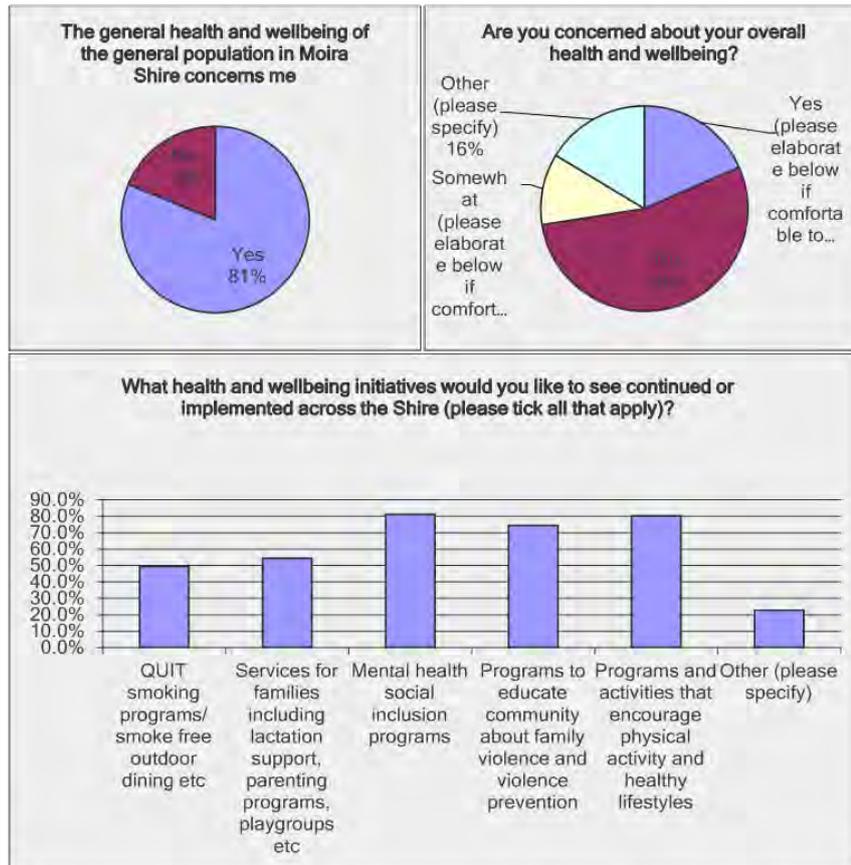
ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

Appendix Three – Community consultation responses

The below charts depict some of the responses to key questions in the community and stakeholder survey.



The below word cloud highlights the most popular issues raised by respondents in regard to services lacking in Moira Shire. The larger the word the more times it was raised as a priority from this information it is clear that access to services that support mental health

FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

ATTACHMENT No [1] - Draft Municipal Wellbeing for All Ages Strategy

**Q7 What health and wellbeing services do
you feel are most lacking across Moira
Shire?**

Answered: 59 Skipped: 16



FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

**ATTACHMENT No [2] - Municipal Wellbeing for All Ages Strategy Survey
September 2017**

**Moira Shire Municipal Wellbeing for all Ages Strategy Survey
feedback on draft strategy**



Moira Shire Council is currently seeking feedback their draft Municipal Wellbeing for All Ages Strategy. All community members and stakeholders are invited to provide their feedback to assist us in ensuring the strategy is reflective of the community

All surveys are required to be returned to Council by 5pm Friday 22 September 2017.

Surveys can be returned by:

Email: info@moira.vic.gov.au

Mail: PO Box 578 COBRAM 3643

Surveys can be completed online by visiting: www.moira.vic.gov.au

If you would like help completing this survey or would like more information please contact the Community Services Team on 03 5871 9245.

Moira Shire Council
ABN: 20 588041700
Post: PO Box 578, Cobram, Vic 3643
DX: 37801, Cobram

Cobram Administration Centre:
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Yarrawonga Service Centre:
100 Belmont Street, Yarrawonga

Phone: 03 5871 9222
Fax: 03 5872 1567
NBS: 188 677

Email: info@moira.vic.gov.au
moira.vic.gov.au



FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

**ATTACHMENT No [2] - Municipal Wellbeing for All Ages Strategy Survey
September 2017**



Question One

Have you read the draft Moira Shire Municipal Wellbeing for All Ages Strategy?
(Please tick)

- Yes
- No

If no please do not continue with the survey.

Question Two

Do you think the draft strategy adequately covers your priorities and concerns regarding health and wellbeing? (Please tick)

- Yes
- No
- Somewhat

Question Three

If you answered no or somewhat to the previous question, please tell us what you think is missing?
(Please tick)

Question Four

The draft strategy focuses on the key priority areas of active and healthy lifestyle, safe and connected communities, a thriving economy and sustainable environments. Do you feel these priority areas are adequate? (Please tick)

- Yes
- No
- Somewhat

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FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

**ATTACHMENT No [2] - Municipal Wellbeing for All Ages Strategy Survey
September 2017**



Question Five

If you answered no or somewhat to the previous question please tell us what you would like to see instead? (Please tick)

Question Six

Did you complete the previous survey regarding individual health and wellbeing concerns during June 2017? (Please tick)

- Yes
- No
- Unsure

Question Seven

If yes do you feel issues you raised individually are addressed in the draft strategy? (Please tick)

- Yes
- No (please tell us what is missing below)

Question Eight

Are you completing this survey as a professional working in the health sector or as a resident of Moira Shire? (Please tick)

- Professional in health and wellbeing sector
- Resident
- Both

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FILE NO: F13/152
1. A GREAT PLACE TO LIVE

ITEM NO: 9.3.1

DRAFT MUNICIPAL WELLBEING FOR ALL AGES STRATEGY (cont'd)

**ATTACHMENT No [2] - Municipal Wellbeing for All Ages Strategy Survey
September 2017**



Question Nine

Is there anything else you would like to tell us regarding the draft strategy?

Thank you for completing this survey, your feedback is very much appreciated.

Privacy Statement: "Personal and or Health Information collected by Council is used for municipal purposes as specified in the Local Government Act 1989. The Personal and or Health Information will be used solely by Council for these purposes and or directly related purposes. Council may disclose this information to other organisations if required by legislation. The applicant understands that the Personal and or Health Information provided is for the above purpose and that he or she may apply to Council for access to and/or amendment of the Information. Requests for access and or correction should be made to Council's Privacy Officer".

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FILE NO: 17/934
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.3.2

ENVIRONMENTAL UPGRADE AGREEMENTS

RECOMMENDATION

That Council:

1. Endorses the Environmental Upgrade Agreements Policy;
2. Endorse the use of Environmental Upgrade Agreements for businesses in accordance with the Environmental Upgrade Agreement Policy;
3. Agrees to appoint Sustainable Melbourne Fund as Third Party Administrator for Environmental Upgrade Agreements; and
4. Provide an instrument of delegation to the CEO to sign Environment Upgrade Agreements and declare an Environmental Upgrade Charge.

1. Executive Summary

An Environmental Upgrade Agreement (EUA) is an agreement between a property owner, a bank and local government that facilitates an upgrade to improve energy, water or waste efficiency or increase renewable energy. A EUA offers 100% project finance, very competitive interest rates and long term finance to a business. Local Government can opt to be involved in EUAs in which case their role is to levy the loan repayment using the council rates system and remit that payment to the lender.

An Environmental Upgrade Agreement Policy (Policy) has been developed to detail the guidelines used to determine whether a business is eligible for an EUA.

The Sustainable Melbourne Fund (SMF) designed and implemented a EUA program for the City of Melbourne, who was the first Australian municipality to offer EUAs. The SMF are now the Third Party Administrator (TPA) for the EUA program. EUAs are now being offered by 15 Victorian Councils, including Greater Shepparton.

This report provides background information on EUAs. The report recommends that:

1. Council endorses the Environmental Upgrade Agreements Policy;
2. Council endorse the use of Environmental Upgrade Agreements for businesses in accordance with the Environmental Upgrade Agreement Policy;
3. Council agrees to appoint Sustainable Melbourne Fund as Third Party Administrator for Environmental Upgrade Agreements; and
4. Council provide an instrument of delegation to the CEO to sign Environment Upgrade Agreements and declare an Environmental Upgrade Charge.

2. Background and Options

EUA's are an excellent mechanism to assist local business in reducing rising energy costs and improve profitability and long term sustainability. They also provide environmental benefits by facilitating more efficient resource use and/or reduction of greenhouse gas emissions.

The key reason Council should consider involvement in EUAs is that our competitors for investment in this region such as neighboring Councils are selectively offering EUAs as an incentive to invest and if we wish to attract future investments it's in our best interests to do likewise. Other reasons are:

- EUAs offer the opportunity for low cost carbon abatement by driving down the overall cost of energy for business in a climate of rapidly increasing energy costs.

FILE NO: 17/934
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.3.2

ENVIRONMENTAL UPGRADE AGREEMENTS (cont'd)

- EUAs unlock a source of additional low cost finance that will fund up to 100% of energy efficiency upgrades.
- EUAs unlock private investment in environmentally sustainable infrastructure which makes Moira Shire more environmentally and economically sustainable.

There is an administrative cost associated with Council facilitating EUAs. Therefore, this report recommends that Council appoint SMF to assist with facilitation of EUAs and adopt a policy which details the guidelines used to determine whether a business is eligible for an EUA. This will ensure EUAs are only available where the benefits will outweigh the costs to Council. The attached policy describes the criteria to be used to assess EUA requests. The criteria and factors that will be considered include;

- That the property is;
 - located within Moira Shire;
 - is current all rates and charges due to Moira Shire Council;
 - the total value of the environmental upgrade charge – when added to any taxes, rates, charges or mortgages owing on the rateable land – must not exceed the capital improved value of the land prior to any works undertaken as part of the environmental upgrade agreement;
 - an existing building on rateable land, used predominantly for non-residential purposes;
- the project offers a substantial new investment or support an existing business in a way that will result in a measurable increase in jobs, economic activity or business viability;
- the business is a demonstrated good corporate citizen;
- solid record of financial stability;
- the ratio of CIV to EAU value; and
- the project rated and ranked for environmental benefits.

The current Booth Transport development underway in Strathmerton is an example of the type of investment that could be supported by an EUA.

SMF are currently working with 15 Victorian Councils to deliver EUAs. They work with Council staff to set up processes to successfully execute an EUA (including use of numerous templates they have developed) and act as the liaison between the financier and property owner.

3. Financial Implications

EUAs unlock private investment in local communities, facilitate building upgrades and drive down energy costs to business.

SMF currently have funding from the Australian Renewable Energy Agency (ARENA) which subsidizes the cost to Council to establish a EUA program. The current upfront cost to Council is \$5,000 per annum over two years. This cost will be passed on to businesses signing up to EUAs.

As mentioned above there is also an in-kind cost to Council in administering EUAs. This is due to the administrative processes associated with establishing a statutory charge on a property and subsequent payment processing.

Council's role would be to levy the loan repayment using the council rates system and remit that payment to the lender. Council is only required to pay the lender once the monies have been received.

FILE NO: 17/934
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.3.2

ENVIRONMENTAL UPGRADE AGREEMENTS (cont'd)

EUA's are likely to lead to an increase in property value which in turn should increase Council's rate revenue from the property.

4. Risk Management

Legislation limits Council's exposure to risk in its EUA involvement. As a result of entering into an Environmental Upgrade Agreement, Council declares an Environmental Upgrade Charge on the property. This is like other council charges and enforcement costs of recovering the charge are similarly recoverable.

5. Internal and External Consultation

Internal discussions between the Chief Financial Officer, Environment and Economic Development departments, General Manager - Community, General Manager - Infrastructure and Chief Executive Officer. Discussions have also involved Sustainable Melbourne Fund and Greater Shepparton who are currently offering EUA's.

6. Regional Context

EUA's offer Moira Shire an opportunity to maintain a leading role in environmental and business sustainability. SMF are currently working with 15 Victorian Council's to offer EUA's, including Greater Shepparton. Offering EUA's would assist in attracting new businesses to Moira Shire.

7. Council Plan Strategy

EUA's assist with implementing the strategic objectives "We will support local businesses and attract new investment to generate employment opportunities" and "We will work with our community and stakeholders for an environmentally sustainable future".

8. Legislative / Policy Implications

As of September 9th 2015 legislation has been passed by the State Government that allows all Victorian Councils to offer EUAs to their business community. Division 2A, Section 181 of the Local Government Act 1989 deals with Environmental Upgrade Agreements.

9. Environmental Impact

EUA's provide environmental benefits by facilitating more efficient resource use and/or reduction of greenhouse gas emissions.

An action in the draft Environmental Sustainability Strategy is 'Investigate the use of tools such as EUA's to encourage businesses and the community to undertake energy efficiency and/or renewable energy projects'.

10. Conflict of Interest Considerations

There are no officer conflicts of interest to consider within this report.

11. Conclusion

EUA's offer an excellent opportunity for Council to attract new businesses and assist existing businesses within the municipality to reduce operating costs, improve asset value, create more resource efficient enterprises and produce environmental benefits.

FILE NO: 17/934
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.3.2

ENVIRONMENTAL UPGRADE AGREEMENTS (cont'd)

This report recommends that Council endorse an Environmental Upgrade Agreement Policy through which EUAs can be offered to eligible businesses. This report also recommends that SMF be engaged to facilitate the provision of EUAs and that the CEO is provided an instrument of delegation to sign EUAs and declare Environment Upgrade Charge.

Attachments

- 1 Policy - Environmental Upgrade Agreements

FILE NO: 17/934
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.3.2

ENVIRONMENTAL UPGRADE AGREEMENTS (cont'd)

ATTACHMENT No [1] - Policy - Environmental Upgrade Agreements



Environmental Upgrade Agreements Policy August 2017

1. Introduction

This policy is required in acknowledgement of Environmental Upgrade Agreements (EUA's) being offered by Moira Shire Council.

An Environmental Upgrade Agreement (EUA) is an agreement between a property owner, a bank and local government that facilitates an upgrade to improve energy, water or waste efficiency or increase renewable energy.

2. Purpose

The purpose of this policy is to detail the guidelines used to determine whether a business is eligible for an Environmental Upgrade Agreement.

3. Relevant legislation and related references

Local Government Act 1989, Division 2A, Section 181

4. Eligibility

To qualify for an EUA, applicants need to meet the eligibility criteria listed below as well as any credit criteria set by the financier.

4.1 The property must meet the following requirements:

- 4.1.1 be located within the municipal boundaries of the Moira Shire;
- 4.1.2 be current on all rates and charges due to Moira Shire Council;
- 4.1.3 the total value of the environmental upgrade charge – when added to any taxes, rates, charges or mortgages owing on the rateable land – must not exceed the capital improved value of the land prior to any works undertaken as part of the environmental upgrade agreement; and

FILE NO: 17/934
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.3.2

ENVIRONMENTAL UPGRADE AGREEMENTS (cont'd)

ATTACHMENT No [1] - Policy - Environmental Upgrade Agreements

Page 2 of 2

4.1.4 be an existing building on rateable land, and used predominantly for non-residential purposes.

4.2 The following factors will also be considered:

- 4.2.1 Projects that offer a substantial new investment or support an existing business in a way that will result in a measurable increase in jobs, economic activity or business viability;
- 4.2.2 Demonstrated good corporate citizen;
- 4.2.3 Solid record of financial stability;
- 4.2.3 Ratio of CIV to EAU value; and
- 4.2.4 Project rated and ranked for environmental benefits.

4.3 The final decision on whether to offer an EUA will be at the discretion of the CEO.

4 Responsibilities

- 4.2 The CEO will approve EUA's under delegation from Council.
- 4.3 This policy will be monitored and reviewed every year by the Manager Economic Development.

FILE NO: F13/457

1. STRONGER REGIONAL PARTNERSHIPS

ITEM NO: 9.3.3

GOULBURN BROKEN GREENHOUSE ALLIANCE - 2017-2022 MEMBERSHIP

RECOMMENDATION

That Council:

1. Endorse the membership Memorandum of Understanding between the Goulburn Broken Greenhouse Alliance, Greater Shepparton City Council and Moira Shire Council; and
2. Authorise the CEO to endorse the MoU on behalf of Council.

1. Executive Summary

The Goulburn Broken Greenhouse Alliance (GBGA) is a partnership of 8 councils in the Goulburn Broken region and the Goulburn Broken CMA working on regional responses to climate change. The strength of the Alliance is soon to grow with three new councils and the North East Catchment Management Authority joining the Alliance in the new financial year.

Moira Shire Council has a long history of commitment to the GBGA including being a founding member (since 2010). The current Membership Memorandum of Understanding (MoU) which Moira signed in 2012 is set to expire at the end of the 2016/2017 financial year.

To continue Moira Shire Council's membership with the Alliance requires the re-signing of the next four year Membership MoU for the period 2017/18 – 2020/21.

The governance of the Alliance has changed between the previous Membership MoU and the next four years Membership MoU, attached to this report. The principle governance change in the new Membership MoU is the change of the auspice body. From the 1st of July 2017 Greater Shepparton City Council will take on the auspice of the alliance replacing the role of the Goulburn Valley Waste and Resource Recovery Group (GVWRRG).

The attached Membership MoU enables the GBGA to continue to function and remain effective over the next four years to 2020-21 under the auspice support of Greater Shepparton City Council. This report recommends that the MoU be endorsed and the CEO be authorized to sign the MoU on behalf of Council.

2. Conflict of Interest Consideration

There are no Council Officer conflicts of interest to consider within this report.

3. Introduction

Moira Shire Council's current membership arrangements with the Goulburn Broken Greenhouse Alliance are set to end on the 30 June 2017.

This report presents the next four year Membership MoU (2017/18 to 2020/ 21). To continue being a member of the GBGA, Council needs to sign the attached Membership MoU.

The attached Membership MoU details the financial and participation commitments and obligations involved in the Alliance. The MoU also identifies the individual nominations for Council representatives at Alliance meetings.

FILE NO: F13/457

1. STRONGER REGIONAL PARTNERSHIPS

ITEM NO: 9.3.3

GOULBURN BROKEN GREENHOUSE ALLIANCE - 2017-2022 MEMBERSHIP (cont'd)

This is the third term of the Goulburn Broken Greenhouse Alliance Membership MoU to be considered by Council. Moira Shire is a founding member of the GBGA (since 2010) which has involved Council endorsing the previous MoU's.

4. Issues

Council and the broader region benefit significantly through the projects and activities delivered by and through the GBGA. These achievements are detailed below. There are no issues to identify in relation to continuing being a member of the GBGA.

Changes to the Victorian State legislation, EPA Act 1970, governing the Victorian Regional Waste Groups fundamentally changed the operating environment of the waste groups. For the GBGA this meant that its historical auspice deal with the GVVRRG cannot continue beyond the 30 June 2017.

In response to the end of existing governance arrangements with the GVVRRG the GBGA have developed a new auspice arrangement with Greater Shepparton City Council. This new auspice provides the same support as its predecessor and guarantees the ongoing viability of the Alliance for another four years. Importantly as the GBGA is largely a local government organisation the transfer of its governance auspice to Greater Shepparton City Council further aligns the GBGA's governance to that of local government.

5. Discussion

The GBGA was established to promote and support regional action on climate change. Members are currently the Goulburn Broken Catchment Management Authority and eight municipalities including Benalla Rural City Council, Greater Shepparton City Council, Mansfield Shire Council, Mitchell Shire Council, Moira Shire Council, Murrindindi Shire Council, Strathbogie Shire Council and Campaspe Shire Council.

The founding councils and supporting agencies have worked together to establish the GBGA. Such cooperation is typical of the way that environmental management has been approached in the Goulburn Broken catchment for many years and contributes to what makes it a distinct and renowned area of Victoria.

Over the past few years the GBGA has developed into a highly effective and well governed organisation which has consistently achieved regional scale action on climate change. Major projects fully or partially delivered include:

- Watts Working Better;
- Climate Smart Agricultural Development;
- Building the Case for Electric vehicles in Regional Council Fleets; and
- Financing Regional New Energy Technologies (subject to funding)

Between 2010 and 2015 annual membership contributions to the GBGA from member Councils total ~\$390,000. In this time the GBGA has been successful in delivering projects with a total value of \$5.5 million. These projects are delivered through State and Federal government grants and Council contributions to specific projects.

For example, the Watts Working Better project was a \$2.92 million funding application to the Federal Government. 11 Councils participated in replacing over 13,600 mercury vapour streetlights with energy efficient alternatives. The total project budget was ~\$5 million with Moira Shire contributing ~\$500,000 through its capital budget. Since this project has been completed Moira Shire has installed 1,708 * 18 Watt street lights for an approximate annual saving of \$150,000 and a reduction of 750 tonnes p.a.

FILE NO: F13/457

ITEM NO: 9.3.3

1. STRONGER REGIONAL PARTNERSHIPS

**GOULBURN BROKEN GREENHOUSE ALLIANCE - 2017-2022 MEMBERSHIP
(cont'd)**

To date the GBGA's operational existence has been supported through eight years of auspice support from the GVWRRG and its predecessor Resource GV.

Moving forwards the transfer of the GBGA's auspice to a local government provides GBGA with greater security and better risk management of its existence, and insulates it from changes to State Government legislation. Furthermore a local government auspice arrangement can be easily shared between local government members through time, increasing the equity of in-kind contributions to the Alliance.

Financial Implications

Signing this Membership MoU will commit Moira Shire to the following GBGA financial membership contributions for the following four consecutive years of 2017/18, 2018/19, 2019/20 and 2020/21. Financial contributions are summarised in the table below.

Year	Financial membership contribution
2017-2018	\$11,528
2018-2019	FY2017/2018 + rates capping indexation
2019-2020	FY2018/2019 + rates capping indexation
2020-2021	FY2019/2020 + rates capping indexation

This contribution from Council is included in the 2017/2018 Operational Budget.

Risk and Mitigation

The Membership MoU has been reviewed by Shepparton based legal firm Dawes & Vary Riordan. The operational and governance elements of the MoU including the Rules of Operation have gone through this review process.

Recommendations from Dawes & Vary Riordan Legal have been incorporated into the MoU to satisfy risk elements associated with indemnity of members, insurance and roles and responsibilities of the auspicating body.

This legal review was commissioned by the GBGA on behalf of all members as the structure of the MoU and rules of operation are common across all GBGA members.

Maintaining membership with the GBGA provides additional risk mitigation to Council as membership provides Council a low cost climate change risk management program. Through GBGA membership Council can be kept aware of emerging climate issues, project funding and collaboration opportunities, advocacy responses, legislation and policy changes. In addition to these benefits GBGA membership provides access to the largest local government climate change adaptation and mitigation forum in Victoria.

External Consultation

Extensive consultation has occurred between all GBGA members, GVWRRG and Greater Shepparton City Council in the re-writing of the updated MoU, review of the Rules of Operation and establishment of the new auspice arrangement.

A motion to "Accept Shepparton auspice offer and finalise MoU in-line with the survey results and to Shepparton's satisfaction" was carried at the GBGA Implementation Forum meeting held in Euroa on the 22 February 2017..

FILE NO: F13/457
1. STRONGER REGIONAL PARTNERSHIPS

ITEM NO: 9.3.3

**GOULBURN BROKEN GREENHOUSE ALLIANCE - 2017-2022 MEMBERSHIP
(cont'd)**

Internal Consultation

This report is the first formal internal consultation on renewing Council's membership with the GBGA.

Outside of this report the Environmental Services Unit is fully support of renewing Council's membership with the GBGA.

Legislative / Policy Implications

Although there are no direct legislative implications in relation to membership of the GBGA this membership positions enables/ assists council to respond to legislative/policy changes.

The Victorian Government has reviewed of the Victorian Climate Change Act 2010, which has subsequently been passed into law on the 23 February 2017 as the Climate Change Act 2017. The act has been passed in combination with the publication of the Victoria's second Climate Change Adaptation Plan. Importantly for this report the Victorian Greenhouse Alliances have been identified in the Climate Change Adaptation Plan 2, as a key player in Victoria's climate change adaptation and mitigation targets. Consequently maintaining Council membership in the GBGA would be strategically prudent.

Given the strong policy stance of the Victorian Government on climate change action, and the funding opportunities which go with it, maintaining active GBGA membership will enable Council to leverage maximum benefit from any future legislative/policy changes.

Environmental Sustainability

Working in regional partnerships to maximize efficiencies and return on investments is a priority of the Council Plan and the recently released Environment Sustainability Strategy 2017- 2021.

6. Conclusion

Endorsing the new GBGA Membership MoU will ensure Council's investment in Environment Sustainability continues to delivers significant outcomes for Council and the community and that these outcomes are delivered efficiently and cost effectively.

Attachments

- 1 Goulburn Broken Greenhouse Alliance Membership MoU 2017-18 -2020-21

FILE NO: F13/457
1. STRONGER REGIONAL PARTNERSHIPS

ITEM NO: 9.3.3

GOULBURN BROKEN GREENHOUSE ALLIANCE - 2017-2022 MEMBERSHIP
(cont'd)

**ATTACHMENT No [1] - Goulburn Broken Greenhouse Alliance Membership MoU
2017-18 -2020-21**

**Memorandum of Understanding
Goulburn Broken Greenhouse Alliance**



MEMORANDUM OF UNDERSTANDING dated the day of...../..... 2017

BETWEEN

Moira Shire Council ("Member")

and

Goulburn Broken Greenhouse Alliance of 90 Welsford Street, Shepparton, 3630
("Alliance")

and

Greater Shepparton City Council of 90 Welsford Street, Shepparton, 3630 ("GSCC")

being the parties to this Memorandum of Understanding (MoU).

1. Introduction

The Goulburn Broken Greenhouse Alliance (the Alliance) was established in 2007 to promote regional action on climate change. Members are currently drawn from the Goulburn Broken Catchment Management Authority, North East Catchment Management Authority, Hume Region of Department of Environmental Land Water and Planning and the eleven municipalities of Greater Shepparton City Council, Moira Shire Council, Benalla Rural City Council, Strathbogie Shire Council, Mitchell Shire Council, Mansfield Shire Council, Murrindindi Shire Council, Campaspe Shire Council, Indigo Shire Council, Rural City of Wangaratta and City of Wodonga. The Alliance has a skills based committee of management, the Alliance Committee, which acts on behalf of the Alliance.

The Greater Shepparton City Council (GSCC) as a member of the Alliance and has agreed to auspice the Alliance. The GSCC will hold the Alliance's funds and apply those funds in accordance with directions received from the Alliance Committee. The GSCC will also employ an Executive Officer and project officers (as required) on the Alliance's behalf and provide various in-kind contributions to the Alliance's operations.

The Alliance's mission is to raise awareness and capacity of the region to mitigate and adapt to climate change.

Purpose

The purpose of this MoU is to provide a framework for cooperation between the parties in the planning, development and delivery of projects as agreed by the members involved in the Alliance.

Specifically, this MoU has been prepared to establish:

- Members' funding commitment to the Alliance; and

GBGA MoU – Between Moira Shire Council, Goulburn Broken Greenhouse Alliance and Greater Shepparton City Council

FILE NO: F13/457
1. STRONGER REGIONAL PARTNERSHIPS

ITEM NO: 9.3.3

**GOULBURN BROKEN GREENHOUSE ALLIANCE - 2017-2022 MEMBERSHIP
(cont'd)**

**ATTACHMENT No [1] - Goulburn Broken Greenhouse Alliance Membership MoU
2017-18 -2020-21**

2

- The roles and responsibilities of members.

2. Key Principles

The key principles of the MoU are as follows:

- The members will work collaboratively to achieve the agreed outcomes;
- The members will monitor the success or otherwise of initiatives entered into as a result of the MoU; and
- The members will work collaboratively to solve problems as they arise.

3. Member Contribution

All Alliance members provide funding to maintain the Alliance's operational functions, as undertaken by the Alliance Executive Officer. The GSCC will receive these funds on behalf of all GBGA members, and allocate the funds to the agreed activities of the Alliance.

Member contributions have been agreed at \$0.40 per head of population in FY 2017-18 (with the exception of non-council members each having an individual arrangement). Future contributions will be annually indexed in line with rate capping, as determined by the Victorian Government.

Moira Shire Council annual member contribution

Year	Contribution Amount
2017/2018	\$11,528
2018/2019	FY2017/2018 + rates capping indexation
2019/2020	FY2018/2019 + rates capping indexation
2020/2021	FY2019/2020 + rates capping indexation

5. GSCC Obligations

GSCC will act as the auspicing member of the Alliance and will:

- a) receive Alliance funds (consisting of member contributions, grants and funds from other sources) and hold Alliance funds in a bank account;
- b) allocate Alliance funds in accordance with the projects approved by the Alliance Committee;
- c) employ the Alliance Executive Officer and Project Officers as required and manage all Human Resource requirements including payroll;
- d) provide the relevant insurances to cover the activities of the Alliance staff;

GBGA MoU – Between Moira Shire Council, Goulburn Broken Greenhouse Alliance and Greater Shepparton City Council

FILE NO: F13/457
1. STRONGER REGIONAL PARTNERSHIPS

ITEM NO: 9.3.3

**GOULBURN BROKEN GREENHOUSE ALLIANCE - 2017-2022 MEMBERSHIP
(cont'd)**

**ATTACHMENT No [1] - Goulburn Broken Greenhouse Alliance Membership MoU
2017-18 -2020-21**

3

- e) pay the Alliance Executive Officer and Project Officers using Alliance funds; and
- f) provide support to the Executive Officer in the resolution of organisational disputes and issues and they may arise.

6. Alliance Committee Obligations

The parties authorise the Alliance Committee to:

- a) Appoint and manage the Executive Officer of the Alliance in collaboration with Greater Shepparton City Council;
- b) Appoint Project Officers as required in collaboration with Greater Shepparton City Council;
- c) Endorse the Annual Report;
- d) Endorse the Annual Business Plan including detailed Budget;
- e) Endorse the rolling four year Strategic Plan for Alliance member endorsement;
- f) Ensure the Alliance is complying with its legal and financial obligations;
- g) Ensure the Alliance is adequately resourced to meet its obligations;
- h) Appoint and operate Working Groups;
- i) Monitor Alliance performance against the Annual Business Plan including Budget;
- j) Ensure the Alliance is financially solvent at all times;
- k) Seek any information it requires from:
 - Any employee;
 - Internal and external audit; or
 - External parties; and
- l) Obtain outside legal, financial or other professional advice to assist in undertaking its oversight responsibilities.

7. Common Obligations

All members undertake to cooperate with each other in carrying out the work of the Alliance and to use their best endeavors to ensure that work is carried out.

Each of the members agrees to nominate a representative, substitute representative and councillor representative for the Alliance.

The Rules for the operation of the Alliance are attached as Appendix 1.

GBGA MoU – Between Moira Shire Council, Goulburn Broken Greenhouse Alliance and Greater Shepparton City Council

FILE NO: F13/457
1. STRONGER REGIONAL PARTNERSHIPS

ITEM NO: 9.3.3

**GOULBURN BROKEN GREENHOUSE ALLIANCE - 2017-2022 MEMBERSHIP
(cont'd)**

**ATTACHMENT No [1] - Goulburn Broken Greenhouse Alliance Membership MoU
2017-18 -2020-21**

4

8. Operational Arrangements

The operation and conduct of the Alliance Executive Officer and other Alliance staff will be in accordance with the policies of GSCC as amended from time to time.

9. Conduct of Members

Members acknowledge that they have a mutual interest in the successful planning, development and delivery of Alliance projects.

All members agree to be bound by the Alliance Rules of Operation and agree to conduct themselves both according to and in the spirit of those rules.

10. Sharing of Information

Members will, where reasonably possible, share information relevant to the Alliance with each other. In the normal course of events, the members will work on the assumption that information should be freely exchanged.

11. Confidentiality

Members must keep confidential and not allow, make or cause any disclosure of, or in relation to confidential information to which they have access as members of the Alliance, without the prior written consent of the party which owns the rights to the confidential information. Such consent may be given or withheld, or given with directions, at the owning party's sole discretion.

12. Concern Arising from Action or Inaction of the GBGA Executive Officer

Where there is a concern as a result of action or inaction of the Alliance Executive Officer, notice will be provided to the Alliance Committee.

13. Dispute Resolution

Members agree to resolve disputes quickly to minimise any delay to the work of the Alliance. If any dispute arises between members and cannot be resolved they will be referred to the Alliance Committee. If the dispute is not adequately addressed at the Alliance Committee the matter may be referred to an Extra-ordinary General Meeting of the Alliance and or the Auspicing organisation.

14. Termination of MoU

A member may with the consent of the Alliance resign from the Alliance, provided at least 12 months notice of intention (setting out the reasons) has been given to the Alliance Committee and the date of effect such resignation coincides with the end of financial year.

15. Indemnity

The member agrees to indemnify and to keep indemnified the GSCC and the Alliance, their servants and agents, and each of them from and against all actions, costs, claims, charges, expenses, penalties, demands and damages whatsoever which may be brought or made or

GBGA MoU – Between Moira Shire Council, Goulburn Broken Greenhouse Alliance and Greater Shepparton City Council

FILE NO: F13/457
1. STRONGER REGIONAL PARTNERSHIPS

ITEM NO: 9.3.3

**GOULBURN BROKEN GREENHOUSE ALLIANCE - 2017-2022 MEMBERSHIP
(cont'd)**

**ATTACHMENT No [1] - Goulburn Broken Greenhouse Alliance Membership MoU
2017-18 -2020-21**

5

claimed against them, or any of them, in connection with the member's performance or purported performance of its obligations under this MoU, and which is directly related to the negligent acts, errors or omissions of the members.

The member's liability to indemnify:

- a) GSCC, its servants and agents shall be reduced proportionately to the extent that any act or omission of GSCC, its servants or agents, contributed to the loss or liability; and
- b) the Alliance, its servants and agents shall be reduced proportionately to the extent that any act or omission of the Alliance, its servants or agents, contributed to the loss or liability.

16. Representatives of Members

Members shall each nominate a representative and a substitute representative who are responsible for any consultation and monitoring required under this MoU and to whom all notices and communications are to be sent. These representatives are:

Alliance Representative

Alliance Substitute Representative

Alliance Councillor Representative

17. Review of this MoU

This MoU will be reviewed at regular intervals and following a number of triggering events which may include:

- The expiry of this MoU, in which case the review will occur at six months prior to this expiry; and
- Members have decided and advised not to continue with the Alliance.

18. Expiry of MoU

The MoU will expire on 30 June 2021.

19. Associated documents

Appendix 1 – Rules for the Operation of the Alliance

FILE NO: F13/457
1. STRONGER REGIONAL PARTNERSHIPS

ITEM NO: 9.3.3

**GOULBURN BROKEN GREENHOUSE ALLIANCE - 2017-2022 MEMBERSHIP
(cont'd)**

**ATTACHMENT No [1] - Goulburn Broken Greenhouse Alliance Membership MoU
2017-18 -2020-21**

6

EXECUTED as an agreement.

SIGNED by for and on behalf of **Moira Shire Council**

.....
Authorised signatory

under an instrument of delegation dated/...../.....
In the presence of:

.....
Witness

.....
Name of witness (PRINT)

SIGNED by for and on behalf of **Greater Shepparton City Council,**

.....
Authorised signatory

under an instrument of delegation dated/...../.....
In the presence of:

.....
Witness

.....
Name of witness (PRINT)

SIGNED by.....,chair Alliance Committee on behalf of **Goulburn
Broken Greenhouse Alliance,**

.....
Authorised signatory

.....
Witness

.....
Name of witness (PRINT)

GBGA MoU – Between Moira Shire Council, Goulburn Broken Greenhouse Alliance and Greater Shepparton City Council

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77

RECOMMENDATION

That Council:

1. Accept all recommendations by the independent Planning Panel for Amendment C77 to the Moira Planning Scheme.
2. Adopt Planning Scheme Amendment C77 to the Moira Planning Scheme as exhibited subject to changes as recommended by the Planning Panel, pursuant to Section 29 of the Planning and Environment Act 1987.
3. Submit the adopted Planning Scheme Amendment C77 to the Minister for Planning requesting approval, pursuant to 31(1) of the Planning and Environment Act 1987.
4. Notify all submitters of Council's resolution to accept all recommendations of the independent Planning Panel, Council's adoption of the Amendment and submission to the Minister for approval.

1. Executive Summary

Planning Scheme Amendment C77 provides for the following:

- Implements the *Moira Planning Scheme Review 2015*;
- Implements the *Moira Small Towns and Settlement Strategy 2013*;
- Corrects various zone and overlay errors and anomalies in the Planning Scheme.

Public exhibition of the Amendment occurred from 8 December 2016 to 28 February 2017. A total of 28 submissions were received during the exhibition period together with 3 late submissions.

Council considered the Amendment at its meeting on 22 March 2017 and resolved to request the Minister for Planning to appoint an Independent Planning Panel to consider all submissions.

A Panel was appointed with a Directions Hearing being held on 12 April 2017. The Panel Hearing took place on 4 May 2017, hearing from 8 submitters including Council.

On the 13 June 2017, the Panel released its report recommending that the Amendment be adopted subject to 15 recommendations to alter, change, delete, apply, retain, replace various text and/or maps within the Amendment.

On the basis of the Panel's report, it is recommended that Council adopt Amendment C77 and forward it to the Minister for approval.

2. Background and Options

Council resolved on 20 June 2016 to seek Ministerial authorisation to prepare Amendment C77 and place it on public exhibition. Amendment C77 was authorised on 2 September 2016, subject to a number of conditions, all of which were met.

Following the public exhibition of the amendment of which there were 28 submissions, Council resolved at its meeting held on 22 March 2017 the following:

That Council:

- 1) *Adopt the Small Towns and Settlements Strategy Addendum Report of February 2017*

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

- 2) *Note the receipt of 28 submissions to Amendment C77*
- 3) *Support submissions 4, 7, 8, 14, 15, 17, 22, 27, 28 in accordance with the assessment contained in Attachment B*
- 4) *Support in part submissions 3, 6 and 10, 18, 23, and 26 in accordance with the assessment contained in Attachment B*
- 5) *Not support submissions 1, 2, 5, 9, 11, 12, 13, 16, 19, 20, 21, 24, 25, in accordance with the assessment contained in Attachment B*
- 6) *Adopt the positions identified above as its position to an Independent Planning Panel.*
- 7) *Refer all submissions to an Independent Planning Panel.*
- 8) *Request the Minister for Planning to appoint an Independent Planning Panel to consider all submissions.*

An independent Panel was appointed and a directions hearing was held on 12 April 2017 to ascertain which submitters wished to be heard by Panel.

It is noted that 3 late submissions were received and these were forwarded to the Panel for its consideration.

On the 4 May 2017, the Panel Hearing was held over 1 day and heard from 8 parties including Council.

On the 13 June 2017 the Panel released its Report stating that it supported Amendment C77 and commended Council and its officers for commissioning the extensive strategic work that underpinned the Amendment and for preparing the Amendment.

The Panel recommended that the Amendment be adopted as exhibited subject to 16 recommendations as tabled below together with how each recommendation is being addressed:

Panel Recommendation	Officer Response
1. Include the changes shown in Council's 'final' version of the Amendment, appended to its Part A submission, subject to the modifications set out in the subsequent recommendations.	All changes in Part A of Council's submission have been incorporated into the final version for adoption attached to this report.
2. Include the following text in Clause 21.07-6 (Bundalong) 'Local area implementation': <i>Prepare and implement a comprehensive structure plan for Bundalong.</i>	The additional clause has been added to the final version as recommended for adoption.
3. Delete the following text from Clause 21.07-6 (Bundalong) 'Local area implementation': <i>Identify land for future growth to</i>	The identified clause has been deleted from the final version as recommended for adoption.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

<i>the south.</i>	
4. Delete the 'Long term residential growth' designation from the Bundalong Framework Plan at Clause 21.07-6.	The identified notation on the Bundalong Framework Plan has been deleted from the final map version as recommended for adoption.
5. Apply the Rural Living Zone instead of the Township Zone in Bearii.	The zoning map for Bearii has been modified as recommended for adoption (Map 16 attached).
6. Replace the Grasso Drive area designation 'Short term Low Density Residential to provide buffer to farming areas' with 'short term residential' in the Cobram Framework Plan at Clause 21.07-2.	The Cobram Framework Map has been amended as recommended for adoption.
7. Delete the Township Zone and Development Plan Overlay Schedule 13 from the land owned by McColl's Transport at the eastern end of Findlay Street, Strathmerton.	The zoning map and Development Plan Overlay for Strathmerton has been amended as recommended for adoption.
8. Delete the Township Zone from the area south of Arthur Street, Strathmerton.	The zoning map for Strathmerton has been amended as recommended for adoption.
9. Delete the Strathmerton Framework Plan at Clause 21.07-10.	The Strathmerton Framework Plan has been deleted as recommended for adoption.
10. Retain the existing zoning of the Wunghu, Tungamah, Waaia, Invergordon, Katamatite and Katunga primary schools.	The zoning maps for Wunghu, Tungamah, Waaia, Invergordon, Katamatite and Katunga primary schools have been re-instated to its current zoning and as recommended for adoption.
11. Replace the Overview in Clause 21.05-5 (Fire) with: <i>Fire risk is a significant issue in vegetated riverine areas and isolated bushland areas. Fire risk is also an issue in agricultural areas and grasslands, particularly at the urban/grassland interface of settlements.</i>	The Overview to Clause 21.05-5 (fire) has been replaced in the final version as recommended for adoption.
12. Include the following additional strategy in Clause 21.05-5 (Fire):	Clause 21.05-5 (fire) has added the additional strategy in the final version as recommended for adoption.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

<p><i>Strategy 1.2 Consider the need for and implementation of bushfire and grassfire protection measures outside the Bushfire Management Overlay.</i></p>	
<p>13. Rename Clause 21.03-6 to 'Development around High Pressure Gas Transmission Pipelines' and reposition it as a new Clause 21.05-7. <i>(should now read as 21.03-8)</i></p>	<p>Relevant Clauses have been amended in the final version as recommended for adoption. Re-numbering has also occurred as a result of this addition.</p>
<p>14. Delete the proposed changes to the Environmental Significance Overlay Schedule 2 (Murray River Corridor).</p>	<p>The proposed changes to the Environmental Significance Overlay Schedule 2 (Murray River Corridor) have been deleted in the final version as recommended for adoption. Hence re-instating it to the current ESO2 Overlay</p>
<p>15. Consult with the owners of land in Koonoomoo that was intended to be zoned Rural Living Zone but not included in the exhibited map. Council should explain the extent of the proposed rezoning and confirm that the landowners support the rezoning.</p>	<p>The affected owners of Koonoomoo have been consulted by letter informing them of the extent of the proposed zoning to Rural Living and explaining the error in the mapping. No further submissions have been received, confirming that the landowners support the rezoning.</p>
<p>16. Satisfy itself that the Amendment is consistent with Ministers Direction No 1 Potentially Contaminated Land and General Practice Note 30 Potentially Contaminated Land. In doing so, Council should consult with the Environment Protection Authority.</p>	<p>Since the receipt of the Panel's Report, Council has met with the EPA and discussed the proposed rezonings and any potentially contaminated land. The EPA have provided a written response indicating it does not have any evidence that would require further investigation pursuant to Ministerial Direction No.1, supports the Panel's recommendations which includes buffers around adverse amenity sites and supports Amendment C77.</p>

Options

Following the Planning Panel's Report, there are 3 options available to Council with respect to the Amendment:

- a) Adopt Planning Scheme Amendment C77 accepting all of the independent Planning Panel's recommendations; or
- b) Adopt Planning Scheme Amendment C77 accepting some or none of the independent Planning Panel's recommendations; or
- c) Abandon Planning Scheme Amendment C77.

Option a) is recommended for adoption.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

3. Financial Implications

The review of the Planning Scheme has been fully funded and budgeted for by Council.

4. Risk Management

There are no known risks that are likely to arise from Council considering submission to a Planning Scheme Amendment.

5. Internal and External Consultation

Amendment C77 was on exhibition for a period 11 weeks. The statutory minimum is 4 weeks. Further, during 6-9 February 2017 the community and state agencies and authorities had the opportunity to meet with staff and its consultant at Cobram, Yarrawonga, Nathalia and Numurkah.

6. Regional Context

All Councils are required to review their MSS on a regular basis, pursuant to the Planning and Environment Act 1987. The MSS is a Shire wide strategic document which is incorporated into the Moira Planning Scheme.

7. Council Plan Strategy

Moira Shire's current Council Plan seeks to create a thriving local economy and the means by which this is achieved is to:

- *Facilitate planning and development within the Shire in accordance with state planning legislation and regulations.*
- *Plan for future development through the development and review of Municipal Strategic Statement and structure plans.*

Reviewing the Municipal Strategic Statement and implementing the Small Towns and Settlement Strategy assists in achieving this Council strategy.

8. Legislative / Policy Implications

The Moira Planning Scheme is a statutory document which is approved by State Government.

Section 12B of the *Planning and Environment Act, 1987* requires Council to review its planning scheme within one year of adopting a new Council Plan and report the findings to the Minister for Planning without delay.

The Department of Environment Land Water and Planning (DELWP) General Practice Note (Review of Planning Schemes) released in February 2006 establishes what a review report should consist of.

9. Environmental Impact

Amendment C77 has several policies that recognise environmental assets across the Shire and includes measures to assist with environmental protection. It also identifies environmental risks such as bushfire, salinity, flood and climate change.

10. Conflict of Interest Considerations

There were no officer conflicts of interest associated with this report.

11. Conclusion

Amendment C77 involving 3 parts has been exhibited, received submissions and an independent Planning Panel has heard those submitters and has subsequently assessed the amendment and all submissions.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

The Planning Panel's report has made a number of recommendations, all of which should be accepted.

It is recommended that Council adopt the exhibited Amendment C77 as recommended by the Panel subject to a number of recommended changes by the Panel and forward the Amendment to the Minister for Planning for approval.

Attachments

- 1 Panel Report - Amendment C77
- 2 Koonoomoo letter as requested by Panel Report
- 3 Confirmation from EPA - no contamination issues
- 4 Clause 21.07 changes as per Panel Report
- 5 Zoning map 31 Strathmerton DPO changes as per Panel Report
- 6 Clause 21.03 changes according to Panel Report
- 7 Map 16 depicting Bearii changes as per the Panel report
- 8 Instruction Sheet to DELWP
- 9 Explanatory report containing changes proposed post Panel Hearing outcome
- 10 Clause 21.05 changes as per the Panel report

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77



FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act
Moirra Planning Scheme Amendment C77

13 June 2017



Michael Kirsch, Chair



FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Contents

	Page
1 Introduction.....	1
1.1 The Amendment.....	1
1.2 Panel process.....	1
1.3 Council's proposed changes.....	2
1.4 The Panel's approach.....	2
2 Background.....	4
2.1 Moira Small Towns and Settlements Strategy Plan, July 2013.....	4
2.2 Review of the Moira Planning Scheme, April 2016.....	6
2.3 Anomalies.....	7
3 Planning context.....	8
3.1 Policy framework.....	8
3.2 Planning scheme provisions.....	8
3.3 Ministerial Directions and Practice Notes.....	9
3.4 Conclusion.....	10
4 Township issues.....	11
4.1 Bundalong.....	11
4.2 Bearii.....	15
4.3 Cobram.....	20
4.4 Strathmerton.....	22
4.5 Koonoomoo.....	28
4.6 Yarrawonga.....	32
4.7 Numurkah.....	33
5 Agency submissions.....	35
5.1 Environment Protection Authority.....	35
5.2 Department of Education and Training.....	36
5.3 North East Water.....	37
5.4 Department of Environment, Land, Water and Planning.....	38
5.5 Goulburn Broken Catchment Management Authority.....	39
5.6 Country Fire Authority.....	39
5.7 Goulburn-Murray Water.....	41
5.8 Department of Economic Development, Jobs, Transport and Resources.....	41
6 Other issues.....	42
6.1 Rutherglen-Koonoomoo high pressure gas transmission line.....	42
6.2 Environmental Significance Overlay Schedule 2 (Murray River Corridor).....	43
6.3 Consequential changes to Clause 22.....	43

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

- Appendix A** **Submitters to the Amendment**
Appendix B **Document list**

List of Tables

	Page
Table 1 Parties to the Panel Hearing.....	1

List of Figures

	Page
Figure 1 Summary of settlement role and growth capacity	5
Figure 2 Bundalong – exhibited zonings	11
Figure 3 Exhibited Bundalong Framework Plan	12
Figure 4 Bearii – exhibited zonings.....	16
Figure 5 Bearii – Council’s revised zoning	17
Figure 6 Bearii - Planning Scheme overlays.....	18
Figure 7 Strathmerton – exhibited Township Zone	23
Figure 8 Strathmerton – exhibited DPO13.....	23
Figure 9 Exhibited Strathmerton Framework Plan.....	25
Figure 10 Strathmerton WMF draft ESO area.....	27
Figure 11 Koonoomoo – exhibited rezonings	29
Figure 12 Koonoomoo – RLZ areas not included in the exhibited zoning map	30
Figure 13 Koonoomoo – MSTSSP Settlement Strategy.....	30



FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

List of Abbreviations

CFA	Country Fire Authority
C1Z	Commercial 1 Zone
DEDJTR	Department of Employment, Development, Jobs and Transport
DELWP	Department of Environment, Land, Water and Planning
DPO	Development Plan Overlay
DPO13	Development Plan Overlay Schedule 13
EPA	Environment Protection Authority
ESO	Environmental Significance Overlay
ESO1	Environmental Significance Overlay Schedule 1
ESO2	Environmental Significance Overlay Schedule 2
FZ	Farming Zone
GBCMA	Goulburn Broken Catchment Management Authority
GMW	Goulburn-Murray Water
GPN30	General Practice Note: Potentially Contaminated Land
GRZ	General Residential Zone
GVW	Goulbourn Valley Water
HPGTP	High Pressure Gas Transmission Pipeline
IN1Z	Industrial 1 Zone
LDRZ	Low Density Residential Zone
LPPF	Local Planning Policy Framework
MD1	Ministerial Direction No 1 Potentially Contaminated Land
MSS	Municipal Strategic Statement
MSTSSP	Moira Small Towns and Settlements Structure Plan
NEW	North East Water
PCRZ	Public Conservation and Resource Zone
PPN02	Planning Practice Note: Public Land Zones
PPN04	Planning Practice Note: Writing a Municipal Strategic Statement
PPN37	Planning Practice Note: Rural Residential Development
PPN46	Planning Practice Note: Strategic Assessment Guidelines
PPN64	Planning Practice Note: Local planning for bushfire protection



FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

PUZ2	Public Use Zone Schedule 2
PPRZ	Public Park and Recreation Zone
RAZ	Rural Activity Zone
Review Report	Review of the Moira Planning Scheme, April 2016
RLZ	Rural Living Zone
SPPF	State Planning Policy Framework
TZ	Township Zone
WMF	Wastewater Management Facility



FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Executive summary

(i) Summary

Moira Planning Scheme Amendment C77 (the Amendment) seeks to:

- implement the Moira Small Towns and Settlements Strategy Plan, July 2013
- implement the Review of the Moira Planning Scheme, April 2016
- correct various zone anomalies.

Council's position on the Amendment and submissions was further informed by the Moira Small Towns and Settlement Strategy Addendum Report, February 2017.

The Amendment is a significant undertaking by Council and the culmination of wide-ranging strategic work over recent years.

The Amendment was exhibited between 8 December 2016 and 28 February 2017 and attracted 31 submissions.

Many submissions were focused on specific towns and issues, while some raised broader issues. There were no submissions that fundamentally challenged or opposed the underlying strategic basis for the Amendment.

The Panel has focussed on the issues raised in submissions, rather than review the Amendment and background documents from 'first principles'. In this context, it is satisfied that the Amendment should be adopted, subject to Council undertaking some further analysis of various issues, including the potential contamination of land being rezoned.

The Panel has also recommended that some of the proposals relating to Bundalong, Bearii and Strathmerton not proceed until Council has addressed issues raised in submissions and discussed in this report.

In relation to Bundalong, the Panel supports the exhibited rezonings but believes that Council should prepare a more comprehensive structure plan that builds on the town's existing infrastructure and development potential. In light of this, the Panel has recommended that the designation of the future growth area to the south of the town be deleted from the Bundalong Framework Plan until this work is done and there has been a more comprehensive analysis of future growth options.

In relation to Bearii, the Panel does not believe that the application of the Township Zone has been strategically justified and has recommended that the Rural Living Zone be applied instead. Council should give further consideration to Bearii's settlement role and the various constraints that limit its development potential in order to assess whether the Township Zone or Low Density Residential Zone might be applied in the future.

In relation to Strathmerton, the Panel has recommended that various elements of the Amendment not proceed until the buffer area to the Strathmerton Wastewater Management Facility is finalised and the implications of the buffer are considered. The Panel has also recommended that the Township Zone not be applied at the eastern end of Findlay Street because of the industrial activity and zoning in that area.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

In addition, the Panel has supported various changes to the Amendment sought in submissions and supported by Council.

Finally, the Panel commends Council and its officers for the commissioning the extensive strategic work that underpinned the Amendment and for preparing the Amendment.

(ii) Recommendations

Based on the reasons set out in this Report, the Panel recommends that the Moira Planning Scheme Amendment C77 be adopted as exhibited, subject to the following:

1. Include the changes shown in Council's 'final' version of the Amendment, appended to its Part A submission, subject to the modifications set out in the subsequent recommendations.
2. Include the following text in Clause 21.07-6 (Bundalong) 'Local area implementation':

Prepare and implement a comprehensive structure plan for Bundalong.

3. Delete the following text from Clause 21.07-6 (Bundalong) 'Local area implementation':

Identify land for future growth to the south.

4. Delete the 'Long term residential growth' designation from the Bundalong Framework Plan at Clause 21.07-6.
5. Apply the Rural Living Zone instead of the Township Zone in Bearii.
6. Replace the Grasso Drive area designation 'Short term Low Density Residential to provide buffer to farming areas' with 'short term residential' in the Cobram Framework Plan at Clause 21.07-2.
7. Delete the Township Zone and Development Plan Overlay Schedule 13 from the land owned by McColl's Transport at the eastern end of Findlay Street, Strathmerton.
8. Delete the Township Zone from the area south of Arthur Street, Strathmerton.
9. Delete the Strathmerton Framework Plan at Clause 21.07-10.
10. Retain the existing zoning of the Wunghu, Tungamah, Waaia, Invergordon, Katamatite and Katunga primary schools.
11. Replace the Overview in Clause 21.05-5 (Fire) with:

Fire risk is a significant issue in vegetated riverine areas and isolated bushland areas. Fire risk is also an issue in agricultural areas and grasslands, particularly at the urban/grassland interface of settlements.

12. Include the following additional strategy in Clause 21.05-5 (Fire):

Strategy 1.2 Consider the need for and implementation of bushfire and grassfire protection measures outside the Bushfire Management Overlay.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

13. Rename Clause 21.03-6 to 'Development around High Pressure Gas Transmission Pipelines' and reposition it as a new Clause 21.05-7.

14. Delete the proposed changes to the Environmental Significance Overlay Schedule 2 (Murray River Corridor).

The Panel also recommends that, before adopting the Amendment, Council should:

15. Consult with the owners of land in Koonoomoo that was intended to be zoned Rural Living Zone but not included in the exhibited map. Council should explain the extent of the proposed rezoning and confirm that the landowners support the rezoning.

16. Satisfy itself that the Amendment is consistent with Ministers Direction No 1 Potentially Contaminated Land and General Practice Note 30 Potentially Contaminated Land. In doing so, Council should consult with the Environment Protection Authority.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

1 Introduction

1.1 The Amendment

Moira Planning Scheme Amendment C77 (the Amendment) proposes to:

- implement the Moira Small Towns and Settlements Strategy Plan, July 2013
- implement the Review of the Moira Planning Scheme, April 2016
- correct various zone anomalies.

1.2 Panel process

The Amendment was prepared by the Moira Shire Council as Planning Authority.

The Department of Environment, Land, Water and Planning (DELWP) authorised the Amendment in a letter dated 2 September 2016, subject to various conditions relating to the strategic justification for elements of the Amendment, further consultation and other matters.

The Amendment was placed on public exhibition between 8 December 2016 and 28 February 2017 and attracted 31 submissions, including three late submissions.

At its meeting of 22 March 2017, Council resolved to refer the submissions to a Panel. As a result, a Panel to consider the Amendment was appointed under delegation from the Minister for Planning on 17 April 2017 and comprised Mr Michael Kirsch (Chair).

A Directions Hearing was held in relation to the Amendment on Tuesday 12 April 2017 in Cobram.

The Panel inspected various sites and areas referred to in submissions on Wednesday 3 May 2017.

The Panel then met at the Council offices in Cobram on Thursday 4 May 2017 to hear submissions about the Amendment. Those in attendance at the Panel Hearing are listed in Table 1.

Table 1 Parties to the Panel Hearing

Submitter	Represented by
Moira Shire Council	Jorine Bothma (Manager Town Planning and Building) and Peter Stenhouse (Planning Coordinator)
Department of Education and Training	Geoffrey Mills (Senior Project Manager)
Country Fire Authority	Darren Viney
Lemon Tree Rise Pty Ltd	Briana Barnes (Spiire)
Linsey Weppner	
Leon van Ieperen and Peter Elliott	
Fiona Stevens	
Bundalong Tavern and Villas	Nick Vlahandreas (Oxley and Company) who called economic evidence from Paul Squires

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

1.3 Council's proposed changes

Following its consideration of submissions, Council proposed changes to the Amendment, including:

- the Municipal Strategic Statement
- the existing Environmental Significance Overlay Schedule 2 (ESO2)
- the exhibited Development Plan Overlay Schedule 13 (DPO13)
- various zoning changes.

Most of these changes are included in the revised Amendment documentation appended to Council's Part A submission¹ and made available before the Hearing. The Panel refers to this material as Council's 'final' version of the Amendment to distinguish it from the 'exhibited' version of the Amendment.

At the Directions Hearing, the Panel discussed whether some of the proposed changes warranted further notification to potentially affected parties. The Panel subsequently directed that Council address this in its Part B submission, specifically in relation to its proposed changes to the ESO2 and DPO13. The ESO2 is discussed further in chapter 6.2 and the DPO13 is addressed in chapter 5.8.

Council also proposed changes to the exhibited zoning regime² for Bearii following its consideration of further strategic work³ prepared during the exhibition of the Amendment. At the Directions Hearing, the Panel queried whether the proposed changes should proceed without potentially affected parties having had the opportunity to consider and make submissions about them. Council submitted that the proposed changes were widely understood in the Bearii community, but that landowners had not been formally advised or notified of the changes. In light of this, the Panel directed that Council advise all affected landowners of its revised position, invite written submissions on the proposed zoning changes and invite participation at the Panel Hearing. This process led to two further written submissions and a request to be heard at the Hearing from an existing submitter. The issues affecting Bearii are discussed in chapter 4.2 of this report.

1.4 The Panel's approach

The Panel considered all written submissions made in response to the exhibition of the Amendment; as well as further submissions, evidence and other material presented to it during the Hearing, and observations from site visits.

The Panel has reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the report.

The Panel notes that some submissions supported specific elements of the Amendment that are not in contention, including, for example, the submission from Katunga Fresh.

¹ Appendices B, C, D, F, G, H, I, J, K, L, M, N, O and P.

² Council proposed that areas exhibited as Township Zone have the Rural Living Zone applied instead.

³ The Moira Small Towns and Settlements Strategy Plan Addendum Report.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

The Panel has focussed on the issues raised in submissions and has not reviewed all elements of the Amendment or the background documents.

This report considers the issues under the following headings:

- Planning context
- Township issues
- Agency submissions
- Other issues

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

2 Background

2.1 Moira Small Towns and Settlements Strategy Plan, July 2013

2.1.1 Overview

The Moira Small Towns and Settlement Strategy Plan⁴ (the MSTSSP) was commissioned by Council and provides a framework for managing twenty-two of the Shire's small towns and settlements.

It was informed by a Context Report (March 2013) that investigated strategic influences, servicing and infrastructure, social influences, economic influences, environmental influences, population levels and trends, land supply and demand, and planning impacts.

The overarching settlement vision is:

The small settlements of Moira will be cohesive, inclusive communities with individual identities. These proud communities will work pro-actively and collaboratively to plan for a viable and sustainable future.

They will be welcoming communities, integrating new residents, encouraging the participation of youth and embracing cultural diversity.

The environment and local history are recognised as community assets which should be protected and promoted for the future benefit of the communities and visitors.

The Moira Shire will have connected communities with the skills and resources to recognise, maintain and build upon their individual strengths and opportunities.

For each settlement, the MSTSSP defines its role, main features, existing infrastructure, policy/strategy references, residential demand/supply, development opportunities and constraints, growth capacity, expected outcomes, recommendations and justification.

A summary of the settlement role and growth capacity for each centre is shown in Figure 1.

The MSTSSP provided the basis for various elements of the exhibited Amendment.

2.1.2 Implementation

The Amendment implements the MSTSSP by:

- including content in the new Clause 21.03-4 (Small towns and settlements)
- inserting local area framework plans and content for Barmah, Bundalong, Katamatite, Katunga, Picola, Strathmerton, Tungamah and Wunghnu in Clause 21.07
- including it as a reference document at Clause 21.03-6
- rezoning land in Bearii, Bundalong, Invergordon, Katamatite, Katunga, Koonoomoo, Kotupna, Picola, St James, Strathmerton, Tungamah, Waaia and Wunghnu to provide for further rural residential, low density and township residential

⁴ Prepared by Spiire.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

development, and to reflect existing uses and settlement patterns, public land use and recreation reserves.

Settlement	Role				Growth Capacity				Zoning/Land Supply (existing)		
	Small Town	Village	Hamlet	Locality	High	Moderate	Low	Constrained	Township	Rural Living	Farming
Barmah									14 lots*	8 lots*	
Beairil										21 lots**	
Blundalong											
Burramine											
Invergordon											
Kaarimba											
Katamatite									30ha***		
Katunga									15ha***		
Kolupna											
Koonoomoo											
Lake Rowan											
Lower Moira											
Muckatsh											
Naring											
Picoola											
St James									14ha***		
									4 lots**		
									40 lots & 44ha		
Tungamah									40 lots & 6ha		15ha
Wiala											
Wilby											
Wunghou											
Yalca North									50 lots**** & 13.5ha		
Yarroleyah									35 lots**		

* Vacant lots partly located outside of the Floodway Overlay
 ** Potential for further subdivision
 *** Includes in-fill land
 **** Some lots contained within subdivisions that have not been constructed (many being crown allotments)

Figure 1 Summary of settlement role and growth capacity

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

2.1.3 Addendum Report, February 2017

During the exhibition of the Amendment, Council received a review of various elements of the MSTSSP and the Amendment. Council advised that it initiated the review in response to the DELWP letter of authorisation that raised various issues about elements of the Amendment.

This review is documented in the MSTSSP Addendum Report⁵, which further considered rural living development and changes to the policy framework. It also reviewed various exhibited rezonings in Bearii, Bundalong, Invergordon, Katunga, Koonoomoo, Strathmerton, Wunghnu and Yarroweyah.

The Addendum Report generally supported the MSTSSP and Amendment, however it recommended a change to the exhibited zoning in Bearii:

Delete the Township Zone from land north and south of Ferris Street and east of Furness Street and replace it with the Rural Living Zone.

This recommendation is discussed in chapter 4.2 of this report.

2.2 Review of the Moira Planning Scheme, April 2016

2.2.1 Overview

The Review of the Moira Planning Scheme⁶ (the Review Report) followed previous reviews conducted in 2002 and 2007. The Review Report found that the Planning Scheme needed to be updated and reformatted, and included 25 specific recommendations.

The Review Report also anticipated that the MSTSSP would be implemented in conjunction with the review.

These recommendations informed the preparation of the revised Local Planning Policy Framework (LPPF) that is proposed by the Amendment.

2.2.2 Implementation

The Amendment introduces a new Municipal Strategic Statement (MSS) with revised content and a new structure. The Amendment either deletes Local Planning Policies or repositions the strategic intent and policy guidance into the MSS.

Specifically, the Amendment will:

- replace Clause 21.01 Municipal Overview with new Clause 21.01 Municipal Profile
- replace Clause 21.02 Vision for Moira with new Clause 21.02 Vision
- replace Clause 21.03 Environment with new Clause 21.03 Settlement and include the Moira Small Towns and Settlement Strategy 2013 as a Reference Document
- replace Clause 21.04 Settlement with new Clause 21.04 Environment and Heritage
- replace Clause 21.05 Economic Development with new Clause 21.05 Environmental Risks

⁵ Prepared by Spectrum Planning Solutions.

⁶ Prepared by Spectrum Planning Solutions.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

- replace Clause 21.06 Performance Monitoring and Review with new Clause 21.06 Economic Development
- replace Clause 21.07 Reference Documents with new Clause 21.07 Local Areas
- delete Clause 22.01 Agriculture policy
- delete Clause 22.02 Rural Activity Zone Policy
- delete Clause 22.03 Application Notification
- delete Clause 22.04 Goulburn Valley Highway Environs Policy
- delete Clause 22.05 Car Parking Policy.

2.3 Anomalies

The Amendment also includes various mapping changes intended to correct anomalies and errors identified in the past. These anomalies include the rezoning of various parcels of public land.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

3 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed Council's response and the policy context of the Amendment, and has made a brief appraisal of the relevant zones and other relevant planning documents.

3.1 Policy framework

3.1.1 State Planning Policy Framework

The Panel has had regard to the following clauses in the State Planning Policy Framework (SPPF):

- 11.02-1 Supply of urban land
- 11.07-1 Regional planning
- 11.12 Hume
- 13.03-1 Use of contaminated and potentially contaminated land
- 13.05-1 Bushfire planning strategies and principles
- 14.01-1 Protection of agricultural land
- 16.02-1 Rural residential development
- 19.03-6 Pipeline infrastructure.

Where relevant, the Panel discusses these clauses in chapters 4 to 6.

3.1.2 Local Planning Policy Framework

Although the Amendment makes comprehensive changes to the Local Planning Policy Framework (LPPF), various elements are retained and are relevant to the Amendment and submissions. These include the following clauses:

- 21.04-1 Key Issues and Challenges (Housing in rural areas)
- 21.04-4 Settlement Strategies (Cobram and Numurkah)
- 21.05-1 Key Issues and Challenges (Agriculture)
- 22.01 Agricultural Policy.

The Panel is satisfied that the Amendment is generally consistent with the elements of the LPPF that are to be retained.

3.2 Planning scheme provisions

3.2.1 Zones

The Amendment applies a range of zones; however, the key zones are the Rural Living Zone (RLZ), Low Density Residential Zone (LDRZ) and the Township Zone (TZ).

The purposes of the RLZ are:

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 use in a rural environment.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.

To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

The schedule to the RLZ applies an 8 hectare 'minimum subdivision area' and 'minimum area for which no permit is required to use land for a dwelling'.

The purposes of the LDRZ are:

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 low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

The LDRZ provides for 0.4 hectare lots (or greater) that do not have reticulated sewerage and 0.2 hectare lots (or greater) that are connected to reticulated sewerage.

The purposes of the TZ are:

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 and a range of commercial, industrial and other uses in small towns.

To encourage development that respects the neighbourhood character of the area.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

3.3 Ministerial Directions and Practice Notes

3.3.1 Ministerial Directions

The Panel has considered the Amendment against the following Ministerial Directions.

The Form and Content of Planning Schemes (s7(5))

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

Ministerial Direction No 1 – Potentially Contaminated Land (MD1)

The submission from the Environment Protection Authority raised issues related to 'potentially contaminated land' that are discussed in chapter 5.7 of this report.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Ministerial Direction No 11 - Strategic Assessment of Amendments (MD11)

The Amendment is consistent with Ministerial Direction 11 (Strategic Assessment of Amendments) and Planning Practice Note 46 (Strategic Assessment Guidelines)⁷.

3.3.2 Planning Practice Notes

Planning Practice Note: Public Land Zones (PPN02)

Submissions raised issues related to the application of 'public land zones' that are discussed in chapter 5 of this report.

Planning Practice Note: Writing a Municipal Strategic Statement (PPN04)

The Amendment is generally consistent with PPN04.

General Practice Note: Potentially Contaminated Land (GPN30)

Submissions raised issues related to 'potentially contaminated land' that are discussed in chapter 5.7 of this report.

Planning Practice Note: Rural Residential Development (PPN37)

Council provided an assessment of the Amendment against PPN37. The Panel is satisfied that the Amendment is generally consistent with the Practice Note.

Planning Practice Note: Local planning for bushfire protection (PPN64)

Submissions raised issues related to the 'bushfire' provisions in the Amendment that are discussed in chapter 5 of this report.

3.4 Conclusion

The Panel concludes that the elements of the Amendment that it has considered are generally supported by, and implement, the relevant sections of the State and current Local Planning Policy Framework. However, some submissions raised issues that are relevant to various Ministerial Directions and Practice Notes and are discussed in the following chapters.

⁷ An updated Planning Practice Note: Strategic Assessment Guidelines was released following the Hearing.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

4 Township issues

4.1 Bundalong

4.1.1 The issue

The issue is what zones should apply in Bundalong.

The current zoning in Bundalong is a mixture of Low Density Residential Zone (LDRZ), Rural Activity Zone (RAZ) and Farming Zone (FZ). The Amendment proposes to extend the LDRZ to the south and north-west, and apply the Township Zone (TZ) to two parcels of land as shown on Figure 2. It also includes the Bundalong Framework Plan at Clause 21.07-6 (refer to Figure 3), together with various implementation actions.



Figure 2 Bundalong – exhibited zonings

The MSTSSP identifies Bundalong as a ‘village’ and describes its ‘main features’ as follows:

- Population of 336 (2011 Census of Population and Housing)
- 15 kilometres east of Yarrowonga
- Located adjacent to Ovens River

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

- Significant tourist destination with many dwellings being used as holiday homes
- Fastest growing small town in the Moira Shire
- Previously adopted Bundalong Strategy encouraged expansion

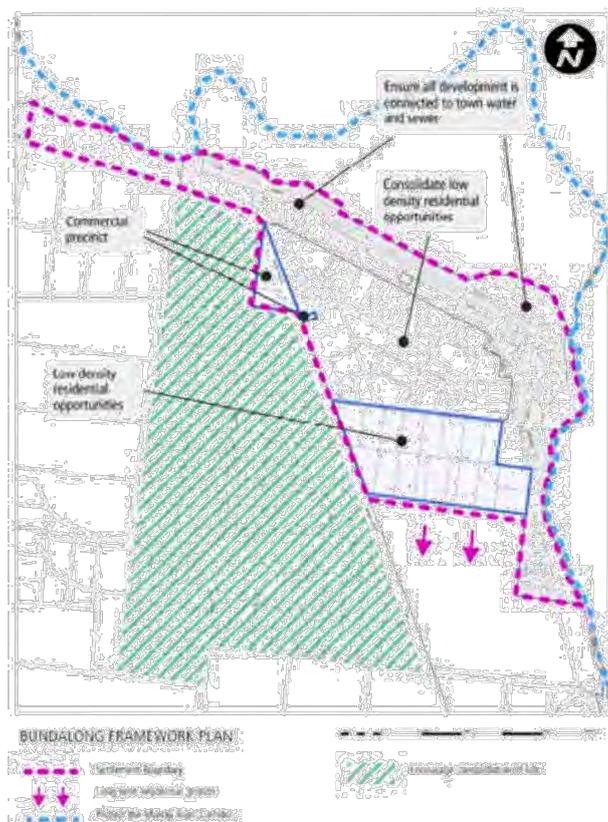


Figure 3 Exhibited Bundalong Framework Plan

The MSTSSP also notes that the village has reticulated water and sewerage and a range of commercial and community facilities.

Bundalong was the subject of the Bundalong Structure Plan that was adopted by Council in 2007, but not implemented.

Bundalong was also referred to in the Panel report for Amendment C51⁸ that was one of a group of regional amendments that implemented a regional rural land use strategy. That report considered issues associated with land use and zoning in Bundalong and

⁸ Moira Planning Scheme Amendment C51 Panel Report 26 March 2012

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

recommended that Council work with the then Department of Planning and Community Development to undertake strategic planning for the area.

4.1.2 Submissions and evidence

The Bundalong elements of the Amendment attracted several submissions, most of which supported the Amendment, with some promoting more intensive development and seeking a 'residential' or 'township' zone. One submitter opposed the LDRZ and preferred that it remain 'rural residential'.

Leon Van Ieperen and Peter Elliott made a joint submission at the Hearing and highlighted the development potential of the town. While they supported the exhibited LDRZ, they believed that the TZ should be applied more extensively.

Fiona and Craig Stevens supported the exhibited application of the LDRZ in the north-west of the town, noting that this area has access to reticulated services and has a 'low density residential' character.

Brett Butler was represented at the Hearing by Nick Vlahandreas (Oxley and Company) who called economic evidence from Paul Squires. Mr Butler owns the Bundalong Tavern and associated accommodation units that are proposed to be zoned TZ.

Mr Vlahandreas supported the rezoning of his client's land on the basis that it '*essentially corrects an anomaly and applies a more suitable zone having regard to its use as a tavern and accommodation units*'. He also submitted that the adjoining area to the south of Sullivan Road (partly owned by his client) would be a suitable site for a 'town hub'. He noted that this area had been identified for '*low density residential*' development in the 2007 Bundalong Strategy Plan, which had also found that there is potential for an activity hub/centre in the area. He highlighted that Bundalong is the '*fastest growing small town*' in the Shire and submitted that the Amendment did not recognise or provide for this growth.

Mr Vlahandreas relied on the evidence of Mr Squires who supported the exhibited TZ, but also advocated the application of that zone to the south of Sullivan Road, based on the demand for residential development, the extent of existing infrastructure and the lack of opportunity under the current and exhibited zones to develop a town centre. He also submitted that Council's application of the TZ across the Shire had been inconsistent.

Mr Vlahandreas requested that the Panel support an extension of the TZ to the south of Sullivan Road, but also submitted that if this was considered to be a '*transformation*' of the Amendment, the Panel should recommend that the exhibited Bundalong Framework Plan be changed '*to increase the settlement boundary to facilitate the future rezoning of this land for commercial, social and residential use*'.

Tomkinson Group (on behalf of Papalia Glanvil Cattlin) supported the exhibited LDRZ zoning in the Austins Road area, but suggested that a Development Plan Overlay (DPO) might be a useful mechanism to ensure a functional subdivision layout in the area.

Maureen Winter submitted that 24-26 Austins Road should '*remain rural residential, as it is at present and not be re-zoned*'. Ms Winter submitted that '*closer settlement*' would have a range of negative amenity impacts.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Council supported the exhibited Amendment on the basis that the proposed rezonings were consistent with the MSTSSP. In response to submissions about extending the TZ or applying a DPO, Council advised that it would refer these matters to *'another amendment process'*.

4.1.3 Discussion

Bundalong is a growing community that is well serviced by infrastructure and a range of commercial facilities. Although the town's attributes and infrastructure capacity are noted in the MSTSSP, neither it nor the Amendment provide any significant opportunities for long-term growth, beyond an expansion of the area zoned LDRZ. The Amendment principally updates the zoning to reflect existing land uses and subdivision, rather than provide for future growth. In contrast, the 2007 Bundalong Structure Plan sought to build on the town's potential and provided a plan for future growth. Despite the limited scope of the Amendment, the Panel is satisfied that the exhibited rezonings should proceed because they better reflect existing development, correct various zoning anomalies and at least provide some opportunity for future growth that will take advantage of the town's infrastructure and attractions.

Various submitters sought a broader application of the TZ and greater development potential in recognition of existing infrastructure, recent development rates and anticipated future demand. Based on the material presented to it and from its inspection of the area, the Panel agrees that Bundalong has the capacity to accommodate growth beyond that envisaged in the MSTSSP and provided for in the Amendment, and agrees that it is a desirable residential location that is likely to attract continuing demand for new dwellings.

Mr Vlahandreas submitted that the Bundalong Structure Plan 2007 provided a more appropriate framework for future development and that the Panel should give it reasonable weight because it had been adopted by Council, albeit in 2007. Mr Vlahandreas also submitted that the Structure Plan provided support for additional development and the broader application of the TZ, including the 'town hub' proposal advocated by his client.

While the Structure Plan provides useful background material and one view about how Bundalong might develop, the Panel does not believe that it can attribute the Structure Plan the weight sought by Mr Vlahandreas. Although Council adopted the Structure Plan, it has since decided to base the Bundalong elements of Amendment C77 on the MSTSSP, which is clearly the more 'current' document. Nevertheless, it seems to the Panel that the Structure Plan, in some respects, provides a more comprehensive and progressive plan for Bundalong than the comparatively limited analysis and plan in the MSTSSP. In noting this, the Panel has not formed any views about the merits of the Structure Plan, it is simply contrasting the detail and content of the two documents.

While the Panel acknowledges the submissions that sought a broader application of the TZ, it does not believe that this should occur as part of Amendment C77. As Mr Vlahandreas noted, rezoning additional land TZ could be considered a *'transformation'* of the Amendment and potentially affected parties and stakeholders should have the opportunity to consider any broader application of the TZ. Equally important, there would need to be process by which any additional development opportunities and rezonings were assessed and strategically justified. This would require a broader analysis and process than provided in the MSTSSP.

Page 14

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moirá Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Mr Vlahandreas suggested that as an interim position, the Bundalong Framework Plan could be amended to expand the Settlement Boundary (refer to Figure 3) to facilitate the future rezoning of his client's land. The Panel does not support this approach because it would preempt the further investigations that would be necessary to identify where and what type of growth should occur, and to more fully explore the town's commercial and community needs, including the 'town hub' proposal.

As the Panel foreshadowed at the Hearing, it believes that Council should prepare a new and more comprehensive structure plan for Bundalong, that expands on the work done in the MSTSSP and addresses the longer-term growth of the town. The Panel also believes that the need for this work should be referenced in Clause 21.07-6 (Bundalong). This work could consider whether a Development Plan Overlay might be warranted in some areas as suggested in the Tomkinson Group submission. It might also consider whether a Restructure Overlay or some other mechanism might be applied to the area outside the Settlement Boundary that has the designation 'Encourage consolidation of lots' on the Bundalong Framework Plan.

For these reasons, it would be premature to identify the area to the south of Austins Road for 'Long term residential growth' until this structure planning is completed and the options for accommodating longer term growth, including consolidation and closer subdivision, are better understood.

In relation to Ms Winter's submission, the Panel agrees that applying the LDRZ to the area north of Austins Road will potentially change the character of that area, but does not believe that the change will be as significant as suggested by Ms Winter. The area already consists of lots generally between 1 and 2.4 hectares and has an existing rural living character. Although the LDRZ will allow further subdivision, the Panel does not believe that the underlying character of the area will fundamentally change.

4.1.4 Recommendation

The Panel recommends:

Include the following text in Clause 21.07-6 (Bundalong) 'Local area implementation':

Prepare and implement a comprehensive structure plan for Bundalong.

Delete the following text from Clause 21.07-6 (Bundalong) 'Local area implementation':

Identify land for future growth to the south.

Delete the 'Long term residential growth' designation from the Bundalong Framework Plan at Clause 21.07-6.

4.2 Bearii

4.2.1 The issue

The issue is what zones should apply in Bearii.

Bearii is currently within the Farming Zone (FZ). The Amendment proposes to apply the Rural Living Zone (RLZ) and Township Zone (TZ) as shown on Figure 4. Council advised that Bearii is an old Crown subdivision.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moirra Planning Scheme Amendment C77 | Panel Report | 13 June 2017

The MSTSSP identifies Bearii as a 'hamlet' and describes its 'main features' as follows:

- Population of 136 (2011 Census of Population and Housing)
- 30 kilometres west of Cobram
- Proximity to Ulupna Island & Murray River
- Mixture of temporary and permanent dwelling types
- Holiday makers/campers visiting Murray River.

The MSTSSP also notes that Bearii has no reticulated water or sewerage, and that the only community facility is a hall. There have been few dwelling approvals in recent years and there is an adequate number of vacant lots (and lots capable of re-subdivision) to satisfy projected demand.

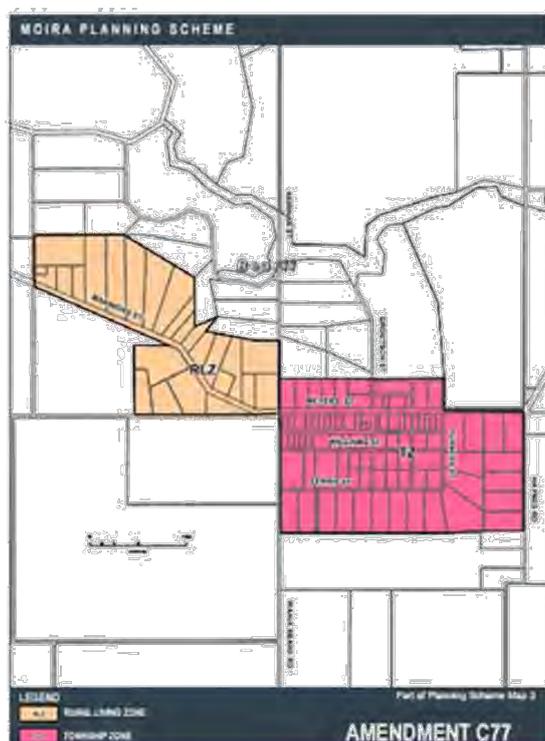


Figure 4 Bearii – exhibited zonings

As discussed in chapter 2, Council commissioned a review of the MSTSSP, resulting in the preparation of the MSTSSP Addendum Report. This report noted the lack of services and the limited demand for dwellings in Bearii and recommended:

Delete the Township Zone from land north and south of Ferris Street and east of Furness Street and replace it with the Rural Living Zone.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Council adopted this recommendation and submitted that the exhibited Amendment should be modified accordingly (refer to Figure 5). As discussed in chapter 1.3, the Panel directed that Council undertake further notification about this proposed change.

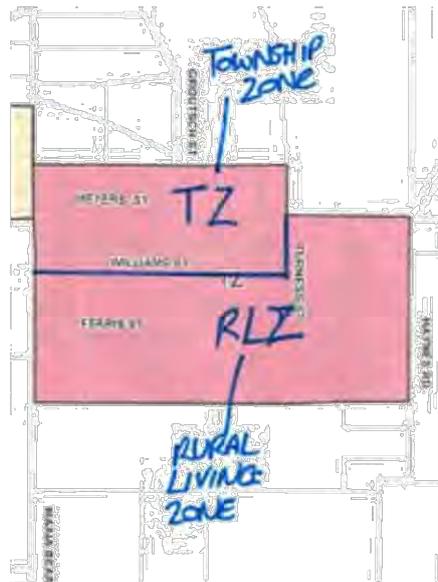


Figure 5 Bearii – Council's revised zoning

4.2.2 Submissions

Ronald Nettleton opposed the exhibited rezonings in Bearii and the creation of smaller lots. He noted that that Bearii *'has absolutely nothing to offer'* and has *'no public transport, shop, school etc'*.

Linsey Weppner supported the exhibited application of the TZ in Bearii and to her Ferris Street property, and opposed Council's post-exhibition proposal to replace part of the exhibited TZ with the RLZ. Following the further notification directed by the Panel, Ms Weppner attended the Hearing and outlined her interest in subdividing her property.

Tony and Kim Walker lodged a written submission in response to the further notification directed by the Panel. They supported the exhibited TZ over their Ferris Street property and opposed the RLZ, submitting that they should have the opportunity to subdivide the property. They submitted that further subdivision at Bearii would encourage *'growth in population, rates and revenue'* and would not adversely impact the rural character of the area.

Council submitted that the exhibited Amendment should be modified to reflect the recommendation of the Addendum Report.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

4.2.3 Discussion

The proposed application of the TZ in Bearii raises several issues. As Mr Nettleton noted, it has no reticulated water or sewerage, it has no commercial services and the only community facility is a small hall. It is also remote from other towns in the area and the commercial and community services that they provide. Some of the area proposed to be rezoned is subject to restrictive overlays, including the Rural Floodway Overlay, the Land Subject to Inundation Overlay and the Environmental Significance Overlay Schedule 2 (refer to Figure 6). There has also been very little demand for development in recent years.

The Panel was advised that existing dwellings source water from bores, although Council was unable to provide any advice about long-term supply capacity and there is no discussion of this in the MSTSSP.



Figure 6 Bearii - Planning Scheme overlays

The exhibited Amendment applied the TZ to approximately 160 hectares, while Council's reduced TZ area is approximately 40 hectares.

The Addendum Report found that reducing the TZ area would reduce the 'theoretical' lot yield from 50 (estimated in the MSTSSP) to approximately 10 lots, assuming a 0.4 hectare subdivision minimum. The Panel has not formed a view about the merits of this assessment, but more fundamentally questions why the TZ is proposed for this area instead of the RLZ or LDRZ in light of the anticipated 0.4 hectare lot size that presumably reflects servicing and environmental constraints.

The TZ is essentially an 'urban' zone and includes the purpose:

To provide for residential development and a range of commercial, industrial and other uses in small towns.

In contrast, the purposes of the LDRZ include:

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

The TZ allows various uses and development (including a dwelling) without a permit and it is not clear that this would be an acceptable approach in a remote, environmentally sensitive area that has few services.

It seems to the Panel that the lack of infrastructure and the environmental constraints, severely limit the capacity of Bearii to support development – particularly conventional urban development typically associated with the TZ. It might have a limited role as a rural living or low density residential area, but it is difficult to see it growing much beyond that in the immediate future.

In particular, the Rural Floodway Overlay is a major constraint on subdivision and development as highlighted by the 'purposes':

- *To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.*
- *To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.*

The Panel raised these issues during the Hearing and Council responded that the additional development facilitated by the TZ would provide the impetus for establishing infrastructure and providing services. The Panel is not satisfied that this is a sensible approach to planning small settlements or funding infrastructure provision.

Council also submitted that the zoning reflected existing development. While this might be true in relation to the proposed RLZ areas, the link is less obvious in relation to the TZ areas which have a 'low density residential' character rather than a 'town' character. It seems to the Panel that the LDRZ is a more suitable zone than the TZ.

For these reasons, the Panel does not support the application of the TZ within Bearii, either as exhibited or as now proposed by Council. Council needs to further consider Bearii's settlement role, its constraints and development capacity, and then determine the appropriate zoning framework, potentially including a mix of LDRZ, RLZ and FZ instead of the TZ. In the interim, the Panel believes that the RLZ should be applied to the areas exhibited as TZ on the basis that the current FZ that applies to these area is inappropriate. The RLZ will better reflect the character of the area and existing housing development than the FZ, and limit future subdivision and development until Council has reviewed the issues affecting Bearii.

It follows that the Panel does not support the Weppner and Walker submissions that supported the TZ and the opportunity to subdivide their properties. The Panel also notes that the opportunity to subdivide Ms Weppner's property on Ferris Street is constrained by the lack of access to a constructed section of Wood Street (on the northern boundary) as well as by the zoning.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

The exhibited RLZ along Mannions Street, to the west, reflects the existing subdivision and development in that area and is a suitable zone. The Panel is satisfied that this should proceed.

Finally, the Panel notes Mr Squires' observation (in relation to Bundalong) about Council's use of the TZ in different towns and that the approach in Bearii contrasts with the approach in Bundalong. Bearii has very little capacity or justification for growth, yet the Amendment seeks to rezone a significant area TZ. Bundalong, on the other hand, has access to reticulated services, commercial and community facilities, and is the fastest growing town in the Municipality, yet the Amendment makes very little provision for growth, other than some additional LDRZ. These differing approaches are a weakness of the Amendment and the MSTSSP, and raise concerns about whether the proposed zoning regimes in other towns (that have not been raised in submissions and considered by the Panel) have similar issues.

4.2.4 Recommendation

The Panel recommends:

Apply the Rural Living Zone instead of the Township Zone in Bearii.

4.3 Cobram

4.3.1 The issues

The issues are:

- whether the references to the Grasso Drive residential area in the exhibited Cobram Framework Plan are correct
- whether there should be changes to the 'retail' provisions in the exhibited Municipal Strategic Statement (MSS)
- the appropriate zoning of 9 Burke Court, Cobram
- the need for additional serviced residential land in Cobram.

4.3.2 Grasso Drive area

(i) Submissions

Briana Barnes (Spiire) made submissions on behalf of Lemon Tree Rise Pty Ltd relating to the designation of an 8 hectare lot on Grasso Drive⁹ in the exhibited Cobram Framework Plan at Clause 21.07. Ms Barnes noted that the Framework Plan legend identifies the land as:

Short term Low Density Residential to provide buffer to farming areas.

Ms Barnes advised that the land is zoned General Residential Zone (GRZ), is subject to the Development Plan Overlay Schedule 8 and a development plan and subdivision application have been prepared for the land. Ms Barnes noted that the current Cobram Town Structure Plan (Map 1 Clause 21.04-5) includes the site within a broader area designated 'Short term residential', consistent with the Cobram Strategy Plan 2007¹⁰ that identified the land as 'Urban – short term'. Ms Barnes submitted that the designation on the exhibited Cobram

⁹ Lot 1 on Plan of Subdivision 713446.

¹⁰ Figure 12: Cobram Strategy.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Framework Plan was an error and that the *'short term residential'* designation on the current Cobram Town Structure Plan should be carried over.

Council agreed that the exhibited designation of this area was a drafting error and proposed to replace it with a suitable reference.

(ii) Discussion

The Panel accepts Council's advice on this issue and agrees that the exhibited designation of this land is inappropriate given the current MSS references to *'short term residential'* development and the GRZ zoning.

Council's final Amendment documentation does not address this issue and therefore a separate recommendation is necessary.

(iii) Recommendation

The Panel recommends:

Replace the Grasso Drive area designation *'Short term Low Density Residential to provide buffer to farming areas'* with *'short term residential'* in the Cobram Framework Plan at Clause 21.07-2.

4.3.3 Retailing

(i) Submissions

Debra Butcher (Debra Butcher Consulting) lodged a written submission in relation to retailing in Cobram, and raised issues related to:

- perceived inadequacies in the exhibited Clauses 21.06 (Economic Development) and 21.07-1 (Cobram)
- the deletion of the current strategy in Clause 21.04-4 to *'Undertake a retail/business floor space analysis for Cobram'*
- the inclusion of a *'town retail centre'*¹¹ boundary in the exhibited Cobram Framework Plan at Clause 21.07-1
- the need to review the retail references in the Cobram Structure Plan 2007, and the existing and exhibited MSS retailing provisions.

Council did not support this submission and advised that a draft *'Economic Retail Analysis'* has been prepared for Cobram and Yarrawonga. Depending on the outcome of that process, the retailing provisions in the Planning Scheme might be updated through a future amendment. Council submitted that this project would provide the mechanism to address the issues raised in the submission.

(ii) Discussion

The Panel notes the work being undertaken by Council and agrees that that process would provide the mechanism to review and update the issues raised by Ms Butcher.

¹¹ The reference is *'consolidate town retail centre'*.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

In relation to the 'town centre' boundary in the Cobram Framework Plan, this area is not identified in the current Cobram Town Structure Plan but generally reflects the existing area zoned Commercial 1 Zone (C1Z). For this reason, the Panel does not believe that it needs to be removed from the exhibited Cobram Framework Plan. Nevertheless, the Panel notes that the boundary (and the area zoned C1Z) might change following the further work being undertaken by Council.

4.3.4 9 Burke Court, Cobram

Catherine Cole lodged a written submission requesting that 9 Burke Court be zoned '*residential*'. It seems that this lot (or part of it) might be incorrectly zoned Public Park and Recreation Zone, rather than GRZ.

Council should review the zoning of this lot and, if it is wrong, correct it as part of a future amendment.

4.3.5 Residential land supply

Oasis Homes Australia Pty Ltd lodged a comprehensive written submission relating to a lack of serviced residential land in Cobram. The submission expressed dissatisfaction with the adequacy of the Planning Scheme Review Report and Amendment C77, and submitted that the Cobram Structure Plan 2007 should be reviewed as a matter of urgency.

Council submitted that these issues should be addressed as part of a review of the Cobram Structure Plan and advised that a funding bid has been put to Council for the Cobram, Nathalia, Numurkah and Yarrawonga Structure Plans to be reviewed.

The Panel agrees that the issues raised in this submission are best addressed in a review of the Structure Plan and notes that this project has been carried over from the existing MSS to the exhibited Clause 21.03.

4.4 Strathmerton

4.4.1 The issues

The issues include:

- the provision of a 'buffer' between the proposed Township Zone (TZ) on Findlay Street and industrial land to the east
- the implications of the Strathmerton Wastewater Management Facility 'buffer' on the rezoning of land south of Arthur Street, the identification of the 'Settlement Boundary' and the area identified for 'Long term residential expansion' on the Strathmerton Framework Plan.

The exhibited Amendment proposes to apply the TZ to two areas in Strathmerton (refer to Figure 7). The Amendment also proposes to apply the Development Plan Overlay Schedule 13 (DPO13) to vacant land zoned (and proposed to be zoned) TZ north of Findlay Street (refer to Figure 8).

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

4.4.2 Findlay Street area

The Amendment proposes to rezone land at the eastern end of Findlay Street, Strathmerton from Farming Zone (FZ) to TZ and apply the DPO13 to this land and to land currently zoned TZ north of Findlay Street (refer to Figures 7 and 8).



Figure 7 Strathmerton – exhibited Township Zone

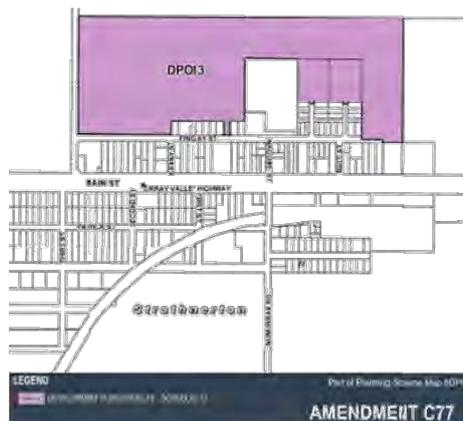


Figure 8 Strathmerton – exhibited DPO13

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

(i) Submissions

McColl's Transport owns the land proposed to be zoned TZ at the eastern end of Findlay Street. This site is approximately 4.6 hectares of cleared farming land that is part of its larger landholding that includes land to the immediate east that is zoned Industrial 1 Zone (IN1Z) and used for transport/logistics purposes. McColl's opposed the rezoning of its land on the basis that the current FZ provides a better 'buffer' between its 'industrial' activity and future residential development to the west.

The Environment Protection Authority lodged a written submission (discussed in chapter 5.1) that raised general concerns about *'the potential for residential encroachment upon existing industry and important utilities'*.

Council provided a copy of a recent planning permit¹² issued for the McColl's site (including the land proposed to be zoned TZ) allowing the 'Use and Development of a Milk Storage (transfer) Station'. The permit contains several amenity related conditions, addressing traffic, noise, lighting, maintenance, access and landscaping.

Council supported the exhibited TZ rezoning on the basis that it was recommended in the MSTSSP:

Rezone land to the north of the Murray Valley Highway between land zoned Township and Industrial from Farming Zone to Township Zone and apply a Development Plan Overlay.

The MSTSSP noted that applying a DPO would provide a mechanism to address the provision of buffers between industrial and residential uses in the area. It also concluded that there is *'adequate land'* in Strathmerton to cater for expected residential demand over the next 15 years.

The DELWP letter of authorisation required Council to consult with the EPA regarding the proposed rezoning of this site given that it abuts land zoned IN1Z that is used for 'industrial' purposes. During the Hearing, Council advised that it had not had direct contact with the EPA over this issue and that it had not considered the possible implications of Clause 52.10 (Uses with Adverse Amenity Potential). Instead, it relied on the proposed DPO13 to address these issues, although it is not clear to the Panel how it would do so. The DPO13 includes a confusing reference to impacts emanating from the site being rezoned rather than from the industrial area to the east.

(ii) Discussion

It would be sensible planning to provide a buffer between the IN1Z area and developing residential areas to the west. While this could be addressed through a development plan, the Panel agrees with McColl's that the existing FZ over its land already provides a suitable buffer.

In terms of residential land supply, there is a significant area of vacant TZ land to the north of Findlay Street and the MSTSSP did not provide any clear land supply need for rezoning the McColl's land. The Panel is also mindful that considering McColl's opposition to the rezoning

¹² Permit No 5/2015/343 issued on 18 March 2016.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moirá Planning Scheme Amendment C77 | Panel Report | 13 June 2017

and the recently issued planning permit, it would seem unlikely that the land will be developed for residential purposes if the rezoning proceeds. In this context, it is not clear what Council is seeking to achieve by rezoning the land. If the land is to be used for industrial purposes, there might be merit in considering whether it might be more suitable for an industrial zone (such as the Industrial 3 Zone) rather than a residential zone.

On balance, the Panel does not support the rezoning of McColl's land at this time, although this does not preclude it being rezoned in the future if circumstances change. It follows that the exhibited DPO13 need not be applied to this site.

(iii) Recommendation

The Panel recommends:

Delete the Township Zone and Development Plan Overlay Schedule 13 from the land owned by McColl's Transport at the eastern end of Findlay Street, Strathmerton.

4.4.3 Goulburn Valley Water Wastewater Management Facility (WMF)

The Amendment proposes to rezone land south of Arthur Street, Strathmerton from Farming Zone (FZ) to Township Zone (TZ) (refer to Figure 7). It also includes the Strathmerton Framework Plan at Clause 21.07-10 that identifies the area south of Arthur Street for 'Long term residential expansion' (refer to Figure 9).

This area seems to have been the subject of recent residential subdivision and development even though it subject to the FZ.

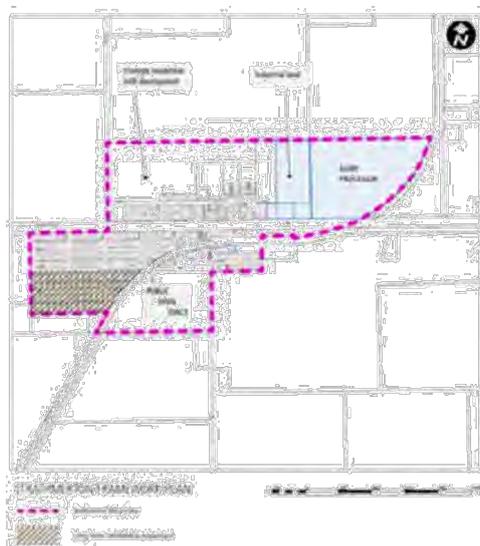


Figure 9 Exhibited Strathmerton Framework Plan

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

(i) Submissions

Goulburn Valley Water (GVW) lodged a written submission noting that part of the area proposed to be zoned TZ is within the Strathmerton WMF buffer to the south-west of the town. The submission advised that '*GVW's expectation is that no development will occur within the WMF buffer*'. At the Hearing, the Panel directed Council to seek advice from GVW about how the buffer area had been defined.

Following the Hearing, GVW provided Council and the Panel with various documents, including a letter to Council dated 30 November 2015 that outlined an initiative to apply the Environmental Significance Overlay (ESO) to buffer areas around WMFs, including the Strathmerton WMF. The letter included a draft ESO area for the Strathmerton WMF (refer to Figure 10) based on EPA Guideline 1518 – Recommended Separation Distances for Industrial Residual Air Emissions.

The Environment Protection Authority lodged a written submission (discussed in chapter 5.1) that raised general concerns about '*the potential for residential encroachment upon existing industry and important utilities*'.

Council did not support the GVW submission and submitted that the rezoning should proceed because:

- *It is consistent with a recommendation of the small towns strategy*
- *Arthur Street is a sealed residential street with drainage that already supports dwellings on most of the lots impacted by buffer. The retention of the Farming Zone is inconsistent with the type of development in the street.*
- *The buffer is not reflected in the planning scheme by the appropriate overlay control. GVW has not demonstrated what information was used to draft the map attached to the submission.*

Council advised that GVW is currently modelling the buffer around the WMF (and other WMFs) to refine the extent of the area that might be included in a future ESO. Council indicated that it wants GVW to prepare the amendment to implement the ESOs. This is foreshadowed in the current planning scheme which includes the 'Further strategic work' reference at Clause 21.03-6:

- *Investigate the need for "buffer" mechanisms surrounding wastewater treatment plants in the Shire (Prime Responsibility – Goulburn Valley Water);*

(ii) Discussion

The need for mutual protection of sensitive uses (including residential) and WMFs arising from odour impacts is a key planning consideration in State and local policy, including:

- Clause 11.12-4 (Infrastructure) that includes the strategy '*Provide for appropriate settlement buffers around sewerage treatment areas, solid waste management and resource recovery facilities and industrial areas to minimise potential impacts on the environment such as noise and odour.*'
- Clause 13.04-2 (Air quality) that requires planning to have regard to '*Recommended Buffer Distances for Industrial Residual Air Emissions (Environmental Protection*

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Authority, 1990) in assessing the separation between land uses that reduce amenity and sensitive land uses'.

- Clause 21.0-3-4 (Environmental Strategies) that includes the strategy 'Maintain appropriate buffer distances between sewerage/wastewater treatment and disposal facilities and other land uses in accordance with EPA guidelines'.



Figure 10 Strathmerton WMF draft ESO area

Although the Strathmerton WMF 'buffer' referred to by GVW is yet to be finalised or implemented in the Planning Scheme, the Panel accepts GVW's advice that the indicative buffer is consistent with the EPA Guideline 1518 and that it is a relevant planning consideration. The Panel also notes that although GVW did not object to the rezoning, it was clear that it opposed residential development within it.

The existence and implications of the buffer are not discussed in the MSTSSP, so it is not clear whether it was a factor in recommending the TZ rezoning or in preparing the Strathmerton Framework Plan.

Considering the State and local policies related to WMF buffers, the Panel believes that it would be premature to rezone land for residential purposes or to identify future residential growth areas where these areas are potentially within the Strathmerton WMF buffer. The future development potential of this area should be reviewed once the buffer is finalised by GVW and implemented as an ESO via a future amendment.

Council indicated that the proposed rezoning reflected existing development, but the area to the south of Arthur Street has not been fully developed and there appear to be vacant lots. Allowing the rezoning to proceed would potentially facilitate additional residential development (sensitive uses) within the buffer, contrary to State and local policies.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Similarly, it would be premature to identify the broader area to the south of Arthur Street for 'Long term residential expansion' on the Strathmerton Framework Plan (refer to Figure 9) until the final extent of the buffer is determined.

This area is partly within the current buffer and is also likely to be partly within the revised buffer given its proximity to the WMF. It follows that it would also be premature to apply the Settlement Boundary in this area that is shown on the Framework Plan. If the WMF buffer precludes or limits further development to the south, Council may need to consider different growth options.

In forming these views, the Panel has been mindful that the MSTSSP did not identify a shortage of residential land¹³ and notes that there is a large area of vacant TZ land to the north of Findlay Street. For these reasons, delaying or not proceeding with the possible rezoning of the land south of Arthur Street until the buffer issue is resolved is not likely to have immediate land supply implications.

The Panel considered whether part of the proposed TZ rezoning should proceed (the area south of Arthur Street but outside the current buffer) but has concluded that until the final buffer area is determined, it would be premature to rezone any of this land. The Panel has also considered whether parts of the Strathmerton Framework Plan could proceed but has concluded that the buffer issue has potential implications for other elements of the Settlement Boundary and the designation of long term growth options. For these reasons, it would be premature to adopt the Framework Plan.

In light of these issues, the Panel encourages Council and GVW to finalise the WMF buffer and implement an ESO as a matter of priority.

(iii) Recommendations

The Panel recommends:

Delete the Township Zone from the area south of Arthur Street, Strathmerton.

Delete the Strathmerton Framework Plan at Clause 21.07-10.

4.5 Koonoomoo

4.5.1 The issue

The issue is whether the proposed Rural Living Zone (RLZ) in Koonoomoo will affect the rural character of the area.

The Amendment proposes to apply the RLZ to various areas around Koonoomoo, including areas of defacto rural living subdivision and development (refer to Figure 11).

4.5.2 Submissions

Council advised that the exhibited zoning map did not include two areas to the north-west of the town (north and south of the Mywee-Koonoomoo Road) proposed to be zoned RLZ (refer to Figure 12). However, the explanatory report that accompanied the Amendment

¹³ The MSTSSP noted that there had been a high number of recent dwelling approvals but calculated that there were approximately 40 vacant lots and approximately 44 hectares of undeveloped land.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

listed these additional properties in a table that described the proposed rezonings. Council advised that all the landowners were given notice of the Amendment, but weren't subsequently advised of the mapping error.

Louise Greenwood raised concerns about what the Amendment proposed and the accuracy of the Amendment documentation. Ms Greenwood's property in the area north of the Mywee-Koonoomoo Road that was not included in the exhibited RLZ map, but listed in the Explanatory Report and intended to be rezoned by Council.



Figure 11 Koonoomoo – exhibited rezonings

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017



Figure 12 Koonoomoo – RLZ areas not included in the exhibited zoning map

Ms Greenwood objected to the application of the RLZ to her property and to the immediate area, citing concerns about further subdivision and additional houses, and the impacts they would have on the rural character of the area.

The MSTSSP recommended that the area to the north of the Mywee-Koonoomoo Road be rezoned RLZ, but did not recommend the rezoning of the area to the south (refer to Figure 13). The MSTSSP Addendum Report reviewed the rezoning proposals for Koonoomoo and supported the Amendment, but the review seems to have been based on the exhibited zoning plan and it is not clear whether it included the two areas not included on the exhibited zoning plan.



Figure 13 Koonoomoo – MSTSSP Settlement Strategy

In relation to Ms Greenwood's concerns about the rural character of the area, Council submitted that the RLZ was being applied to areas that have an existing rural residential

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

character and that the 8 hectare subdivision minimum would limit the scope for further subdivision and housing in the area.

4.5.3 Discussion

Ms Greenwood's submission expressed understandable confusion about the extent of the proposed RLZ in Koonoomoo given the mapping error. In response, Council indicated that it was confident that all the affected landowners are aware of the additional two areas intended to be rezoned, but not included on the zoning map.

Although this mapping error does not invalidate this element of the Amendment, the Panel is reluctant to support these additional RLZ rezonings considering its uncertainty about whether all of the landowners were aware of the proposed change. As evidenced by Ms Greenwood's submission, it is possible that other landowners might have concerns about the rezoning of these areas. The Panel also notes that the MSTSSP did not recommend the rezoning of the lot on the south side of the Mywee-Koonoomoo Road, so the strategic justification for rezoning this lot is unclear.

The rezoning of these two areas also raises potential issues related to Ministerial Direction No 1 Potentially Contaminated Land (MD1). The area to the south of Mywee-Koonoomoo Road is used as an orchard, while the area to the north has been used for strawberry farming/market gardening. As discussed in response to the Environment Protection Authority submission (chapter 5.7 of this report), Council needs to satisfy itself that the rezoning of these areas (and other rezonings that will allow sensitive uses) are consistent with MD1.

In relation to Ms Greenwood's concerns about impacts on the rural character of the area, the Panel notes that her property is within an area that has been subdivided and developed, and has an existing rural residential rather than rural character. In light of the 8 hectare minimum lot size in the RLZ schedule, it is unlikely that any further subdivision or housing development (if possible) will have a noticeable impact on the existing character of this area. In this context, the Panel is satisfied that the RLZ is a suitable zone for this area.

However, Council should confirm that all other landowners are aware of and support the rezoning before adopting this element of the Amendment. In doing so, Council should note that the Panel has considered the amenity concerns expressed by Ms Greenwood and does not agree that they preclude the rezoning from being adopted. Council should also address the potential contamination issues discussed in chapter 5.7 of this report.

4.5.4 Recommendation

The Panel recommends:

Before adopting the Amendment, Council should consult with the owners of land in Koonoomoo that was intended to be zoned Rural Living Zone but not included in the exhibited map. Council should explain the extent of the proposed rezoning and confirm that the landowners support the rezoning.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

4.6 Yarrawonga

4.6.1 The issue

The issue is whether references to encouraging the relocation of grain bunkers in Yarrawonga should be deleted from the Amendment.

The exhibited Yarrawonga Framework Plan at Clause 21.07-2 (Yarrawonga) includes the notation '*Encourage relocation of grain bunkers*' at 95 Benalla–Yarrawonga Road, Yarrawonga.

The current Clause 21.04-4 (Yarrawonga) includes the strategy:

- *Facilitate the relocation of the grain bunkers west of Benalla Road.*

The current Yarrawonga Town Structure Plan (21.04-5 Map 3.2) includes the notation:

Encourage relocation of grain bunkers

4.6.2 Submissions

GrainCorp Operations Limited (GrainCorp) opposed the reference to relocating the grain bunkers in the exhibited Yarrawonga Framework Plan. GrainCorp noted the similar reference in the current Planning Scheme and submitted that it was outdated and confusing, and that it had not been consulted '*regarding its initial inclusion*'. GrainCorp submitted that the reference was based on an incorrect perception that there was a shortage of industrial land in Yarrawonga.

GrainCorp also submitted that Council should consider rezoning the Yarrawonga West area for industry, citing its direct access to the Murray Valley Highway and railway.

Council supported the deletion of the 'relocation' reference, but did not support the rezoning of the Yarrawonga West area because it had not been exhibited.

Council also advised that a recent planning permit application for an expansion of the facility had attracted amenity related objections.

4.6.3 Discussion

The Panel does not support deleting the reference to relocating the grain bunkers as part of Amendment C77. It is an existing Planning Scheme strategy and the Panel was not presented with any Council analyses of why the strategy is in the Planning Scheme or why it should be removed. The Panel is also mindful that the GrainCorp facility is adjacent to an established residential area (to the west of Pearce Street) and it is conceivable that local residents would have an interest in the future of the facility. Those residents and other stakeholders should have the opportunity to comment on the proposed deletion of the strategy. If Council wishes to delete the strategy, it should do so through a future amendment, after considering the strategic merits and implications of doing so.

For these reasons, the Panel concludes that the reference to removing the grain bunkers should be retained in the exhibited Yarrawonga Framework Plan. This change was not included in the final Amendment documentation appended to Council's Part A submission and does not require a separate recommendation to retain it.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

In relation to applying an industrial zoning in Yarrawonga West, this would also need to be pursued through a future Amendment, subject to the rezoning being strategically justified. The Panel would expect that such a potentially significant rezoning would need to be considered as part of a broader review of the Yarrawonga Structure Plan.

4.7 Numurkah

4.7.1 The issue

The issue is whether the Numurkah Structure Plan should be modified to change the references to future residential development.

The Amendment includes the Numurkah Framework Plan and supporting material at Clause 21.07-3.

The current Planning Scheme contains the Numurkah Town Structure Plan (Clause 21.04-5 Map 3.4) and various strategies at Clause 21.04-3.

The Panel understands that the exhibited Numurkah provisions are intended to be a 'policy neutral' translation and repositioning of the existing provisions.

4.7.2 Submissions

Peter Mapletoft provided comments about Amendment C20 Part 2 and the associated Panel report relating to Numurkah. Council submitted that the issues raised by Mr Mapletoft could not be addressed as part of Amendment C77, but that his comments were noted.

Peter McDougall submitted that there was a need for additional residential land in Numurkah. He advocated the residential rezoning of land in the north of the town along the Numurkah Road, north of the High School.

Council supported this submission, in part, and proposed that the exhibited Numurkah Framework Plan be modified to replace the designation 'Long Term Residential' with 'Future Residential Growth Opportunities'. Council submitted that this would '*remove the timing issue however it would still be the responsibility of the landowner to initiate an amendment to rezone the land*'. Council also advised that a review of the Numurkah Structure Plan will be completed '*in the next 2-3 years*'.

4.7.3 Discussion

The Panel agrees with Council that Mr Mapletoft's submission raises issues that cannot be addressed as part of Amendment C77.

In relation to Mr McDougall's submission, the Panel agrees with Council that the rezoning of land for residential purposes cannot proceed as part of Amendment C77. It would need to be exhibited as part of a future amendment and be strategically justified, potentially as part of a review of the Numurkah Structure Plan.

The Panel also does not support changing to the exhibited Yarrawonga Framework Plan because:

- the Framework Plan was intended to be a 'policy neutral' carry-over of the current Structure Plan

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

- the proposed change was not exhibited and other parties have not had the opportunity to review or comment on it.

The Panel does not believe that retaining the existing 'Long Term Residential' designation would preclude the rezoning of this area. The change to 'Future Residential Growth Opportunities', as sought by Council, could form part of a 'rezoning' amendment initiated by the landowner or could be implemented following the review of the Numurkah Structure Plan. Both approaches will provide an opportunity for other parties to comment.

Council's proposed change was not included in its final version of the Amendment and does not require a recommendation that it be removed.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moirá Planning Scheme Amendment C77 | Panel Report | 13 June 2017

5 Agency submissions

5.1 Environment Protection Authority

5.1.1 The issues

The issues are whether the Amendment adequately responds to:

- the potential contamination of land being rezoned
- the desirability of providing buffers between sensitive uses and industrial activity and wastewater management facilities.

5.1.2 Submissions

The Environment Protection Authority (EPA) lodged a written submission that raised issues about potentially contaminated land and buffer areas to industry and public utilities.

In relation to potentially contaminated land, the EPA submitted:

Given the amendment aims to rezone parcels of land to a sensitive use at various locations across the shire, it is recommended that Council consider the requirements of Ministerial Direction No. 1 Potentially Contaminated Land prior to any rezoning. ... It is possible that some parcels of land may have levels of contamination due to prior activity; such as intensive agriculture, fuel storage for agricultural purposes, waste management and possibly asbestos from buildings. An environmental assessment to determine risks is recommended.

In relation to buffer areas, the EPA noted the 'potential for residential encroachment upon existing industry and important utilities' and that 'amenity conflicts result in existing industry and utilities experiencing community pressure to reduce operations or move to another location'. The EPA encouraged Council to apply a 'precautionary approach' to these issues.

Council noted the submission, but did not provide specific responses to the contamination and buffer issues raised by the EPA.

5.1.3 Discussion

(i) Potential contamination

Council advised that it had not given any specific consideration to the potential contamination of land proposed to be rezoned by the Amendment or to Ministers Direction No 1 Potentially Contaminated Land (MD1). The Panel was also unable to find any reference to contamination issues or MD1 in the MSTSSP, the MSTs Context Report or the Addendum Report.

MD1 requires that:

In preparing an amendment which would have the effect of allowing (whether or not subject to the grant of a permit) potentially contaminated land to be used for a sensitive use, agriculture or public open space, a planning authority must satisfy itself that the environmental conditions of that land are or will be suitable for that use.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

General Practice Note 30 Potentially Contaminated Land (GPN30) provides guidance on how to apply MD1, how to identify potentially contaminated land and identifies land uses that have potential for contamination. For example, GPN30 identifies land uses such as 'market gardens' that have 'medium potential for contamination' resulting from incidental activities.

The Panel has not reviewed the various sites and areas being rezoned in the context of MD1, although it notes from its inspections of some areas that the types of agricultural activities referred to by the EPA and in GPN30 may have occurred. For example, land to the west of Koonoomoo that is proposed be rezoned from Farming Zone to Rural Living Zone¹⁴ has been and is being used as an orchard and for strawberry farming (and possibly market gardening). The rezoning of this land might warrant consideration of MD1.

The Panel raised this issue during the Hearing and outlined the requirements of MD1 and the need for Council to give this issue further consideration before adopting the Amendment. The Panel also suggested that Council approach the EPA to discuss this issue and how it might be addressed.

(ii) Buffers

The Panel notes the EPA's comments in relation to industrial and utility buffers, and has had regard to them in relation to the proposed Township Zone in Strathmerton discussed in chapter 4.4 of this report.

5.1.4 Recommendation

The Panel recommends:

Before adopting the Amendment, Council should satisfy itself that the Amendment is consistent with Ministers Direction No 1 Potentially Contaminated Land and General Practice Note 30 Potentially Contaminated Land. In doing so, Council should consult with the Environment Protection Authority.

5.2 Department of Education and Training

5.2.1 The issue

The issue is whether the Wunghu, Tungamah, Waaia, Invergordon, Katamatite and Katunga primary schools should be rezoned Public Use Zone Schedule 2 (PUZ2).

The Amendment proposes to rezone these sites to PUZ2 from a range of existing zones.

5.2.2 Submissions

Geffrey Mills (on behalf of the Department of Education and Training) objected to the rezoning of the Wunghu, Tungamah, Waaia, Invergordon, Katamatite and Katunga primary schools to PUZ2.

Mr Mills submitted that *'if these schools were to close in the future, and be declared surplus to education requirements, they would need to be rezoned if they were not in the appropriate zone'*. Mr Mills advised that this was consistent with the Victorian Government

¹⁴ Refer to chapter 4.5.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Landholding Policy and Guidelines, August 2015. He also outlined the time and costs associated with rezoning former school sites.

Council did not support this submission, noting that the rezonings were recommended in the MSTSSP and submitting that the PUZ2 was the appropriate zone for primary schools.

5.2.3 Discussion

At the Directions Hearing, the Panel directed that Council respond to Planning Practice Note 2 Public Land Zones (PPN02) in relation to various submissions from public land managers.

PPN02 guides the application of the PUZ to public land, including the circumstances under which it should be applied. It also encourages planning authorities to consult with the public land manager to determine the most appropriate zone.

In relation to 'Using other zones', PPN02 includes:

Although the public land zone makes provision for its potential application to public land used for the purpose of 'education', most schools could be included in surrounding zones, particularly residential zones.

Considering Mr Mills' submission and his advice about the Victorian Government Landholding Policy and Guidelines, the Panel supports the retention of the existing zones over these sites. The Panel is satisfied that this approach is consistent with PPN02.

5.2.4 Recommendation

The Panel recommends:

Retain the existing zoning of the Wunghu, Tungamah, Waaia, Invergordon, Katamatite and Katunga primary schools.

5.3 North East Water

5.3.1 The issues

The issues are:

- whether Clause 21 should be changed
- whether North East Water infrastructure should be rezoned.

5.3.2 Submissions

North East Water (NEW) proposed several changes to the Amendment, including:

- various additions, updates and corrections to Clause 21
- the rezoning of various NEW assets to Public Use Zone 1 (PUZ1).

Council generally supported the proposed changes to Clause 21 sought by NEW and included them in its revised version of the Amendment submitted with its Part A submission. Council did not support the inclusion of the NEW Urban Water Strategy as a reference document because it is in 'draft form' and 'does not have a nexus to the planning scheme'.

Council also did not support the rezoning of NEW infrastructure because they 'have not been exhibited and can be addressed as part of the NEW sponsored amendment to address buffers around these facilities'.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Following the Hearing, the Panel sought a copy of the maps referred to in the NEW submission that showed the locations of NEW assets and infrastructure that it proposed for rezoning. The Panel was also advised by NEW that it had lodged a draft amendment (C86) with Council that sought to apply the Environmental Significance Overlay to NEW assets. NEW did not want to delay that amendment by including the rezoning of its sites. Council indicated at the Hearing that these rezonings should be advanced through Amendment C86 rather than C77, given that they had not been exhibited.

5.3.3 Discussion

The Panel has reviewed the changes to Clause 21 sought by NEW and those supported by Council, and supports Council's agreed changes. They will update and refine various policy references in the Municipal Strategic Statement without changing its strategic intent. The Panel also agrees with Council that the draft NEW Urban Water Strategy should not be a reference document – it does not appear to have been used to inform the preparation of the Amendment and it is not known what the document contains, how it might be used, or what 'planning' impacts it might have. The potential 'planning' relevance of the document is a matter that Council might consider as part of the next Planning Scheme review.

In terms of the zoning of NEW infrastructure, the Panel agrees with Council that the additional rezonings sought by NEW should go through a formal exhibition process and it seems logical to do that as part of draft Amendment C86. It is not clear to the Panel that adopting this approach will significantly delay Amendment C86, although this is a matter for NEW and Council.

5.4 Department of Environment, Land, Water and Planning

5.4.1 The issues

The issues are:

- whether Clause 21 should be changed
- whether exhibited Crown land rezonings should be modified.

5.4.2 Submissions

The Department of Environment, Land, Water and Planning (DELWP) sought various corrections to the rezoning of Crown land included in the exhibited Amendment.

DELWP also provided comments on the Planning Scheme Review Report relating to extending the Environmental Significance Overlay Schedule 1 (ESO1) to other waterways, reinforcing that risk of bushfire risk extends beyond the Murray River corridor and the potential implications of irrigation technology, including travelling irrigators.

Council agreed to correct the rezoning errors, noting that these rezonings were already included in the Amendment. Council also noted DELWP's comments on the Planning Scheme Review report and agreed to revise the references to bushfire risk in Clause 21.05-5 (Fire).

5.4.3 Discussion

The Panel supports the zoning corrections sought by DELWP and agreed to by Council. This situation is different to the rezoning of NEW infrastructure discussed earlier, given that the

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

changes sought by DELWP are relatively minor corrections and additions to what was exhibited. These changes are appended to Council's Part A submission and do not require a separate recommendation.

DELWP's other comments are related to the Planning Scheme Review Report rather than the Amendment, although the Panel notes that Council has proposed various changes to Clause 21.05-5 in response to the DELWP and Country Fire Authority submissions.

5.5 Goulburn Broken Catchment Management Authority

5.5.1 The issue

The issue is whether Clause 21 should be changed.

5.5.2 Submissions

The Goulburn Broken Catchment Management Authority (GBCMA) proposed various additions and corrections to Clause 21.

Council supported the submission, in part, and proposed various changes in its final version of Clause 21.

5.5.3 Discussion

The Panel has reviewed the changes to Clause 21 sought by GBCMA and those supported by Council, and supports Council's agreed changes. They will update and refine various policy references in the Municipal Strategic Statement without changing its strategic intent. The Panel does not support the inclusion of additional reference documents as sought by GBCMA that are in draft form, are being developed or have not informed the content of the Planning Scheme.

5.6 Country Fire Authority

5.6.1 The issue

The issue is whether the Amendment adequately addresses bushfire risk.

5.6.2 Submissions

The Country Fire Authority (CFA) lodged a written submission during the exhibition of the Amendment in which it sought various changes to the exhibited Clause 21.05-5 (Fire). Following its consideration of this submission and the DELWP and GBCMA submissions discussed earlier, Council proposed various changes to this clause.

Darren Viney represented the CFA at the Hearing and provided an overview of bushfire hazard in the Municipality. Mr Viney also highlighted two recent grassfires that occurred in 2014.

The CFA supported Council's proposed revisions to Clause 21.05-5, although it sought additional text acknowledging '*the hazard of extensive grassland areas, particularly at the urban/grassland interface of existing settlements*'. It also sought the inclusion of the following additional objectives/strategies:

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

- *Strengthen community resilience to bushfire by ensuring that bushfire and grassland protection measures are considered and given effect to in large subdivisions outside of the Bushfire Management Overlay*
- *Ensure that in areas outside of the Bushfire Management Overlay bushfire protection measures are considered for development which may be occupied by potentially vulnerable people*
- *Consider the cumulative impact of decisions that may intensify the permanent, seasonal or temporary population in areas of significant fire risk*
- *Consider avoiding new development in areas where planned bushfire protection measures may be incompatible with the natural environment, landscape and biodiversity values.*

Council did not offer a view on the merits of the additional changes sought by the CFA at the Hearing and sought the views of the Panel.

Council advised that none of the areas proposed to be rezoned in the Amendment are within the proposed Bushfire Management Overlay (BMO) areas.

5.6.3 Discussion

The Panel agrees with the CFA and DELWP that Clause 21.05-1 should more fully describe the extent of bushfire hazard in the Municipality. Although Council has partly addressed this in its revisions, the Panel believes that the Overview should include reference to the 'urban/grassland interface'.

The Panel has reviewed the additional objectives/strategies sought by the CFA and does not believe that they add any significant value to the existing provisions in the SPPF (Clause 13.05 Bushfire) and the proposed MSS provisions. However, the Panel believes that an additional strategy should be included that addresses the 'grassfire' issue raised by the CFA.

5.6.4 Recommendation

The Panel recommends:

Replace the Overview in Clause 21.05-5 (Fire) with:

Fire risk is a significant issue in vegetated riverine areas and isolated bushland areas. Fire risk is also an issue in agricultural areas and grasslands, particularly at the urban/grassland interface of settlements.

Include the following additional strategy in Clause 21.05-5 (Fire):

Strategy 1.2 Consider the need for and implementation of bushfire and grassfire protection measures outside the Bushfire Management Overlay.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

5.7 Goulburn-Murray Water

5.7.1 The issue

The issue is whether the Amendment should rezone land on the Lake Mulwala foreshore at Yarrawonga from Public Conservation and Resource Zone (PCRZ) to Public Park and Recreation Zone (PPRZ).

The exhibited Amendment does not affect this land.

5.7.2 Submissions

Goulburn-Murray Water (GMW) requested that public land on the Lake Mulwala foreshore, between Belmore Street and Woods Road, Yarrawonga, be rezoned from PCRZ to PPRZ. GMW submitted that the PPRZ would better reflect the use and character of the land.

Council did not support this submission because the rezoning had not been exhibited and GMW had not identified the precise area to be rezoned. Council advised that officers had met on-site and that GMW had been advised to '*commence its own amendment*'. Council also submitted that the proposal was not a '*zone anomaly*', and might have a '*more strategic impact that should be considered further*'.

5.7.3 Discussion

The Panel agrees with Council's assessment of this submission and encourages it to continue working with GMW to determine the most appropriate zoning for this area. If a rezoning is warranted it should be progressed through a future amendment.

5.8 Department of Economic Development, Jobs, Transport and Resources

5.8.1 The issue

The issue is whether the Amendment should give greater recognition to public transport.

5.8.2 Submissions

The Department of Economic Development, Jobs, Transport and Resources (DEDJTR) sought various changes to the Amendment, including:

- a minor change to Development Plan Overlay Schedule 13 (DPO13) relating to the design of roads
- a minor change to Clause 21.07 relating to access.

Council supported the submission and agreed to change DPO13 and Clause 21.07. These changes are included in Council's final version of the Amendment.

5.8.3 Discussion

The proposed changes to the DPO13 and Clause 21.07 will provide greater clarity around the design of roads and the location of medium density housing, and are supported. The Panel does not believe that the proposed changes are of a nature or significance that require further notification.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moirá Planning Scheme Amendment C77 | Panel Report | 13 June 2017

6 Other issues

6.1 Rutherglen-Koonoomoo high pressure gas transmission line

6.1.1 The issue

The issue is whether the Amendment should include additional provisions relating to the protection of the Rutherglen-Koonoomoo high pressure gas transmission line.

6.1.2 Submissions

APA VTS Australia (Operations) Pty Ltd (APA) submitted that the Municipal Strategic Statement should include additional material relating to 'development around pipelines'. APA outlined planning and safety issues associated with high pressure gas transmission pipelines (HPGTP) and specifically the Rutherglen-Koonoomoo HPGTP.

APA noted that there is no direct link between Clause 19.03-6 (Pipeline infrastructure) in the State Planning Policy Framework (SPPF) and the exhibited Municipal Strategic Statement (MSS). APA proposed some additional MSS text (Overview, Objective and Strategies) to implement this State policy at the local level.

Council supported the submission and included the proposed text in its final version of the Amendment.

6.1.3 Discussion

Clause 19.03-6 of the SPPF includes the strategy:

Recognise existing transmission-pressure gas pipelines in planning schemes and protect from further encroachment by residential development or other sensitive land uses, unless suitable additional protection of pipelines is provided.

The Panel is satisfied that new MSS material proposed by APA and supported by Council provides appropriate local expression of Clause 19.03-6 in relation to the Rutherglen-Koonoomoo HPGTP and should be adopted. However, the title of the proposed clause should be changed from 'Development around pipelines' to 'Development around High Pressure Gas Transmission Pipelines' to provide greater clarity about the application of the clause. Ideally, the text would be included under an infrastructure theme, consistent with the SPPF, but in the absence of this theme in the MSS, the Panel believes that it would be better to position it in Clause 21.05 (Environmental Risks) than Clause 21.03 (Settlement).

6.1.4 Recommendation

The Panel recommends:

Rename Clause 21.03-6 to 'Development around High Pressure Gas Transmission Pipelines' and reposition it as a new Clause 21.05-7.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

6.2 Environmental Significance Overlay Schedule 2 (Murray River Corridor)

6.2.1 The issue

The issue is whether the Environmental Significance Overlay Schedule 2 (Murray River Corridor) (ESO2) should be modified.

The exhibited Amendment did not propose any changes to the existing ESO2.

6.2.2 Submissions

Patrick Dubuc lodged a written submission in relation to the ESO2, in which he raised issues about its drafting and application.

Council supported the submission, in part, and proposed that the ESO2 be modified in relation to fencing and vegetation. Council included a revised version of the ESO2 as part of its final Amendment documentation appended to its Part A submission.

Following the Directions Hearing, the Panel directed that Council's Part B submission address whether Council's proposed changes to the ESO2 *'should proceed in the absence of consultation with environmental agencies and other stakeholders'*.

Council submitted that the changes are *'minor and non-controversial'* and that it did not believe that *'further consultation with the relevant authorities is required'*.

6.2.3 Discussion

The Panel does not support Council's proposed changes to the ESO2 proceeding as part of Amendment C77 because:

- the ESO2 is an existing provision and the proposed changes were not exhibited as part of the Amendment
- stakeholders, including environmental agencies and landowners have not had the opportunity to consider the proposed changes.

The Panel also notes that the Planning Scheme Review Report reviewed the ESO2 and, although it recommended a permit exemption for sheds, it did not discuss or recommend the changes now sought by Council.

If Council intends to change the ESO2, it should follow a review of the provision and be implemented through a future Amendment that provides an opportunity for stakeholder review and comment.

6.2.4 Recommendation

The Panel recommends:

Delete the proposed changes to the Environmental Significance Overlay Schedule 2 (Murray River Corridor).

6.3 Consequential changes to Clause 22

The proposed changes to the Local Planning Policy Framework have resulted in various Clause 22 policies being deleted or repositioned into Clause 21, requiring the renumbering of

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Clause 22. Although this was not exhibited as part of the Amendment, Council provided an updated Clause 22 at Appendix B of its Part A submission. This should be included in the adopted Amendment.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Appendix A Submitters to the Amendment

No.	Submitter
1	Goulburn-Murray Water
2	Department of Education and Training
3	Patrick Dubuc
4	Peter and Paula Elliott
5	Peter Mapletoft
6	Peter McDougall
7	Ronald Nettleton
8	Fiona and Craig Stevens
9	Linsey Weppner
10	North East Water
11	Council's Economic Development Unit
12	Brett Butler and Janine Wilce
13	Spiire on behalf of Lemon Tree Rise Pty Ltd
14	APA Group
15	Department of Environment, Land, Water and Planning
16	Goulburn Valley Water
17	Spiire on behalf of Katunga Fresh
18	McColl's Transport Pty Ltd
19	Debra Butcher Consulting
20	Leon van Ieperen
21	Oasis Homes Australia Pty Ltd
22	Country Fire Authority
23	Goulburn Broken Catchment Management Authority
24	Tomkinson Group on behalf of Papalia Glanvil Cattlin
25	Catherine Cole
26	Louise Greenwood
27	Environment Protection Authority
28	Department of Economic Development, Jobs, Transport and Resources
29	GrainCorp Operations Ltd (late submission)
30	Maureen Winter (late submission)

Page 45

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

-
- | | |
|----|--|
| 31 | Tony and Kim Walker (submission received after further notification) |
| 32 | Linsey Weppner (submission received after further notification) |
-

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [1] - Panel Report - Amendment C77

Moira Planning Scheme Amendment C77 | Panel Report | 13 June 2017

Appendix B Document list

No.	Date	Description	Tabled by
1	4/05/2017	Part B submission	Council
2	4/05/2017	Planning Permit McColl's Transport Strathmerton	Council
3	4/05/2017	Rural Living Zone Schedule	Council
4	4/05/2017	Extract of the Bundalong Strategy 2007	Council
5	4/05/2017	Victorian School Building Authority submission	Geoffrey Mills
6	4/05/2017	Country Fire Authority submission	Darren Viney
7	4/05/2017	School site aerial photos	Council
8	4/05/2017	Submission on behalf of Lemon Tree Rise	Briana Barnes
9	4/05/2017	Submission on behalf of Bundalong Tavern	Nick Vlahandreas
10	4/05/2017	Moira Rural Living Strategy 2004	Council
11	4/05/2017	Submission	Fiona Stevens
12	4/05/2017	Strathmerton subdivision plan	Council

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [2] - Koonoomoo letter as requested by Panel Report

Ref: F15/420

27 June 2017

Dear Sir/Madam

MOIRA PLANNING SCHEME AMENDMENT C77- REVIEW OF THE MOIRA PLANNING SCHEME- SMALL TOWNS AND SETTLEMENTS STRATEGY ADDENDUM REPORT

You will recall that Amendment C77 was prepared by Council to introduce the recommendations of the Moira Planning Scheme Review 2015, the recommendations of the Moira Small Towns and Settlement Strategy 2013 and to correct several mapping errors and anomalies.

The panel hearing was held on 4 May 2017 to hear the submissions made to the amendment. Subsequent to the hearing the Planning Panel report has just been made available for Council to review prior to making it publicly available on 11 July 2017.

The Planning Panel recommended the following activity to be undertaken prior to referring the Amendment to Council for adoption in August 2017:

- 1. Consult with the owners of land in Koonoomoo that was intended to be zoned Rural Living Zone but not included in the exhibited map. Council should explain the extent of the proposed rezoning and confirm that the landowners support the rezoning.**

To explain further:

In accordance with the direction in the Panel report Council, need to write to you to clarify its position particularly regarding the area in Koonoomoo to be rezoned to Rural Living. Council's position as it was put to the Panel and reaffirmed by the Small Towns Strategy is depicted below as follows:



FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

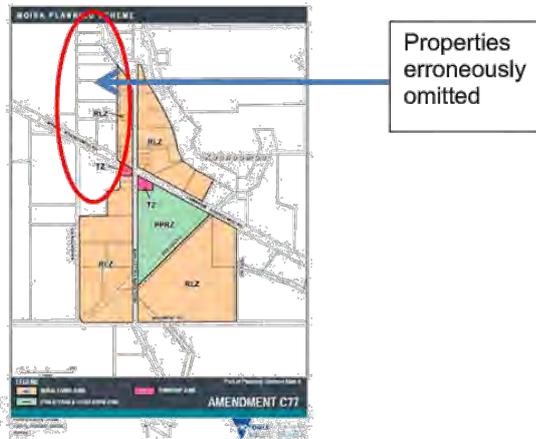
ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [2] - Koonoomoo letter as requested by Panel Report

The Amendment map prepared with the assistance of Department Environment, Land, Water and Planning (DELWP) was also exhibited with the Amendment but has however erroneously omitted a number of properties to the west. Please see below.

The map below will be corrected to align with the above Small Towns and Settlements Strategy map.



If you wish to discuss this matter further, please do not hesitate to contact me on (03) 5871 9222

Yours faithfully

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [3] - Confirmation from EPA - no contamination issues

To: [redacted]
From: [redacted]
Subject: [redacted]
Date: [redacted]
Reference: [redacted]

Further to our meeting on [redacted] and in response to your request for confirmation of the proposed Planning Scheme Amendment C77, the Environmental Protection Authority (EPA) has reviewed the information provided and is pleased to confirm that the proposed Planning Scheme Amendment C77 does not raise any contamination issues. The EPA also notes that the proposed Planning Scheme Amendment C77 does not raise any other issues under the Environmental Protection Act 1986.

The EPA supports the proposed Planning Scheme Amendment C77. The EPA also notes that the proposed Planning Scheme Amendment C77 does not raise any other issues under the Environmental Protection Act 1986.

Please contact our office if you have any questions.

Yours faithfully,
[redacted]

Environmental Protection Authority
100 St Albans Road
St Albans, VIC 3023
Tel: 03 9489 6000
www.epa.vic.gov.au

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

21.07 LOCAL AREAS

DD/MM/YY
Proposed C77

This Clause focuses on local area implementation of the objectives and strategies set out in Clauses 21.03-21.06 for the main 4 towns and a number of small towns and settlements. Each section relates to a particular town and should be read in conjunction with the rest of the Municipal Strategic Statement and not in isolation.

Towns and settlements are addressed in the following Local Area order:

- 21.07-1 Cobram
- 21.07-2 Yarrawonga
- 21.07-3 Numurkah
- 21.07-4 Nathalia
- 21.07-5 Barmah
- 21.07-6 Bundalong
- 21.07-7 Katamatite
- 21.07-8 Katunga
- 21.07-09 Picola
- 21.07-10 Strathmerton
- 21.07-11 Tungamah
- 21.07-12 Wunghnu

21.07-1 Cobram

DD/MM/YY
Proposed C77

Cobram is the birthplace of Murray-Goulburn Co-op – Australia’s largest dairy processing cooperative. Horticulture and dairy continue to drive the local economy with Cobram providing a wide range of farm, financial and professional advisory services to support agriculture, horticulture and food processing. With its strong base of technical and professional expertise and a strong retail sector, Cobram services communities into southern New South Wales and is the ideal location for the development of a regional agribusiness hub.

Cobram also boasts a number of iconic inland beaches and its Murray River frontage is a popular holiday and fishing destination.

In 2011 the population of Cobram was 6,018. The *Cobram Strategy Plan 2007* provides guidance on future development and has informed the *Cobram Framework Plan 2007*.

Local area implementation

- Ensure development is generally consistent with the *Cobram Framework Plan 2007* and contained within the settlement boundary.
- The existing structure of Cobram, with its clear division between land use activities, should not be compromised.
- Medium density housing is encouraged around the commercial fringe of the town centre, near public open space and local neighbourhood centres and access that is within walkable distance of existing and potential public transport routes. ~~within good access to existing and potential public transport routes.~~
- Short term residential development will be directed to land already zoned.
- Medium and long term residential development should be directed to the south east and south once the existing land supply has reduced to around 10 years.
- Encourage new development and the redevelopment of land to consider the provision of affordable housing.
- Require the orderly development and co-ordinated provision of roads and infrastructure, community services and facilities to all areas identified for short, medium and long term residential (conventional and low density) consistent with a Development Plan.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

- The Low Density Residential Zone is at the interface of the river and public land protect the aesthetics and character of the river environs.
- Low density residential land will be directed to the south west of the town. This area should be serviced with reticulated infrastructure.
- Pending the outcome of the Rural Living Review, the opportunity may exist for rural living development between Irvin Road and Cobram South Road, located on the south side of the Murray Valley Highway.
- Industrial development will be focused to the north west. A mix of large and small lots will be retained for long term manufacturing and service industrial expansion.
- Encourage the establishment of a Cobram Business Park in the area defined by the Murray Valley Highway, Cobram-Koonoomoo Road and Ritchie Road.
- Discourage the expansion of existing caravan park to the west of town.
- Development of an integrated open space plan, inclusive of connections to the town centre, through the expanding residential neighbourhoods and access along the river frontage.
- Ensure that open space is provided in strategic locations and avoid the provision of land for 'pocket parks'.
- Facilitate the redevelopment of surplus railway land (if deemed surplus by Vic Track) for either open space or commercial type uses, as appropriate.
- Seek the relocation of inappropriate, non-core uses in the town centre to more suitable and appropriately zoned sites.
- Encourage the redevelopment of vacant and underutilised sites in the commercial precincts, including the town centre.
- Protect the town centre by supporting new retail developments that provide active frontages on the ground floor with offices above the ground floor in the streets surrounding the town centre.
- Facilitate the expansion of the private and public primary, secondary and tertiary educational facilities to provide a full range of education services in Cobram.
- Facilitate the establishment of a medical precinct around the Cobram Hospital in Broadway Street.
- Ensure that new and expanding residential communities are sensitive to the continued use of adjoining land for agricultural purposes, and that appropriate buffers are included in plans for residential development.

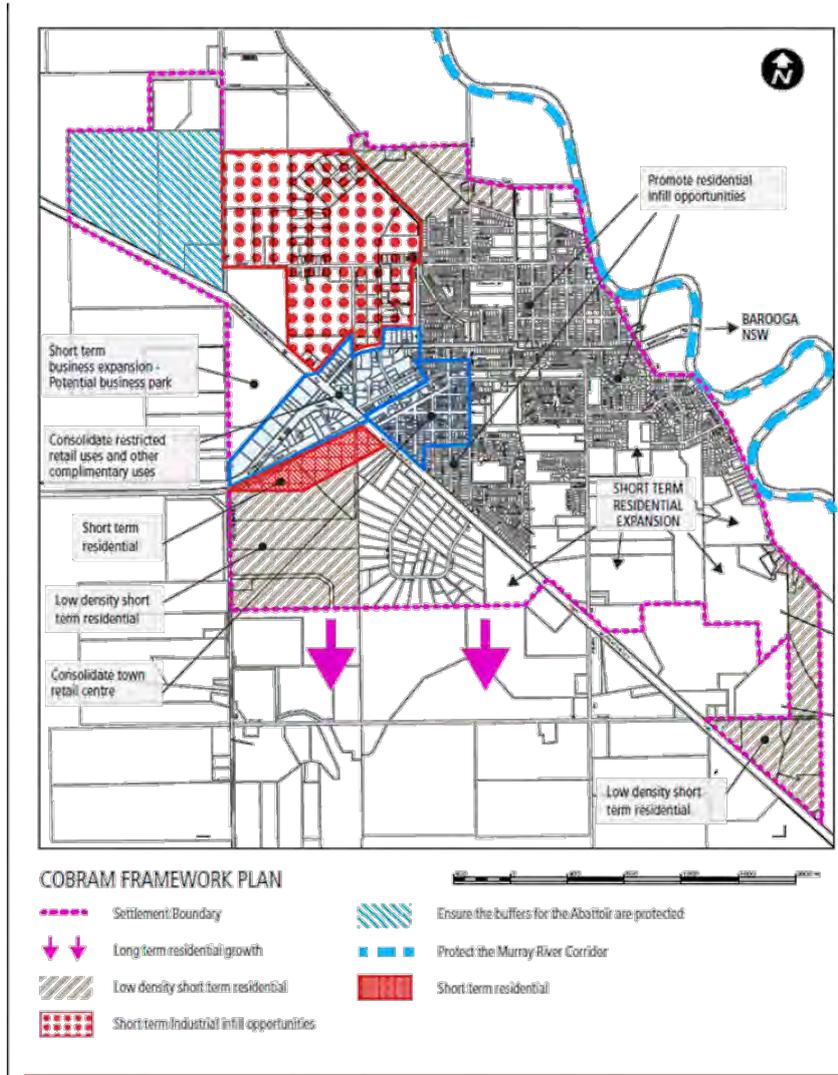
FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME



21.07-2 Yarrawonga

DD/MM/YY
Proposed C77

On the banks of Lake Mulwala (Yarrawonga Weir), Yarrawonga has long been recognised as an attractive and exciting tourism destination. In combination with Mulwala, Yarrawonga residents and visitors enjoy a wide range of land and on water recreation and entertainment options. Yarrawonga has the strongest growth rate of all Moira's centres, with residential and retirement living expanding rapidly on the eastern side of the town. Recent and future growth is shifting the town's focus along the banks of Lake Mulwala and the Murray Valley Highway.

An integrated golf and residential development meets a range of residential, tourism and recreational needs. Development in the Yarrawonga to Bathumi corridor must be sensitive

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

to the Lake Mulwala environment. Council is participating in the planning process for a new interstate crossing into Mulwala NSW.

In 2011 the population of Yarrawonga was 6,793. The *Yarrawonga Strategy Plan 2004* provides guidance on future development and has informed the set of Yarrawonga Framework Plans.

Local area implementation

- Ensure development is generally consistent with the Yarrawonga Framework Plans and contained within the settlement boundary.
- Encourage the more effective use of the rear of Belmore Street shops. Pedestrian access to the rear of these sites will enable more opportunity for use of car parking at the rear of sites.
- Promote an integration of tourism, retailing and residential uses at the interface of Lake Mulwala and the Town Centre through redevelopment of land adjacent to the northern end of Belmore Street.
- Encourage the integration of Kennedy Park with the Lake Mulwala foreshore and the northern end of Belmore Street.
- Accommodate complementary business uses at the southern end of Belmore Street.
- Promote mixed use development within the area bounded by Hunt Street, Lynch Street, Witt Street and Hume Street.
- Investigate urban renewal and redevelopment options for the land bounded by the rail line, Belmore Street and the Murray Valley Highway.
- New residential development will be focused within existing zoned land, providing a mix of housing types. Smaller housing units will be particularly encouraged in areas with proximity to the town centre.
- Short term low density residential development will be promoted in areas already zoned to the west and south. Additional zoning of land will be based on demonstrated demand for additional development. Long-term demand is directed to the south east.
- Industrial development is focused to the south-west of the town on land currently zoned for the purpose.
- The existing use and future development of the Yarrawonga Aerodrome should be protected from the urban encroachment of Yarrawonga.
- Development of the Yarrawonga Aerodrome will promote the commercial sustainability of the facility as a regionally significant transport link and leisure facility. Business and tourist development that can link with the airport will be encouraged.
- Seek the relocation of inappropriate or non-conforming uses in Belmore Street and Hunt Street to more suitable and appropriately zoned sites.
- Support the development of restricted retail uses to avoid the loss of local expenditure to other regional centres.
- Encourage and facilitate the development of five star accommodation in Yarrawonga.
- Protect the Belmore Street retail activity centre by favouring new developments that provide retail space on the ground floor with offices above the ground floor or in the streets surrounding Belmore Street.
- Protect the amenity of Belmore Street by retaining the centre of the road car parking.
- Identify and develop off-street car parks to service the needs of traders, customers and visitors of Belmore Street.
- Facilitate development of the saleyards land at the eastern end of Melaleuca Street and land surplus to railway requirements in the rail yards.
- Facilitate the relocation of the grain bunkers west of Benalla Road.
- Implement streetscape, road and drainage improvements to Melaleuca and Acacia Streets and Benalla Road.
- ~~Encourage North East Water to develop the redundant~~ Facilitate the relocation of the sewerage treatment plant ~~allowing for the development of the site~~ for general industry.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

- Facilitate a north-south bypass of Belmore Street in conjunction with the construction of a second road crossing of Lake Mulwala within the next 5 years.
- Facilitate the expansion of the private and public primary, secondary and tertiary educational facilities to provide a full range of education services in Yarrawonga.
- Ensure that open space is provided in strategic locations in greenfield residential estates and avoid 'pocket parks'.

Yarrawonga to Bathumi corridor

- Ensure future development does not adversely impact Lake Mulwala.
- Within Precinct B:
 - Support residential development in planned neighbourhoods;
 - Support the provision of community and recreation facilities;
 - Discourage direct access to the highway;
 - Upgrade highway intersection at Botts and Hogans Roads as traffic levels increase; and
 - Treatment of Lake Mulwala foreshore and private land abutting the lake to be informed by the Lake Mulwala Management Plan.
- Within Precinct C:
 - Promote infill residential development with a mixture of lot sizes; and
 - Treatment of Lake Mulwala foreshore to be informed by the Lake Mulwala Management Plan.
- Within Precinct D:
 - Promote infill residential development at with a mixture of lot sizes due to the distance from Yarrawonga and lack of interface with Lake Mulwala.
- Within Precinct E:
 - Promote residential development with minimum lots sizes of 2,500sqm.
- Within Precinct F:
 - Encourage complimentary tourism and residential uses in the Rural Activity Zone on titles that have been restructured in accordance with the Bathumi Restructure Plan.

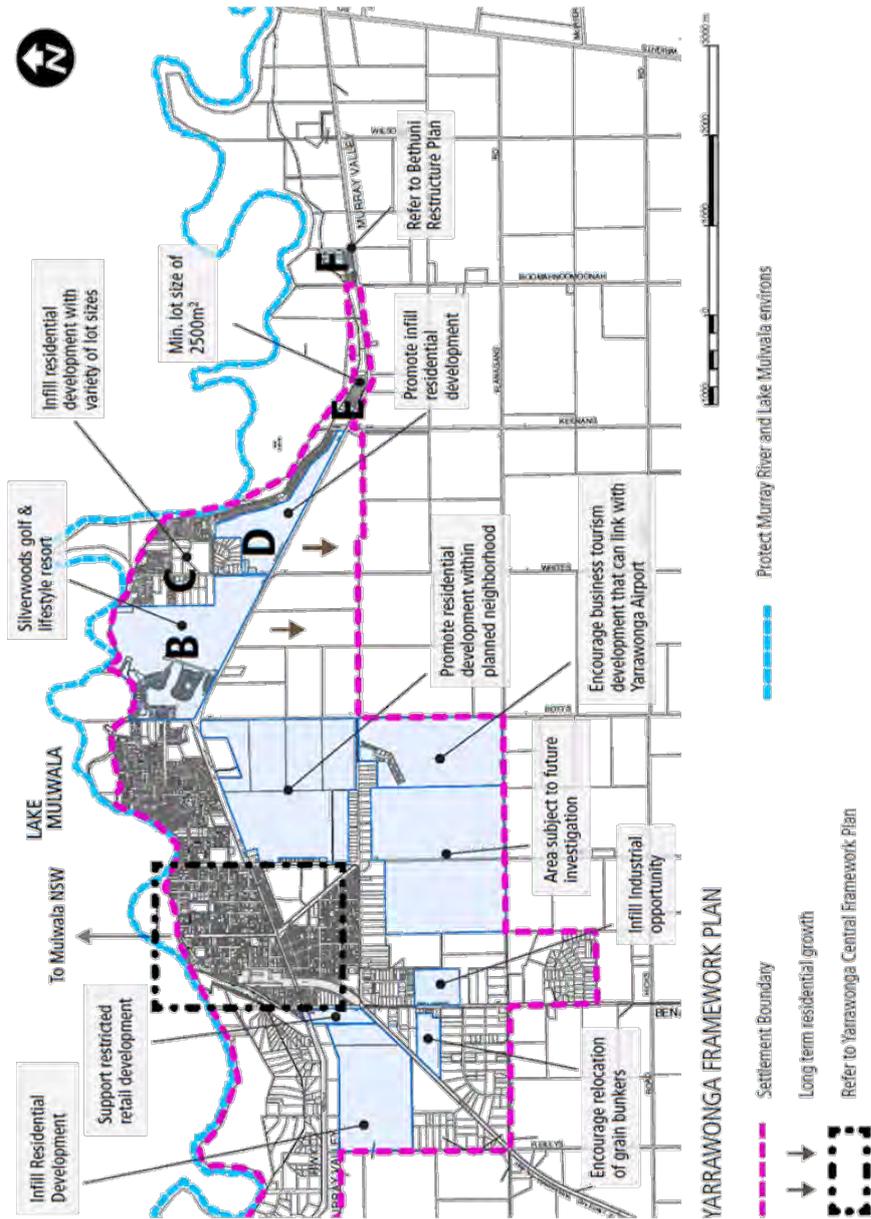
FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME



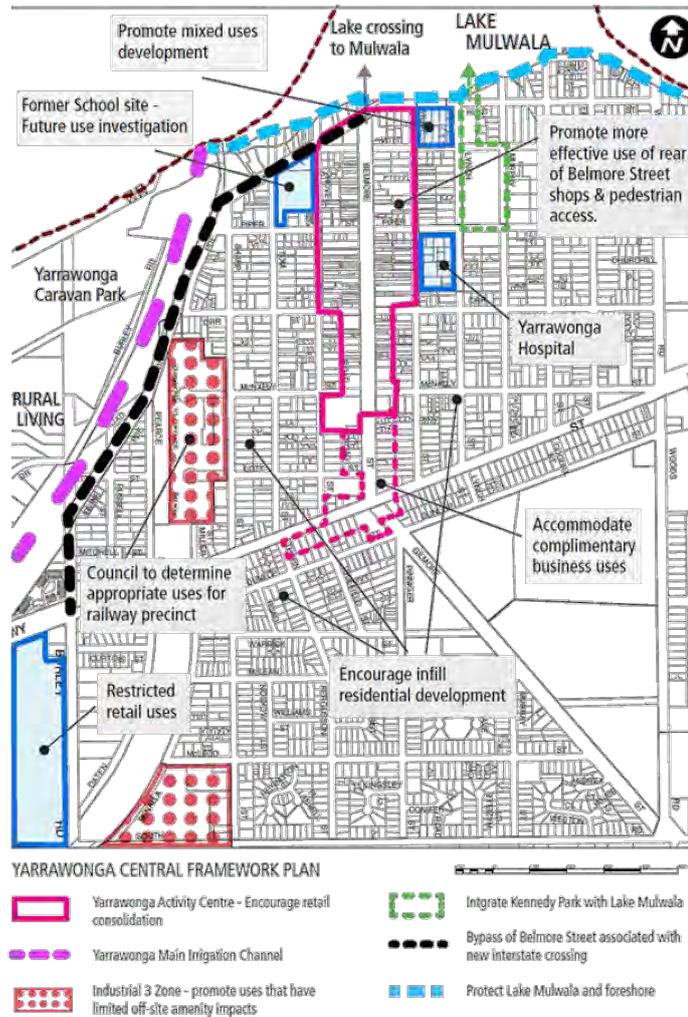
FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME



21.07-3 Numurkah

DD/MM/YY
Proposed C77

Numurkah is an attractive residential lifestyle location thanks to its high quality health, education and sporting services and facilities and its location – around 20 minutes by road from Shepparton, Cobram and Nathalia. Agriculture and processing industries drive local employment and the broader economy with major oilseed processors and rail freight servicing the town. Numurkah is also home to the Kinnaird’s Wetlands, a popular picnic and bird watching location.

In 2011 the population of Numurkah was 3,841 and is forecast to be 5,324 in 2026. The *Numurkah Strategy Plan 2010* provides guidance on future development and has informed the *Numurkah Framework Plan*.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

Local area implementation

- Ensure development is generally consistent with the *Numurkah Framework Plan* and contained within the settlement boundary.
- Encourage medium density housing around the commercial fringe of the town centre, particularly in proximity to public open space.
- Short term residential development will be provided on infill residential land.
- Medium and long term residential growth is directed to the north east and north of the town centre.
- Encourage new development and the redevelopment of land to consider the provision of affordable housing.
- Require the orderly development and co-ordinated provision of roads and infrastructure, community services and facilities to all areas identified for short, medium and long term residential (conventional and low density) consistent with a Development Plan;
- Direct low density residential development to the north east.
- Direct rural living development to the north and south, adjacent to existing rural residential developments.
- Direct industrial development to the north west, west of the Goulburn Valley Highway. A mix of large and small lots should be provided for long term manufacturing and service industrial expansion.
- Develop an integrated open space plan with connections to the town centre, through the expanding residential neighbourhoods and access along the Broken Creek frontage linking with Kinnairds Wetlands.
- Create a network of wheelchair / mobility scooter friendly pathways linking residential areas, recreation areas and the Numurkah CBD.
- Ensure open space is provided in strategic locations in new residential development and avoid the provision of 'pocket parks'.
- Facilitate the redevelopment of surplus railway land (if deemed surplus by Vic Track) for either open space or commercial uses, as appropriate.
- Encourage the redevelopment of vacant and under-utilised sites in the commercial precincts, including the town centre.
- Encourage new developments that provides active frontages on the ground floor with offices on the first floor.
- Encourage office development in the commercially zoned land surrounding the town centre.
- Encourage building design to be sympathetic to the character and scale of existing development in the Numurkah CBD.
- Ensure new and expanding residential communities are planned to take into account the continued use of adjoining land for agricultural purposes by including appropriate buffers in plans for residential development as required.

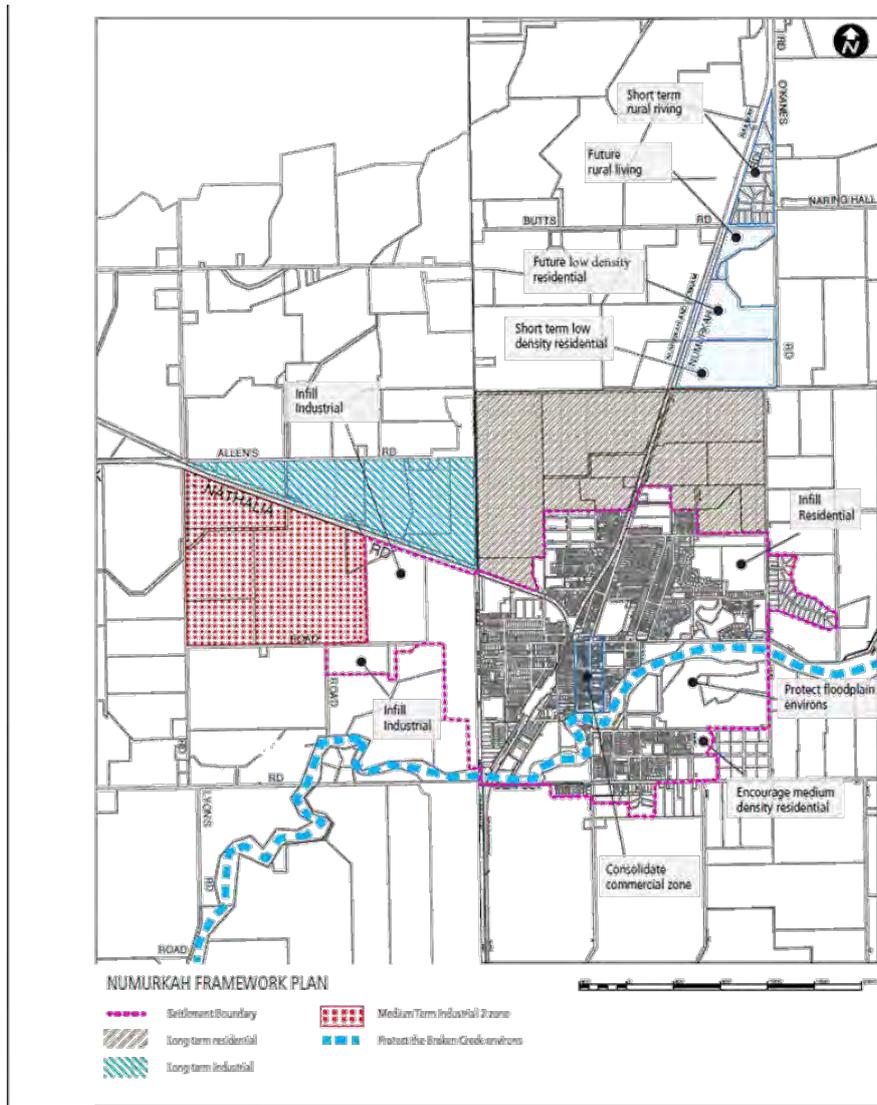
FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME



FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

21.07-4 Nathalia

DD/MM/YY
Proposed C77

Located south of the Barmah National Park on the banks of the Broken Creek, Nathalia has strong connection with local indigenous communities including at nearby Barmah. In recent years, this indigenous cultural focus has expanded to include the arts making Nathalia a key centre for heritage, culture and arts. Agriculture drives the local economy and is supported by significant local processing, manufacturing and related agribusiness operations and service providers. The development of the Barmah National Park's tourism potential will further support the growth and development of the local area.

Nathalia is also a significant education hub attracting more than 850 primary and secondary students from the wider catchment to its primary and secondary schools.

In 2011 the population of Nathalia was 1,902. The *Nathalia Strategy Plan 2010* provides guidance on future development and has informed the *Nathalia Framework Plan 2010*.

Local area implementation

- Ensure development is generally consistent with the *Nathalia Framework Plan* and contained within the settlement boundary.
- Encourage mix of housing densities including medium density development around the town centre, near public open space and in areas with access that is within walkable distance of existing and potential public transport routes~~good access to community facilities and existing and potential public transport routes.~~
- Short term residential development will be provided on infill residential land.
- Medium and long term residential is directed to the west and south-west.
- Encourage new development and redevelopment to consider the provision of affordable housing.
- Short-term industrial development is to be provided to the north on land zoned for that purpose. Accommodate additional long-term demand – and demand for larger industrial allotments – to the south east of the Murray Valley Highway.
- Facilitate the redevelopment of surplus railway land (if deemed surplus by Vic Track) for industrial purposes as appropriate.
- Enhance public open space facilities and improve accessibility – particularly along Broken Creek.
- Ensure that open space is provided in strategic locations in new residential development and avoid the provision of 'pocket parks'.
- Encourage the redevelopment of vacant and underutilised sites in the Nathalia CBD.
- Facilitate the establishment of a medical precinct around the hospital in Phillip Street.
- Ensure new and expanding residential communities are sensitive to the continued use of adjoining land for agricultural purposes by including appropriate buffers in plans for residential development as required.

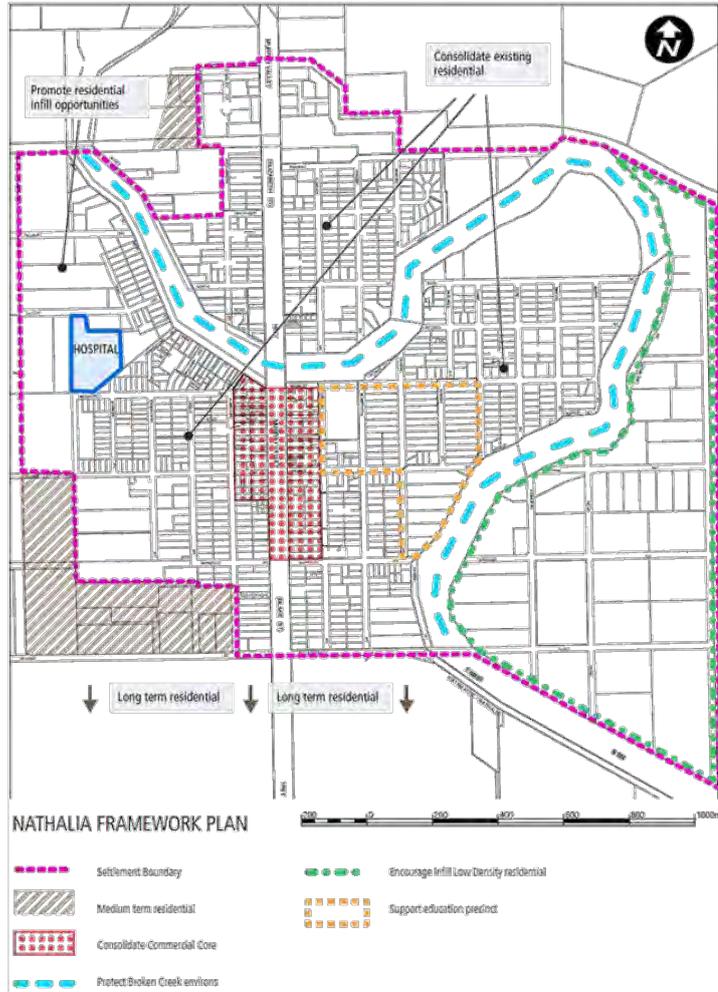
FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME



21.07-5 Barmah

DD/MM/YY
Proposed C77

Barmah is located in the midst of the largest Red Gum forest in Australia – the Barmah National Park. It is located 28 kms north west of Nathalia and is highly flood prone and the home of the Dharnya Cultural Centre. It is the centre for eco-tourism businesses and has a large number of holiday homes.

In 2011 the population of Barmah was 181. There is no reticulated sewerage system and a limited reticulated water supply.

The *Moira Small Towns and Settlement Strategy 2013* identifies Barmah as a village with low growth capacity due to flood constraints and has recommended a settlement boundary be applied and consider whether there are any areas that could accommodate dwellings at higher densities, subject to reticulated sewerage infrastructure.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

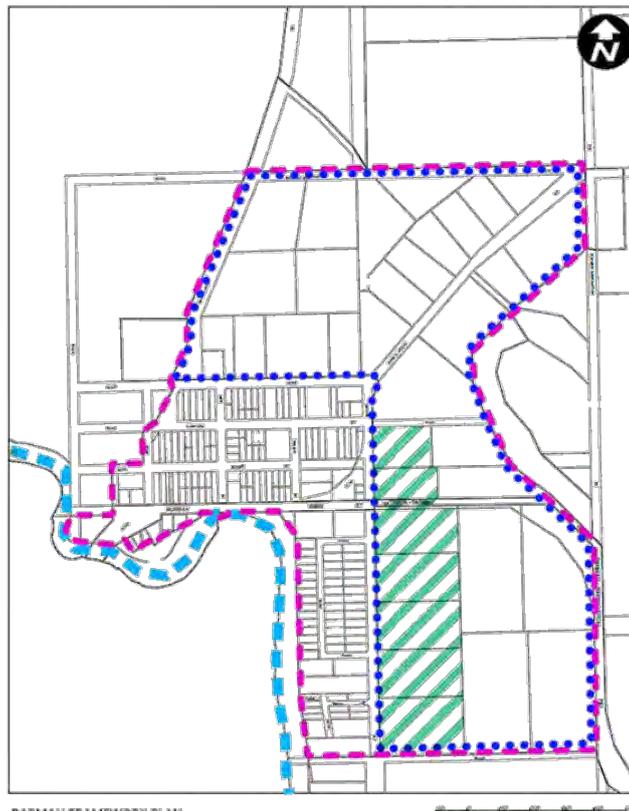
ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

Local area implementation

- Ensure development is generally consistent with the *Barmah Framework Plan* and contained within the settlement boundary.
- Consider whether there is capacity to accommodate higher density housing.



BARMAH FRAMEWORK PLAN

- Settlement Boundary
- ▨ Potential future residential growth
- Consolidate rural living areas
- - - Protect the Murray River environs

21.07-6
DD/MM/YY
Proposed C77

Bundalong

Bundalong is located 15kms east of Yarrawonga on the Ovens River. Its location is popular with holiday makers with many houses used as holiday homes. It is the fastest growing small town in Moira.

In 2011 the population was 336. There is a lagoon based reticulated sewerage system at Montrose's Road. Reticulated potable water is supplied from Yarrawonga, a second raw water system is available with sourced directly from Lake Mulwala, and a limited-but expanding reticulated water system.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

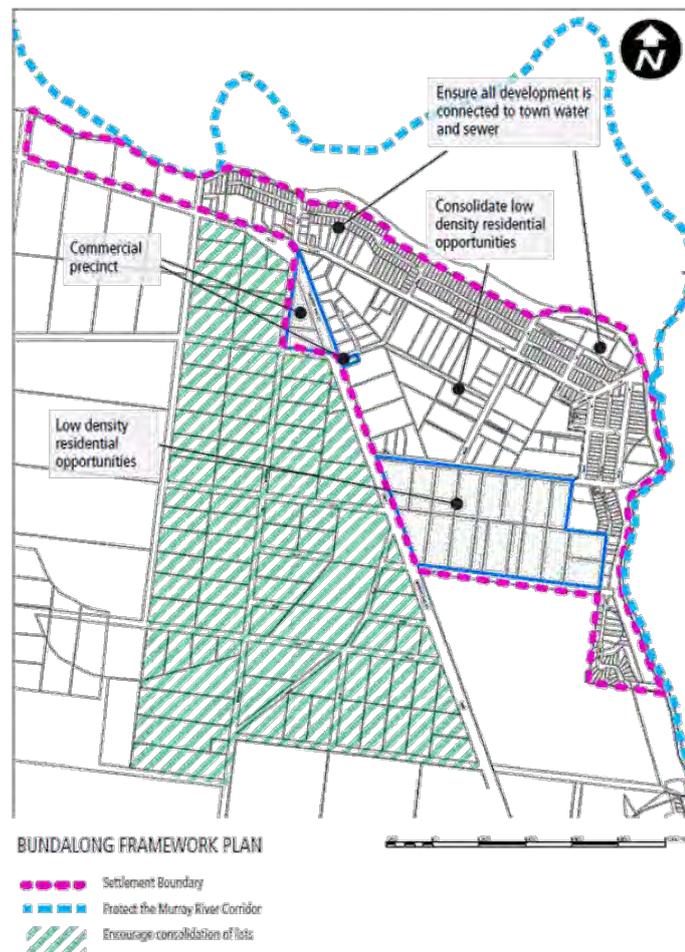
ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

The *Moira Small Towns and Settlement Strategy 2013* identifies Bundalong as a village with moderate to high growth capacity and has recommended a settlement boundary be applied and the tavern, caravan park and general store be rezoned to the Township Zone.

Local area implementation

- Ensure future development is generally consistent with the *Bundalong Framework Plan*.
- Investigate the environmental values of Horseshoe Lagoon to the south west to determine if any additional planning overlays are required.
- Encourage the consolidation of a number of lots generally to the south and west of the Murray Valley Highway.
- Encourage low density residential development to the west.
- Identify land for future growth to the south.
- Prepare and implement a comprehensive structure plan for Bundalong.



FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

21.07-7 Katamatite

DD/MM/YY
Proposed C77

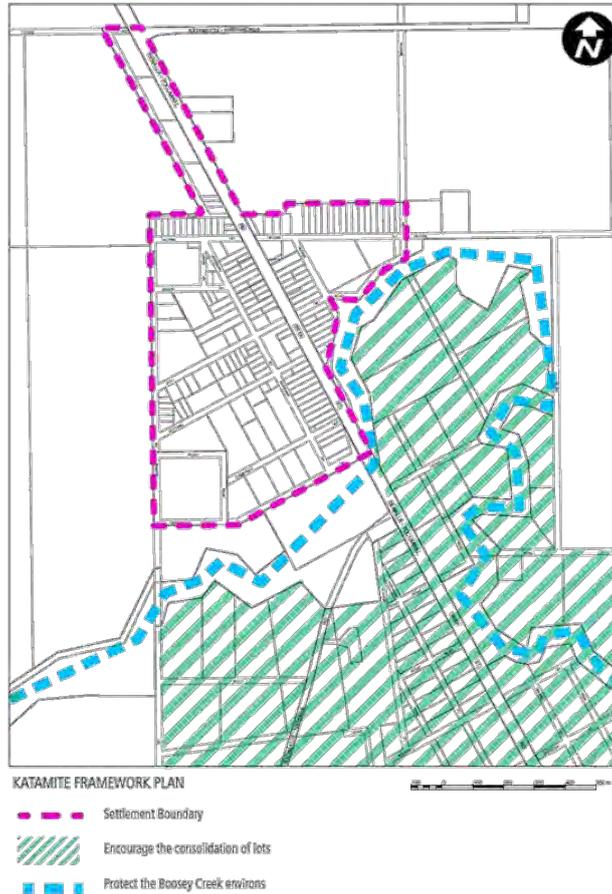
Katamatite, 24kms east of Numurkah is located on the Boosey Creek. The Broken-Boosey State Park is located nearby. Katamatite contains a number of heritage buildings.

In 2011 the population was 232. There is a limited reticulated water supply and no reticulated sewerage system.

The *Moira Small Towns and Settlement Strategy 2013* identifies Katamatite as a small town with moderate growth capacity and has recommended a settlement boundary be applied.

Local area implementation

- Ensure development is generally consistent with the *Katamatite Framework Plan*.
- Encourage infill residential development on vacant residential land.
- Lot consolidation may provide further development opportunities.



FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

21.07-8 Katunga

DD/MM/YY
Proposed C77

Katunga is located 10kms north of Numurkah and has stable groundwater supply via a deep bore.

There is a reticulated gas supply and no reticulated sewerage. There is approximately 15 hectares within the Township Zone that has residential development potential.

The *Moira Small Towns and Settlement Strategy 2013* identifies Katunga as a village with moderate growth capacity and has recommended a settlement boundary be applied.

Local Area implementation

- Ensure development is generally consistent with the *Katunga Framework Plan*.
- Ensure residential growth occurs within the settlement boundary.
- Provide for future residential growth to the north.

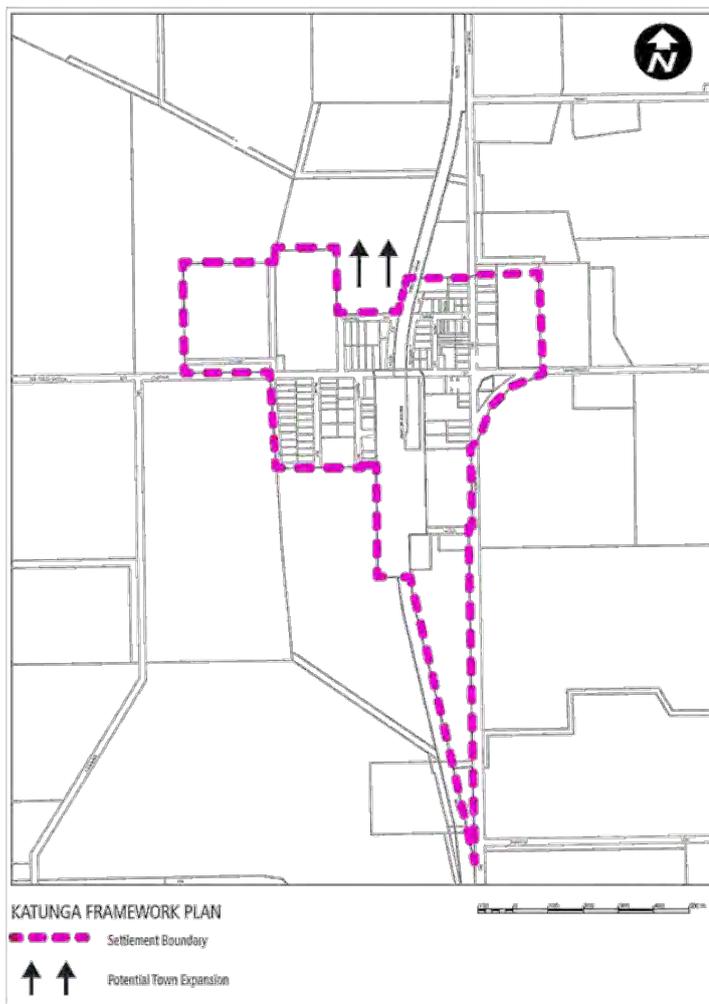
FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME



21.07-09 Picola

DD/MM/YY
Proposed C77

Picola is located 11kms north west of Nathalia and has a long history with the railway and timber industry.

In 2011 the population was 110 and there is no reticulated gas or sewer. A reticulated water supply is provided.

The *Moira Small Towns and Settlement Strategy 2013* identifies Picola as a hamlet with low growth capacity and has recommended a settlement boundary be applied.

Local area implementation

- Ensure development is generally consistent with the *Picola Framework Plan*.
- Future residential development should occur on infill opportunities within the settlement boundary.

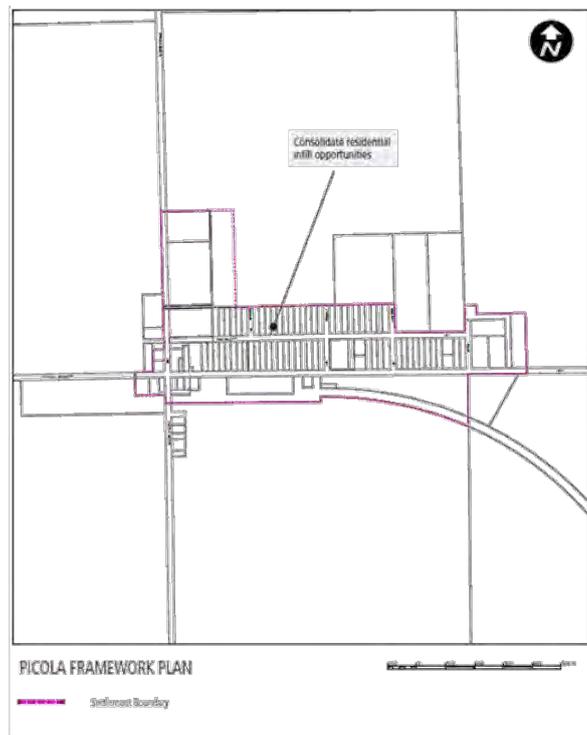
FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME



21.07-10 Strathmerton

DD/MM/YY
Proposed C77

Strathmerton is located 13 kms west of Cobram, is located close to the Murray River and Ulupna Island and home to the Bega cheese factory that supports local and regional employment.

In 2011 the population was 474. A reticulated water and sewerage service is provided.

The *Moira Small Towns and Settlement Strategy 2013* identifies Strathmerton as a small town with moderate to high growth capacity. The strategy recommended a settlement boundary be applied and the rezoning of land for urban development.

Local area implementation

- Future residential development should occur on infill opportunities within the settlement boundary.
- Ensure greenfield development is guided by a Development Plan.

21.07-11 Tungamah

DD/MM/YY
Proposed C77

Tungamah is located on the Boosey Creek 30 kms south west of Yarrawonga.

In 2011 the population was 287. A reticulated potable water supply service is provided from Yarrawonga. There is a lagoon based - and North East Water is in the process of

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

~~designing a~~ reticulated sewerage system on Devenish Road. This will increase development opportunities.

The *Moira Small Towns and Settlement Strategy 2013* identifies Tungamah as a small town with moderate growth capacity.

Local area implementation

- Ensure development is generally consistent with the *Tungamah Framework Plan*.
- Future development is directed to infill opportunities within the settlement boundary.
- Consider the effects of flooding in the south west of town.
- Provide sufficient land for growth, ~~particularly once the reticulated sewerage system has been constructed~~.
- Encourage the consolidation of lots outside of the settlement boundary.

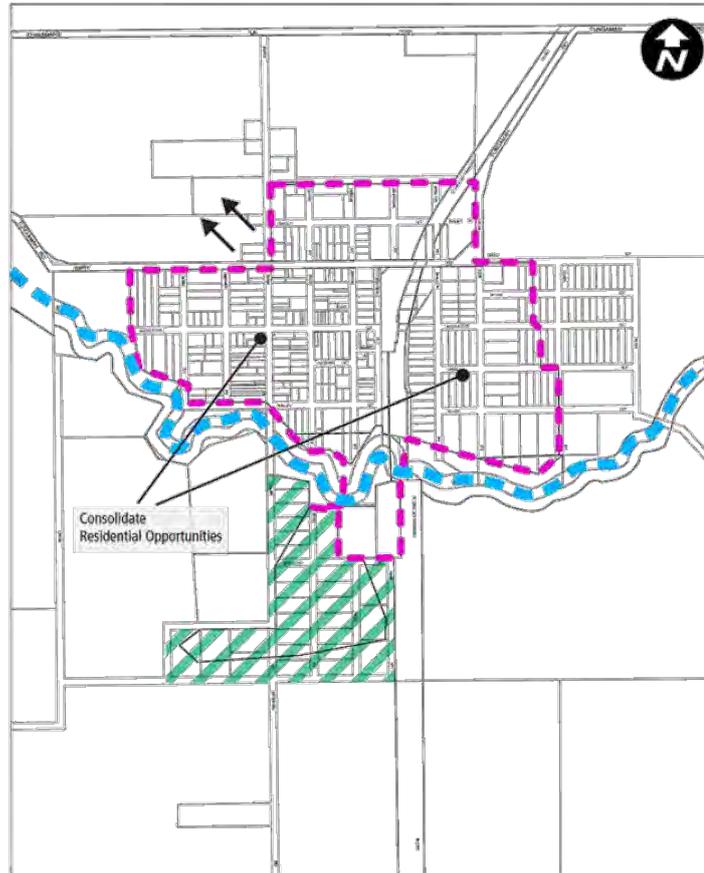
FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME



TUNGAMAH FRAMEWORK PLAN

-  Settlement Boundary
-  Protect the Boosey Creek environs
-  Encourage the consolidation of lots
-  Potential town growth direction

21.07-12 Wunghnu

DD/MM/YY
Proposed C77

Wunghnu is located on the Boosey Creek 7 kms south of Nathalia. The Goulburn Valley Highway passes through town.

In 2011 the population was 535. There is a limited reticulated water supply and no reticulated sewerage.

The *Small Towns and Settlement Strategy 2013* identifies Wunghnu as a small town with moderate growth capacity.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

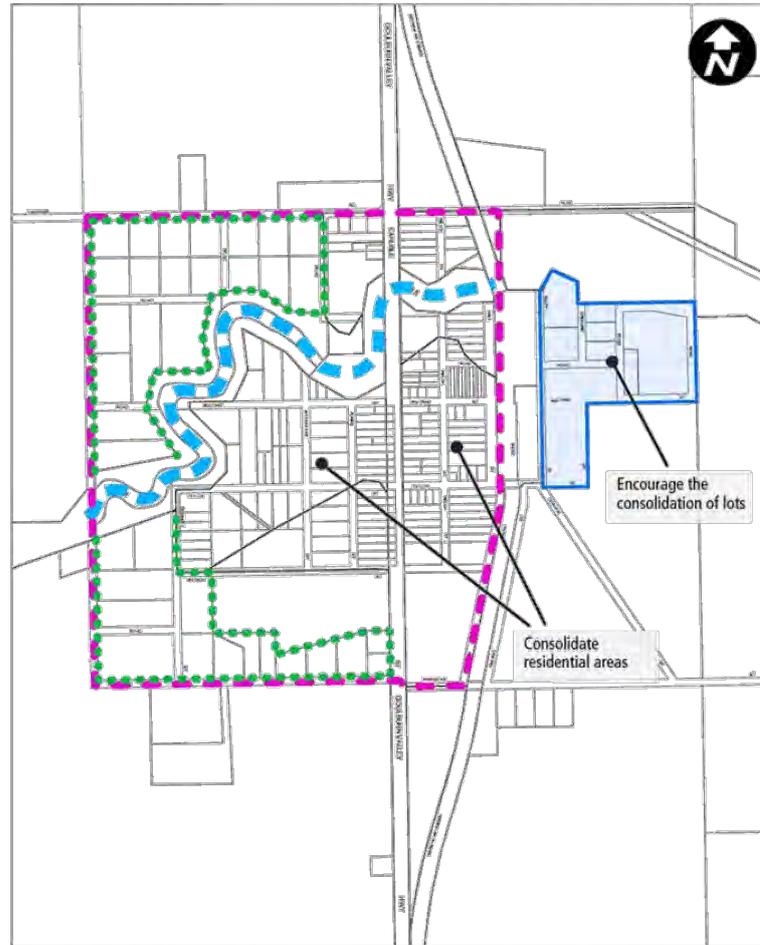
ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

Local area implementation

- Ensure development is consistent with the *Wunghu Framework Plan*.
- Future development is directed to infill opportunities within the settlement boundary.



WUNGHU FRAMEWORK PLAN

- Settlement Boundary
- Protect the Boosey Creek environs
- Infill Rural Living development

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [4] - Clause 21.07 changes as per Panel Report

MOIRA PLANNING SCHEME

21.07-13 Other small settlements

DD/MM/YY
Proposed C77

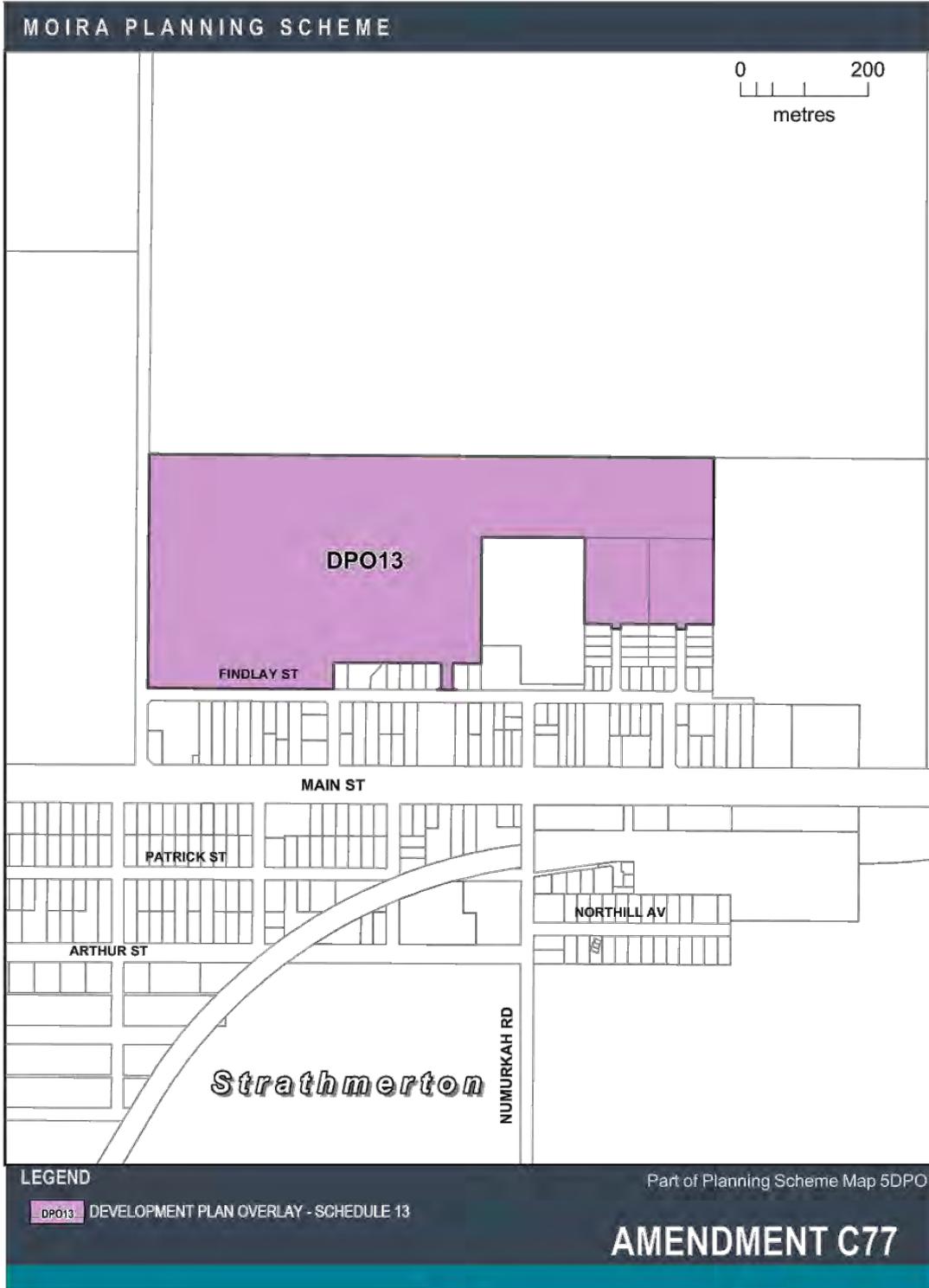
The *Small Towns and Settlements Strategies 2013* provides information on other small settlements where development is very limited by the lack of infrastructure or other environmental issues. The extent of these settlements is defined by the zone that applies or the configuration of lots.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [5] - Zoning map 31 Strathmerton DPO changes as per Panel Report



| Planning Mapping Services |
| Planning Information Services |
| Planning |



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FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [6] - Clause 21.03 changes according to Panel Report

MOIRA PLANNING SCHEME

21.03 SETTLEMENT

DD/MM/YY
Proposed C77

This clause provides local content to support clause 11 (Settlement) and clause 16 (Housing).

21.03-1 Key issues

DD/MM/YY
Proposed C77

The key planning issues and challenges relating to settlement include:

- Facilitating the orderly development of towns and settlements
- Facilitating the development of a diverse range of housing options for the existing and future population
- Facilitating the sustainable development of small town and settlements
- Controlling future development of housing in rural areas to ensure that it is responsive to a demonstrated need and will not prejudice the long-term sustainability of farming

An overview of these issues and challenges are described below.

21.03-2 Orderly development of towns and settlements

DD/MM/YY
Proposed C77

Overview

Moira Shire is a predominantly rural municipality. Moira has four principle towns (Cobram, Yarrawonga, Numurkah and Nathalia) and a number of smaller towns and settlements that support the rural and lifestyle activities of residents. New residential development is particularly encouraged in these towns so as to attract and support expanding populations that will, in turn, stimulate the economic and social development of these centres.

To guide this development Council has completed the following strategic projects to guide the orderly development of its urban areas:

- *Yarrawonga Strategy Plan 2004*
- *Cobram 2025 Strategy Plan 2007*
- *Numurkah Strategy Plan 2010*
- *Nathalia Strategy Plan 2010*
- *Moira Small Towns and Settlement Strategy 2013*

The *Bathumi, Youanmite and Marungi Restructure Plan Report 2008* has restructured areas to provide for the sustainable development of these areas.

Council seeks to consolidate residential uses in towns and in surrounding identified rural lifestyle areas, where there is no adverse impact on rural activities.

The *Yarrawonga to Bathumi Future Land Use Strategy 2002* guides development at the western end of the Yarrawonga-Bundalong corridor to ensure future development does not impact adversely on Lake Mulwala and the Lower Ovens River.

Objective 1

To promote the orderly development of urban areas.

Strategies

Strategy 1.1 Ensuring development is consistent with adopted and incorporated strategy plans and town framework plans.

Strategy 1.2 Encourage the consolidation of residential development in existing urban centres.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [6] - Clause 21.03 changes according to Panel Report

MOIRA PLANNING SCHEME

Strategy 1.3 Avoid inappropriate encroachment of residential and rural residential development adjacent to rural areas not identified for urban expansion and industrial areas.

21.03-3 Housing diversity

DD/MM/YY
Proposed C77

Overview

The population of the Moira is ageing. Increased options for housing this population will be required, particularly in the four large urban centres of Cobram, Yarrawonga, Numurkah and Nathalia where there is greater access to both physical and social services. Affordable housing needs to be provided within walking distance to facilities or transport to such facilities. Alternative forms of housing, such as medium density housing, will be required if objectives for affordability and accessibility are to be met. Diversity in housing options is important to maintain a diverse population mix. In particular, the provision of accommodation to suit the housing needs of young people will be vital to retaining a balanced population mix.

Objective 1

To provide a diverse range of housing options for the existing and future population.

Strategies

Strategy 1.1 Promote a wide range of housing opportunities in urban areas that respond to the housing needs of the population through all stages of the lifecycle.

Strategy 1.2 Promote alternative forms of supported housing such, as retirement and nursing homes, in existing urban centres with a high degree of accessibility to community and social infrastructure.

Strategy 1.3 Support low density residential housing on land not required for conventional urban development.

Strategy 1.4 Provide for lifestyle living opportunities on rural living land.

21.03-4 Small towns and settlements

DD/MM/YY
Proposed C77

Small towns strategy

Overview

The *Moira Small Towns and Settlement Strategy 2013* reviewed the capacity of all towns and settlements (excluding Cobram, Yarrawonga, Numurkah and Nathalia as key towns) to accommodate sustainable growth. These areas are important as a source of affordable housing providing over half of all dwellings, rural lifestyle opportunities and a sense of identity and individual character. The Strategy establishes a hierarchy classification as a town, village or hamlet based on growth capacity and infrastructure provision. Significant growth will be focused where infrastructure can support it.

Town	Village	Hamlet	Locality
Katamatite, Strathmerton, Tungamah, Wunghnu	Barmah, Bundalong, Katunga, Waايا, Yarroweyah	Bearii, Invergordon Koonoomoo, Picola, St James	Burramine, Kaarimba, Kotupna, Lake Rowan, Lower Moira, Naring, Muckatah, Wilby, Yalca North

Objective 1

To facilitate the sustainable development of small towns and settlements.

Strategies

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [6] - Clause 21.03 changes according to Panel Report

MOIRA PLANNING SCHEME

Strategy 1.1 Consider the role and function of the settlement when considering future development and planning.

Strategy 1.2 Guide growth to those settlements where the capacity to accommodate growth can be met and community services and facilities already exist.

Strategy 1.3 Define a settlement by its settlement boundary.

Strategy 1.4 Protect declared water supply catchments by guiding development to settlements where reticulated sewerage systems are available.

21.03-5 Rural Activity Zone Clause 22.02

DD/MM/YY
Proposed C77

Overview

The Rural Activity Zone applies to land east of Cobram and to areas east and west of Yarrowonga. The zone will build on existing tourism activities and take advantage of the natural attributes of the region including the Murray River and the agricultural landscapes and produce.

Objective 1

To encourage tourism uses directly related to primary production.

Strategy

Strategy 1.1 Ensure that land is retained in parcels suitable for agriculture.

Strategy 1.2 Avoid the proliferation of housing on small lots.

Strategy 1.3 Encourage tourism uses that will not introduce conflict with agriculture.

Strategy 1.4 Ensure that the siting of dwellings and other developments does not detract from the rural landscape and avoids environmental risks.

Strategy 1.5 Prevent ribbon development along major highways and access roads to towns.

Implementation

The strategies in relation to development of the **Rural Activity Zone** will be implemented through the planning scheme by:

Policy guidelines

- Encouraging the following uses:
 - Agriculture;
 - Tourist and recreational activities;
 - Accommodation associated with tourist or recreational activities including Group accommodation, Backpackers' lodge, Camping and caravan park (including cabins) and Motel; and
 - Restaurant (but only in association with a tourist / recreational activity).
- Discouraging the following uses:
 - Convenience shop;
 - Equestrian supplies;
 - Motor racing track;
 - Hotel;
 - Landscape gardening supplies;
 - Store, Tavern and similar uses;
 - Intensive animal husbandry,
 - Cattle feedlot;
 - Residential hotel; and

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [6] - Clause 21.03 changes according to Panel Report

MOIRA PLANNING SCHEME

- Service station.
- Discouraging small lot subdivisions (other than those that promote farm consolidation) so as to avoid rural residential outcomes and non-agricultural neighbours.
- Discouraging dwellings not associated with or required for the agricultural or tourism use of the land.
- Requiring a landowner to enter into an agreement under Section 173 of the Act when considering a permit application for the construction of a dwelling to prevent the further subdivision of the lot containing the dwelling, except for boundary realignments where there is no net increase in the number of lots and any lot containing a dwelling is at least 2 hectares in size.

Decision guidelines

When considering an application, and in addition to the decision guidelines in the Rural Activity Zone, the responsible authority will consider the following matters:

- The purpose statements outlined in the Schedule to the zone and policy guidance.
- Whether proposals are:
 - Of modest scale, that is relevant to the land size, surrounding uses and the ability to blend with the landscape.
 - Subservient to the landscape so as not to detract from the quality of the landscape.
 - Capable of net gain environmental outcomes.
 - Self-sufficient in the provision of relevant infrastructure and associated development costs.

When considering an application for a dwelling, and in addition to the decision guidelines in the Rural Activity Zone and those above, the responsible authority will consider the following matters:

- The relationship between the proposed dwelling and the agricultural activity on the land.
- Evidence, including an Integrated Land Management Plan or similar addressing the relationship between agricultural activities on the land and the proposed dwelling.
- The agricultural productive capacity or the agricultural potential of the land.
- The nature of the existing agricultural activity on the land and any new proposed agricultural activity at the land.
- The nature of the agricultural activities on the land and whether they require permanent and continuous care, supervision or security.
- The proposed siting of the dwelling and whether it minimises impacts on agricultural operations.
- The lot size, context and physical characteristics of the land.
- Whether the dwelling will result in a rural living or rural residential outcome in the area.
- Whether a condition is required that the landowner enter into an agreement under Sections 173 of the Act.

21.03-6

Housing and subdivision in rural areas

Clause 21.05-1 and 21.04-4

DDMMYY
Proposed C77

Overview

Housing in rural areas requires careful consideration to protect farming as the dominant activity in rural areas and as the major source of economic activity in the municipality. In particular, housing on small rural lots needs to be based on a demonstrated need and evidence that the dwelling will not prejudice the long-term sustainability of farming.

The process of farm consolidation is considered fundamental to the long term viability of the agricultural base. The fragmentation of existing farms is discouraged as it is inconsistent with the trend towards the consolidation of larger and more viable agricultural

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [6] - Clause 21.03 changes according to Panel Report

MOIRA PLANNING SCHEME

parcels. Fragmentation also leads to rural living opportunities which compromise farming purposes by increasing land prices and introducing residents with 'non-farming' amenity expectations. The existing supply of lots in the Farming Zone is considered sufficient to enable the incremental growth of farms.

Council acknowledges that there is a demand for rural living opportunities, however adequate land has been allocated to accommodate this demand. Unplanned rural living results in agricultural land being taken out of production. A rural dwelling will often be needed to properly farm the land, however new dwellings must be limited to those that genuinely relate to agricultural production.

It is increasingly evident that prospective agricultural investment is jeopardised, deterred, or completely lost by land uses and developments that have the potential to compromise the scale and location of such investment. In particular, agricultural investment is far less likely where land is already fragmented in ownership with housing dispersed throughout.

The *Regional Rural Land Use Strategy 2008* (RRLUS) identifies three categories of farming areas in Moira, Campaspe and Greater Shepparton and recommends different subdivision and minimum lot size provisions for dwellings for each category. The three categories are as follows.

Growth areas - being areas for growth and expansion of existing farm businesses and for new investment. Growth areas include those areas that have been retained in larger properties and provide the opportunity for large scale, standalone new agricultural development as well as for consolidation of existing farm properties wishing to grow. The RRLUS seeks to discourage the establishment of new dwellings and where possible encourage farm tenements and property boundaries to consolidate and enlarge in line with the trends in agriculture associated with productivity and viability. The minimum subdivision size in these areas has been set at 60ha and a dwelling needs a planning permit on all land less than 80ha in area.

Consolidation areas - being areas that support existing farm businesses to operate and expand. Consolidation areas typically include land with good soils and many of the former closer settlement areas, but their lot sizes are no longer reflective of current farm sizes. Consolidation areas are considered to provide opportunities for development of growing agricultural enterprises that can, over time, expand and consolidate through a process of property restructure. In this regard 'consolidation' includes the consolidation of land titles or the consolidation of farming enterprises through acquisition of non-contiguous land to increase farm size. The development of additional dwellings threatens expanding agricultural enterprises and accordingly, new dwellings within these areas are discouraged. The use of re-subdivision and excisions within consolidation areas will be considered in recognition that the excision of a dwelling from a farm can provide businesses an opportunity to consolidate property holdings based on the value of land for agriculture. The minimum subdivision size in these areas has also been set at 60ha and a dwelling needs a planning permit on all land less than 80ha in area.

Niche areas - being those areas with productive potential based on existing lot configuration and opportunities for smaller scale and specialized agriculture. Niche areas include those rural areas with productive potential due to soil type, property size or water access. The opportunity for properties within these areas to expand in response to general market trends is limited however due to land value and existing development as most lots are smaller with dwellings. Niche areas are productive farming areas and not rural living areas. Niche areas may involve activities such as spraying and frost fans. New dwellings within the niche area can be considered where associated with farm business activity. Given the existing size and lot configuration, it is envisaged that subdivision would rarely be required. The Niche area has yet to be applied in Moira.

The RRLUS discusses the conflict which arises when the expectations of the farmer and the rural lifestyle resident differ. It is acknowledged that direction is required to ensure that unplanned rural living is not displacing agriculture or preventing flexibility for farm businesses. In particular, existing minimum lot requirements that allow 'as of right' dwellings within the Farming Zone have been reviewed.

Important principles that have been applied in the rural areas are:

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [6] - Clause 21.03 changes according to Panel Report

MOIRA PLANNING SCHEME

- The minimum subdivision size is always to be less than the minimum dwelling lot size in order to avoid expectations and perceptions that there will be an automatic entitlement to erect a dwelling on all newly created lots in the Farming Zone.
- Small lot subdivisions should not create any additional entitlements for a dwelling nor should they create an opportunity for a dwelling without a planning permit.

Objective 1

To ensure housing in rural areas does not inhibit the use of the land for agriculture.

Strategies

Strategy 1.1 Ensure housing in rural areas is consistent with 'Growth' and 'Consolidation' areas identified in *Rural and Regional Land Use Strategy 2008*.

Strategy 1.2 Protect the use of agricultural land for agricultural purposes by ensuring that housing in rural areas minimises the impact on the environmental and economic sustainability of the Shire's agricultural resources.

Strategy 1.3 Restrict housing opportunities in rural areas other than identified on town fringes.

21.03-57

DD/MM/YY
Proposed C77

Implementation

Clause 22.01

The strategies in relation to development of **rural dwellings** will be implemented through the planning scheme by:

Policy guidelines

- Discouraging a dwelling not associated with or required for the agricultural use of the land.
- Ensuring that the agricultural use has been established on the land (or an Integrated Land Management Plan under Clause 35.07-6 is in place) prior to the construction of a dwelling.
- Ensuring that the dwelling is located on a lot of at least 2 hectares in area.
- Requiring the landowner to enter into an agreement under Section 173 of the Act to:
 - Ensure that the dwelling is used in conjunction with agricultural production;
 - Prevent the subdivision of the lot containing the dwelling where the proposed lot size is less than the minimum subdivision area specified in the Farming Zone, except for boundary realignments where there is no net increase in the number of lots and any lot containing a dwelling is at least 2 hectares in size; and
 - Acknowledge the impacts of nearby agricultural activities.

Criteria

It is policy to assess proposals against the following criteria:

- The lot containing the dwelling and associated infrastructure is no greater than 2 hectares in area unless there is a need for a larger parcel to take account of natural or public infrastructure or to provide a farm boundary configuration that supports efficient agricultural practices.

Decision guidelines

When considering an application for a rural dwelling, and in addition to the decision guidelines in the Farming Zone, the responsible authority will consider the following matters:

- Whether the proposed new dwelling is located on a lot that has:
 - Legal frontage to a road.
 - A satisfactory frontage to depth ratio.
 - Suitable two way vehicle access via an all-weather road.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [6] - Clause 21.03 changes according to Panel Report

MOIRA PLANNING SCHEME

- Adequate buffers to protect residential amenity from the impacts of agricultural activity.
- The relationship between the proposed dwelling and the agricultural activity on the land.
- Evidence of an Integrated Land Management Plan under Clause 35.07-6 or similar, addressing the relationship between agricultural activities on the land and the proposed dwelling.
- The agricultural productive capacity or the agricultural potential of the land.
- The nature of the existing agricultural infrastructure and activity on the land and any new proposed agricultural infrastructure and activity at the land.
- The nature of the agricultural activities on the land and whether they require permanent and continuous care, supervision or security.
- The proposed siting of the dwelling and whether it minimises impacts on existing and potential agricultural operations on nearby land.
- The lot size, context and physical characteristics of the land.
- Whether the dwelling will result in a rural living or rural residential outcome in the area.
- The potential for land to be consolidated with other land to enhance agricultural productivity.
- Whether the planning scheme identifies a 'non-agricultural' future for the land and the implications of development on future development options.

The strategies in relation to **small lot rural subdivisions** will be implemented through the planning scheme by:

Clause 22.01

Policy guidance

- Discouraging small lot subdivisions except where:
 - Restructure is an outcome; and
 - No new opportunities for additional houses below the minimum subdivision area specified in the Schedule to the Farming Zone are created; and
 - The impact on neighbours and existing or potential agricultural use of nearby land is minimised.
- Allowing only one lot to be excised from any lot which existed at 9 September 1999.

Decision guidelines

When considering an application for a small lot rural subdivision that contains a dwelling or the re-subdivision of existing lots, the responsible authority will consider the following matters:

- The degree to which the subdivision supports productive agricultural outcomes, particularly farm consolidation.
- Whether the land is suitable for agricultural use based on:
 - Evidence of the capability and versatility of the land.
 - The planning history of the land and surrounding land.
 - Whether an Integrated Land Management Plan under Clause 35.07-6 has been prepared for the site.
- The size of the lot containing the dwelling and associated infrastructure and whether there is a need for a larger parcel to take account of natural or public infrastructure or to provide a farm boundary configuration that supports efficient agricultural practices.
- Whether the area of the 'balance' lot complies with the minimum subdivision area for the zone.
- Whether the dwelling on the lot existed on the land at 9 September 1999.
- Whether the existing dwelling on the lot is habitable.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [6] - Clause 21.03 changes according to Panel Report

MOIRA PLANNING SCHEME

- Whether the dwelling on the lot has existing use rights pursuant to Clause 63.
- Whether a condition is required that the landowner enter into an agreement under section 173 of the Act.
- Whether the proposal relies on land which was previously a road reserve, channel, utility lot, crown land or was of insufficient size to support a dwelling.
- Whether the subdivision creates an additional lot where a dwelling can be erected without a permit.
- Whether the proposal to realign lot boundaries is for the purpose of making minor adjustments including taking account of topographical or public infrastructure features.
- Whether the new lots create more productive and efficient agricultural outcomes, particularly through farm consolidation.

Application of zones and overlays

- Apply the General Residential Zone to established urban residential areas
- Apply the Low Density Residential Zone to existing rural residential areas
- Apply the Rural Living zone (with a 2ha minimum lot size) to identify rural lifestyle opportunities around townships
- Apply the Mixed Use zone to areas within Yarrawonga which have been identified as having mixed use potential
- Apply the Township Zone to residential areas in smaller townships
- Apply the Commercial 1 zone to the retail centres of the four major towns
- Apply the Commercial 2 zone to areas where highway business activity is encouraged
- Applying the Industrial 1 Zone for the majority of industrial land within the Shire
- Applying the Industrial 2 Zone to sensitive industrial areas at the Peechelba Abattoirs
- Applying the Industrial 3 zone to existing light industrial development
- Apply the Farming Zone, Schedule 1 to the 'growth' and 'consolidation' areas with a minimum lot size of 60ha
- Apply the Rural Activity Zone Schedule to areas along the Murray River Corridor that support rural based tourism
- Rationalise the residential zonings east of Yarrawonga in accordance with the Yarrawonga to Bathumi Land Use Strategy
- Apply the Development Plan Overlay to areas identified for future urban use, where particular issues of design and development need to be resolved
- Apply the Restructure Overlay to all undeveloped old townships
- Apply the Airport Environs Overlay to areas affected by the Yarrawonga Aerodrome

21.03-6 Development around Pipelines

DD/MM/YY
Proposed C77

Overview

~~The Rutherglen-Keenoomoo Pipeline is a High Pressure Gas Transmission Pipeline licenced under the Pipelines Act 2005. Changes to land use and development within the vicinity of the pipeline must be carefully considered to ensure risks to human life and the functional operation of the pipeline are not impacted.~~

Objective 1

~~To ensure future land use and development appropriately respond to existing high pressure gas pipelines.~~

Strategies

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [6] - Clause 21.03 changes according to Panel Report

MOIRA PLANNING SCHEME

~~Strategy 1.1 Consider risks associated with land use and subdivision within the measurement length of high pressure gas pipelines.~~

~~Strategy 1.2 Encourage risk sensitive development to be located outside of the pipeline measurement length where practical.~~

21.03-~~867~~ Reference documents

DD/MM/YY
Proposed C77

- Cobram 2025 Strategy Plan 2007 & Addendum 2008
- Yarrawonga Strategy Plan 2004
- Numurkah Strategy Plan 2010
- Nathalia Strategy Plan 2010
- Moira Small Towns and Settlements Strategy 2013 & Addendum Report 2017
- Bathumi, Youanmite and Marungi Restructure Plan Report 2008
- Yarrawonga to Bathumi Future Land Use Strategy 2002
- Regional Rural Land Use Strategy 2008
- Moira Rural Living Strategy 2004

21.03-~~978~~ Further strategic work

DD/MM/YY
Proposed C77

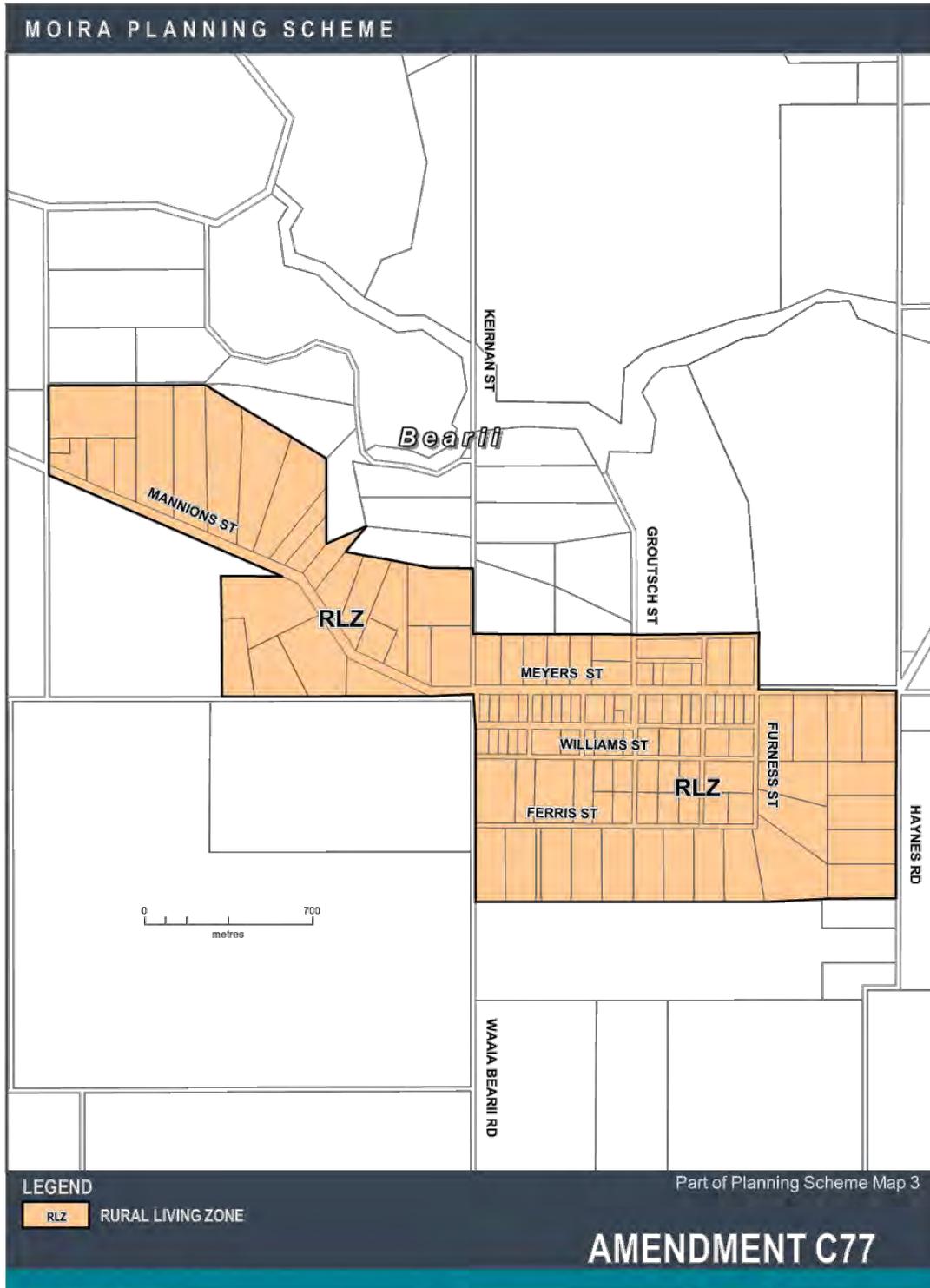
- Review the Moira Rural Living Strategy 2004
- Review existing strategy plans for the four major towns – Cobram, Yarrawonga, Nathalia and Numurkah
- Undertake Urban Renewal / Development Investigations for areas adjacent to the alignment of the new river crossing in Yarrawonga
- Prepare an advertising signs policy

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [7] - Map 16 depicting Bearii changes as per the Panel report



| Planning Mapping Services |
| Planning Information Services |
| Planning |



016

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [8] - Instruction Sheet to DELWP

Planning and Environment Act 1987

MOIRA PLANNING SCHEME

AMENDMENT C77

INSTRUCTION SHEET

The planning authority for this amendment is the Shire of Moira.

The Moira Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 29 attached map sheets.

Zone Maps

1. Amend Planning Scheme Map Nos. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30 and 31 in the manner shown on the 29 attached maps marked "Amendment C77".

Overlay Maps

2. Delete Planning Scheme Map No. 16PAO in the manner shown on the 1 attached map marked "Moira Planning Scheme, Amendment C77".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In Local Planning Policy Framework – replace Clause 21.01 with a new Clause 21.01 in the form of the attached document.
4. In Local Planning Policy Framework – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
5. In Local Planning Policy Framework – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document.
6. In Local Planning Policy Framework – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document.
7. In Local Planning Policy Framework –replace Clause 21.05 with a new Clause 21.05 in the form of the attached document.
8. In Local Planning Policy Framework – replace Clause 21.06 with a new Clause 21.06 in the form of the attached document.
9. In Local Planning Policy Framework – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
10. In Local Planning Policy Framework – replace Clause 22.01 with a new Clause 22.01 in the form of the attached document.
11. In Local Planning Policy Framework – replace Clause 22.02 with a new Clause 22.02 in the form of the attached document.
12. In Local Planning Policy Framework – replace Clause 22.03 with a new Clause 22.03 in the form of the attached document.
13. In Local Planning Policy Framework – replace Clause 22.04 with new Clause 22.04 in the form of the attached document.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [8] - Instruction Sheet to DELWP

14. In Local Planning Policy Framework – replace Clause 22.05 with a new Clause 22.05 in the form of the attached document.
15. In Local Planning Policy Framework – replace Clause 22.06 with a new Clause 22.06 in the form of the attached document.
16. In Local Planning Policy Framework – replace Clause 22.07 with a new Clause 22.07 in the form of the attached document.
17. In Local Planning Policy Framework – replace Clause 22.08 with a new Clause 22.08 in the form of the attached document.
18. In Local Planning Policy Framework – replace Clause 22.09 with a new Clause 22.09 in the form of the attached document.
19. In Local Planning Policy Framework – replace Clause 22.10 with a new Clause 22.10 in the form of the attached document.
20. In Local Planning Policy Framework – replace Clause 22.11 with a new Clause 22.11 in the form of the attached document.
21. In Local Planning Policy Framework – replace Clause 22.12 with a new Clause 22.12 in the form of the attached document.
22. In Local Planning Policy Framework – replace Clause 22.013 with a new Clause 22.13 in the form of the attached document.
23. In Local Planning Policy Framework – replace Clause 22.14 with a new Clause 22.14 in the form of the attached document.
24. In Local Planning Policy Framework – replace Clause 22.15 with a new Clause 22.15 in the form of the attached document.
25. In Local Planning Policy Framework – replace Clause 22.16 with a new Clause 22.16 in the form of the attached document.
26. In Local Planning Policy Framework – replace Clause 22.17 with a new Clause 22.17 in the form of the attached document.
27. In Local Planning Policy Framework – delete Clause 22.18
28. In Local Planning Policy Framework – delete Clause 22.19
29. In Local Planning Policy Framework – delete Clause 22.20
30. In Local Planning Policy Framework – delete Clause 22.21
31. In Local Planning Policy Framework – delete Clause 22.22
32. In General Provisions – Clause 61.03, replace the schedule with a new Schedule in the form of the attached document.

End of document

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

Planning and Environment Act 1987

MOIRA PLANNING SCHEME AMENDMENT C77 EXPLANATORY REPORT

Who is the planning authority?

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

The Amendment has been made at the request of Moira Shire Council.

Land affected by the Amendment

The Amendment applies to the whole of the Moira Shire Council municipal area.

Attachment A to this explanatory report lists the properties where zone or overlay changes are proposed by the Amendment.

What the amendment does

The Amendment implements the *Moira Planning Scheme Review Report 2015* and the *Moira Small Towns and Settlement Strategies 2013*.

The Amendment consists of three sections as described below.

Section 1 - Moira Planning Scheme Review

The Amendment introduces a new Municipal Strategic Statement (MSS) at Clause 21 with revised content and a new structure. The Amendment either deletes policy or translates the strategic intent or policy guidance to the MSS. This reduces repetition and ensures there is one reference point for policy related issues. This has been achieved by translating the more general policy statements into the MSS as strategy or policy implementation measures such as application requirements, policy guidance and decision guidelines.

The implementation of the Parking Overlay 1 and 2 has made the Clause 22.05 (Car parking) redundant and it is appropriate for it to be deleted.

The review of the planning scheme provides a 'road map' that informs the updated Local Planning Policy Framework (LPPF). Specifically, the Amendment will:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 29 attached map sheets.

Zone Maps

1. Amend Planning Scheme Map Nos. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30 and 31 in the manner shown on the 29 attached maps marked "Amendment C77".

Overlay Maps

2. Delete Planning Scheme Map No. 16PAO in the manner shown on the 1 attached map marked "Moira Planning Scheme, Amendment C77".

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

Planning Scheme Ordinance

- In Local Planning Policy Framework – replace Clause 21.01 with a new Clause 21.01 in the form of the attached document.
- In Local Planning Policy Framework – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
- In Local Planning Policy Framework – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document.
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- In Local Planning Policy Framework – replace Clause 22.14 with a new Clause 22.14 in the form of the attached document.
- In Local Planning Policy Framework – replace Clause 22.15 with a new Clause 22.15 in the form of the attached document.
- In Local Planning Policy Framework – replace Clause 22.16 with a new Clause 22.16 in the form of the attached document.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

- ~~In Local Planning Policy Framework – replace Clause 22.17 with a new Clause 22.17 in the form of the attached document.~~
- ~~In Local Planning Policy Framework – delete Clause 22.18~~
- ~~In Local Planning Policy Framework – delete Clause 22.19~~
- ~~In Local Planning Policy Framework – delete Clause 22.20~~
- ~~In Local Planning Policy Framework – delete Clause 22.21~~
- ~~In Local Planning Policy Framework – delete Clause 22.22~~ Replace Clause 21.04 Municipal Overview with new Clause 21.01 Municipal Profile
- ~~Replace Clause 21.02 Vision for Moira with new Clause 21.02 Vision~~
- ~~Replace Clause 21.03 Environment with new Clause 21.03 Settlement and include the Moira Small Towns and Settlement Strategy 2013 as a Reference Document~~
- ~~Replace Clause 21.04 Settlement with new Clause 21.04 Environment and Heritage~~
- ~~Replace Clause 21.05 Economic development with new Clause 21.05 Environmental Risks~~
- ~~Replace Clause 21.06 Performance monitoring and review with new Clause 21.06 Economic Development~~
- ~~Replace Clause 21.07 Reference documents with new Clause 21.07 Local Areas~~
- ~~Delete Clause 22.01 Agriculture policy~~
- ~~Delete Clause 22.02 Rural Activity Zone policy~~
- ~~Delete Clause 22.03 Application notification~~
- ~~Delete Clause 22.04 Goulburn Valley Highway environs policy~~
- ~~Delete Clause 22.05 Car parking policy~~

The Amendment rezones an underutilised part of the Cobram swimming pool land on Punt Avenue to the General Residential Zone – Schedule 1 (GRZ1) to facilitate its consolidation with the adjacent former Cobram Caravan Park land, which Council intends to re-develop.

Section 2 – Moira Small Towns and Settlements Strategy

The Amendment implements the recommendations of the *Moira Small Towns and Settlements Strategy 2013*.

The Strategy informs the new Clause 21.03-4 (Small towns and settlements) and Clauses 21.07-5 to 21.07-12 in the revised MSS and is included as a Reference Document at Clause 21.03-6. The Amendment rezones land in accordance with the Strategy. Specifically, the Amendment will:

- Rezone land in Bearii, Bundalong, Invergordon, Katamatite, Katunga, Koonoomoo, Kotupna, Picola, St James, Strathmerton, Tungamah, Waaia and Wunghnu to provide for further rural residential development, reflect existing uses and settlement patterns, public land use and recreation reserves.
- Insert local area framework plans for Barmah, Bundalong, Katamatite, Katunga, Picola, Strathmerton, Tungamah and Wunghnu in Clause 21.07.

Section 3 – Correction of errors and anomalies

Council has documented several errors and anomalies with zone and overlay mapping that will be corrected as part of the Amendment.

Overall the Amendment makes changes to Planning Scheme Map numbers ~~2, 4, 5, 9, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36 and 53~~. ~~2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31.~~

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to give effect to the *Moira Planning Scheme Review Report 2015* and the *Moira Small Towns and Settlements Strategy 2013 and Addendum 2017*.

The Review is the first holistic review of the planning scheme since 2002 and makes 26 detailed recommendations to bring the Planning Scheme into currency, improve readability, reduce complexity and repetition, improve the links between objectives, strategies and policy expression, strengthen its links to State Planning Policy Framework and the Council Plan. The Amendment is required to give effect to those recommendations.

The *Moira Small Towns and Settlements Strategy 2013* reviews all small towns in the Shire and makes several recommendations to rezone land to reflect existing settlement patterns and land uses. It informs Clause 21.07 as it relates to Barmah, Bundalong, Katamatite, Katunga, Picola, Strathmerton, Tungamah and Wunghnu. The Amendment is required to recognise the Strategy in the Moira Planning Scheme as a Reference Document, introduce objectives and strategies for the small towns into the Municipal Strategic Statement and apply more appropriate zones and overlays to parts of Bearii, Bundalong, Invergordon, Kaarimba, Katamatite, Katunga, Koonoomoo, Kotupna, Lake Rowan, Picola, St James, Strathmerton, Tungamah, Waaia, Wunghnu and Yarroweyah.

The Amendment is required to correct several zone and overlay errors and anomalies. These changes relate to land in Cobram, Kaarimba, Kotupna, Numurkah, Picola, Tungamah, Ulupna, Waaia South, Yalca and Yarrowong.

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

The Amendment will implement the objectives of planning in Victoria contained in the *Planning and Environment Act 1987*:
Providing for the fair, orderly, economic and sustainable use, and development of land at a local level

By restructuring the Local Planning Policy Framework to improve readability, provide clarity to proponents and potential investors of Council's strategic direction, to better guide use of discretion by decision makers, establishing a Strategy Plan for small towns and correcting zone and overlay errors and anomalies.

Protecting natural and man-made resources

By establishing a Strategy Plan for Moira's small towns and referring to the impacts of climate change in the MSS. This objective is implemented by updating and refining Council's strategic directions and policies for environmental and environmental risks.

Securing a pleasant, efficient and safe working and living environment for residents, workers and visitors

The Planning Scheme Review ensures the whole Shire has the appropriate land use policy frameworks. The *Moira Small Towns and Settlements Strategy* updates directions for small towns.

Ensuring the protection of places of historic and cultural interest

The Amendment addresses this objective by updating policy which recognises heritage values and character in Moira. Clause 21.04-4 addresses heritage issues across Moira. The Amendment does not propose any changes to the Heritage Overlay.

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

Environmental effects

The Amendment maintains the current LPPF focus on achieving good environmental outcomes for issues such as native vegetation management, water management, managing use and development in the Murray River corridor and protection of pre and post contact

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

heritage. It also recognises environmental risks such as the effects of climate change, fire and flood risk, salinity and managing wastewater.

Social effects

Greater certainty is provided if Council's land use and development directions are clearly set out in the MSS. The Amendment will ensure that the planning scheme can assist in achieving good social outcomes.

Economic effects

The Amendment recognises the importance of the agricultural land as a fundamental part of the economy. The Murray River corridor is a focus of tourism opportunities which Council actively supports. The main towns of Cobram, Yarrawonga, Numurkah and Nathalia provide a range of services and facilities to support urban growth and the surrounds rural areas. A key strategy is to retain as much spending locally so that escape expenditure is reduced to other regional centres.

Does the Amendment address relevant bushfire risk?

The *Moira Planning Scheme Review Report 2015* and the new LPPF acknowledges the Bushfire Management Overlay is not part of the planning scheme and there is a fire risk, particularly along the Murray River corridor. Bushfire risk is identified as an environmental risk in Clause 21.05.

No land to be rezoned is proposed in areas where there is a significant bushfire threat.

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

The amendment is consistent with Ministerial Direction 11 - Strategic Assessment of Amendments and Ministerial Direction 15 – The Planning Scheme Amendment Process. It meets the requirements of the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Planning & Environment Act 1987.

There are no other relevant Ministerial Directions.

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

Amendment VC71 introduced a revised State Planning Policy Framework in September 2010. The new LPPF is consistent with and supportive of the current state framework. Settlement and housing, environment and heritage, environmental risks, economic development and local areas are all addressed in the new Local Planning Policy Framework. The new LPPF refers to the *Hume Regional Growth Plan 2014*.

The following strategic directions seek to support the state framework:

- Confining urban development within settlement boundaries and in areas where servicing infrastructure is provided
- Discouraging development where there is an environmental risk, such as flooding along the Murray River corridor
- Supporting a diversity of housing opportunities
- Encouraging tourist development that can take advantage of the natural assets of Moira such as the Murray River
- Protecting agricultural land for agricultural uses and ensuring rural dwellings are required to support the agricultural use of the land.

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

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

The Moira Planning Scheme Review Report assessed the performance of the planning scheme and provided an audit of the Moira Planning Scheme against the best practice consistent with Planning Practice Note 04 – Writing a Municipal Strategic Statement, October 2013. The Amendment restructures the existing Local Planning Policy Framework to provide a clearer structure and streamlines the LPPF by removing repetition and integrating several local planning policies from Clause 22 into the MSS, reducing the number of policies that need to be addressed from 5 to none.

The *Moira Small Towns and Settlements Strategy 2013* provides the basis for Clause 21.03-4 and most of Clause 21.07. These recognise that the lack of reticulated sewer and other infrastructure are significant constraints for future development in small towns.

The Amendment restructures the existing Local Planning Policy Framework to provide a clearer structure and streamline the LPPF by removing repetition and integrating several local planning policies into the MSS.

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

The Amendment makes better use of the Victoria Planning Provisions (VPP's) through the integration of local planning policies into the MSS and presenting the MSS in a format that is consistent with the Victoria Planning Provisions.

The application of zones and overlays proposed by the amendment are consistent with the purposes of each zone and overlay.

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

The preparation of the *Moira Planning Scheme Review Report 2015* and the *Moira Small Towns and Settlements Strategy 2013* included consultation with government agencies and servicing authorities. Where appropriate their input has been accommodated.

Agencies were provided with the opportunity to provide input into the draft review report in December 2015.

Agencies were consulted during the preparation of the Small Towns Strategy in 2012 and 2013.

As this amendment involves Crown Land, Native Title Services Victoria would be notified when it goes on exhibition

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

The Amendment corrects the zoning of some local roads in Tungamah, Katunga, Kotupna and Lake Rowan which are currently in the Road Zone 1 or 2. The proposed zone is the zone that applies to the adjacent land. The Amendment will not have any significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

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

The Amendment will have a positive impact on the resource and administrative costs on Council as the responsible authority. It will provide a clearer and simplified MSS format and reduce officer time spent on interpreting planning controls which are unclear or create confusion by duplicating other planning scheme controls.

The Amendment does not introduce any new permit triggers that may increase permit application activity for Council.

Where you may inspect this Amendment

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

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

Cobram Moira Shire Council Main Administration Centre, 44 Station St	Yarrawonga Moira Shire Council Service Centre, 100 Belmore St	Numurkah Visitor Information Centre, 99 Melville St	Nathalia Barmah Forest Heritage & Education Centre, 77 Blake St
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The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 28 February 2017.

A submission must be sent to: to info@moira.vic.gov.au by post to Moira Shire Council, PO Box 578, COBRAM VIC 3643 or you can complete an online submission at www.moira.vic.gov.au/amendmentC77.

Panel hearing dates

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

- directions hearing: week of 3 April 2017
- panel hearing: week of 1 May 2017

MOIRA AMENDMENT C77 EXPLANATORY REPORT ATTACHMENT A – AFFECTED LAND DESCRIPTION					
No.	Zone Map No.	Amendment Section 1 – Moira Planning Scheme Review Report 2015			
1	Not applicable	All land in Moira Shire	Update the Local Planning Policy Framework in line with best practise, reduce complexity, improve links between objectives and strategies and policy expression, strengthen links to State Planning Policy Framework by translating the general policy statements from Clause 22 into a revised Clause 21 Municipal Strategic Statement		
No.	Zone Map No.	Land	Current control	Proposed control	Reason
2	7	2-6 and 8-12 Punt Road, Cobram	Public Park and Recreation Zone	General Residential Zone 1	This land is redundant land associated with the Cobram public swimming pool. Council intends to consolidate it with the former Cobram caravan park for future development
Amendment Section 2 – Moira Small Towns and Settlements Strategy 2013					
No.	Zone Map No.	Land	Current control	Proposed control	Reason
3	3	8,9, 11, 13, 14, 15, 17, 19, 20, 21, 23, 26, 27, 31, 32, 35, 38, 39, 43, 44, 47,	Farming Zone	Township Zone	Existing settlement.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

		50, 51, 56, 57, 58 and 60 Ferris Street, Bearii 5, 9, 10, 12, 13, 14, 16, 17, 19, 20, 21, 23, 24, 26, 29, 30, 32, 33, 35, 36, 37, 39, 40, 41, 42, 43, 44, 45, 46, 48, 50, 52, 54, 56, 58 and 62 Meyers Street, Bearii 1, 2, 3, 4, 5, 6, 7, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 1/36, 40, 44 Williams Street, Bearii 2, 4, 6, 8, 26, 34, 38, 42, 46, 48 and 50 Woods Street, Bearii 58, 57 and 60 Furness Street, Bearii 227, 233, 249, 267 and 285 Haynes Road, Bearii 1650 Waaia-Bearii Road, Bearii 4, 11, 12 Groutsch Street, Bearii 22 Kiernan Street, Bearii			Future infill development will be restricted by lack of reticulated water or sewer systems
4	3	8, 25, 28, 38, 42, 60, 67, 72, 73, 90, 92, 99, 102, 112, 118, 120, 148, 170 and 178 Mannions Road, Bearii 2, 6 and 14 Suttons Lane, Bearii 35 Kiernan Street, Bearii 66, 78 Freemans Road, Bearii	Farming Zone	Rural Living Zone	Existing rural living area next to township area
5	27	7419 and 7419A Murray Valley Highway, Bundalong	Farming Zone	Township Zone	Bundalong Tavern, caravan park and general store
6	27	2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 and 30 Austins Road, Bundalong 1, 3, 5, 7, 9, 11, 13 and 15 Pyke Street, Bundalong 28 Francis Elliot Court, Bundalong	Farming Zone	Low Density Residential Zone	Existing low density living area with subdivision potential and access to infrastructure if required
7	22, 26	7586, 7550, 7524, 7588 Murray Valley Highway, Bundalong	Rural Activity Zone	Low Density Residential Zone	Existing low density living area
8	31	1-10 and 12 Queen Street, Invergordon 1-14 Batey Drive, Invergordon 1-12 Duke Street, Invergordon 1, 3 and 5 King Street, Invergordon	Farming Zone	Township Zone	Existing settlement with limited potential for further development due to lack of reticulated water and sewer
9	31, 32	Invergordon Recreation Reserve	Farming Zone	Public Park and Recreation Zone	Public open space
10	31, 32	1292 Invergordon Road, Invergordon	Farming Zone	Public Use Zone 2	Existing primary school
11	20	4-6 Currajong Avenue, Katamatite	Township Zone	Public Use Zone 2	Existing primary school
12	20	Moore Street, Goorang Street and Beeke Street Recreation Reserves, Katamatite	Township Zone	Public Park and Recreation Zone	Public open space
13	17	Carter Street Recreation Reserve,	Township Zone	Public Park and	Public open space

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

		Katunga		Recreation Zone	
14	17	24 Carter Street, Katunga	Township Zone	Public Use Zone 2	Existing primary school
15	17	Numurkah Road/ Katunga North Road intersection, Katunga	Township Zone	Farming Zone	Existing road reserves
16	17	2 Carter street east, Katunga	Farming Zone	Township Zone	Farming
17	4	7034 Goulburn Valley Highway, Koonoomoo	Farming Zone	Township Zone	Big strawberry and general store
18	4	6977, 6989, 7017, 7029, 7041, 7052, 7056, 7058, 7062, 7075, 7078, 7087, 7090, 7092, 7095, 7105, 7131, 7149, 7151, 7159, 7177 and 7213 Goulburn Valley Highway, Koonoomoo 97 Naughton Road, Koonoomoo 12 Torgannah Road, Koonoomoo 8, 10, 42 Mywee-Koonoomoo Road, Koonoomoo 613, 652, 670, 690, 694, 696 Cobram-Koonoomoo Road, Koonoomoo 17, 10, 30, 36, 52, 63, 67 Kangan Road, Koonoomoo 361, 372, 377, 381, 421 Maidment Road, Koonoomoo 72, 101 Friesian Road, Koonoomoo	Farming Zone	Rural Living Zone	Existing rural living area
19	4	6994 Goulburn Valley Highway, Koonoomoo (Recreation Reserve)	Farming Zone	Public Park and Recreation Zone	Public recreation reserve
20	28	Recreation Reserve, Kotupna-Barmah Road, Kotupna	Road Zone 1	Public Park and Recreation Zone	CFA and public recreation area
21	28	Corner of Hancocks Road and Murray Valley Highway, Kotupna	Road Zone 1	Farming Zone	Local road
22	33	71 Savage Street, Lake Rowan	Farming Zone	Public Use Zone 6	Community Hall
23	33, 36	Corner of Lake Rowan Road and Benalla-Yarrowonga Road	Road Zone 1	Farming Zone	Local road
24	35	St James Golf Club	Farming Zone	Public Park and Recreation Zone	St James public golf course
25	35	1 Devenish Road, St James	Farming Zone	Public Use Zone 7	CFA building
26	5	5116 Murray Valley Highway, Strathmerton	Farming Zone	Township Zone with Development Plan Overlay	Existing large infill lot with development potential
27	5	4, 6, 8, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36 Arthur Street, Strathmerton	Farming Zone	Township Zone	Existing small lots that can be developed and contribute to the upgrade of the street
28	34	75 and 84 Devenish Road, Tungamah McLeod Street, Tungamah Barr Street, Tungamah	Township Zone	Farming Zone	Unserviced area isolated from town and outside of settlement boundary
29	34	15-17 Tower Street, Tungamah	Township Zone	Public Use Zone 2	Tungamah primary school
30	15	82 Waaia-Bearii Road, Waaia	Township Zone	Farming Zone	Used for farming

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

		11 North Street, Waaia			and not required for future growth of Waaia due to lack of infrastructure
31	15	McDonald, Waaia	Township Zone	Public Park and Recreation Zone	Waaia Recreation Reserve
32	15	1 Cowan Street, Waaia	Farming Zone	Public Use Zone 2	Waaia Primary School
33	30	11, 13, 15, 17 Kaarimba Road, Wunghnu 55 Wall Road, Wunghnu 40, 46, 50, 114 Warnecke Street, Wunghnu 70 Carlisle Street, Wunghnu 15 Rodney Lane, Wunghnu 6 Barkhurst Street, Wunghnu 1, 7, 11 Dockery Street, Wunghnu	Farming Zone	Rural Living Zone	Small rural lots mostly used for housing. Infill rural living subdivision potential determined by lack of infrastructure and retention of vegetation
34	30	Warnecke Street, Wunghnu (cemetery)	Farming Zone	Public Use Zone 5	Wunghnu cemetery
35	30	Watson Street, Wunghnu	Farming Zone	Public Conservation and Resource Zone	Existing State Park
36	30	Goulburn Valley Highway and Wunghnu Road, Wunghnu (recreation reserve)	Township Zone	Public Park and Recreation Zone	Wunghnu Recreation Reserve
37	30	12 Brunton Street, Wunghnu	Township Zone	Public Use Zone 2	Wunghnu Primary School
38	30	Warnecke Street, Wunghnu (drainage basin)	Farming Zone	Public Use Zone 1	Existing drainage basins
39	4	2, 7 Kokoda Road, Yarroweyah 1, 2, 2A, 3, 4, 5, 6, 7, 8, 9, 11 Amos Street, Yarroweyah 1, 2, 2A, 3, 4, 5, 6, 7, 8, 9, 10, 11 Gooley Street, Yarroweyah 10, 11, 12, 13, 15, 17, 22, 24, 25, 26, 28, 29, 30, 31, 32, 34, 35, 36, 38 and 40 Kenny Road, Yarroweyah 1, 2, 3, 4, 5 Muscara Court, Yarroweyah 4402, 4406, 4407, 4410, 4412, 4416, 4418, 4423, 4428, 4436, 4438, 4440, 4441, 4442, 4447, 4449, 4453, 4455, 4459, 4488 Murray Valley Highway, Yarroweyah	Farming Zone	Township Zone	Existing settlement. Further infill development will be limited by lack of reticulated sewer
40	4	Gooley Street, Yarroweyah	Farming Zone	Public Use Zone 7	Country Fire Authority building
Amendment Section 3 – Correction of errors and anomalies					
41	7	42-52 William Street Cobram	Public Park and Recreation Zone	General Residential Zone	This is a private recreation facility zoned for public use. There is a small section zoned (Cobram Tennis Club)

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

42	7	2 Wadeson Street, Cobram	General Residential Zone	Public Use Zone 3	Cobram hospital
43	7	6 Dillon Street, Cobram	Public Use Zone 1 (Local government)	Industrial 1 Zone	Privately owned land used for industry
44	7	34-40 William Street, Cobram	Public Park and Recreation Zone & Commercial 1 Zone	General Residential Zone	Privately owned land (Bowls club)
45	21 and 22	210, 250, 250A Beatties Rd, Yarrawonga	Farming Zone	Public Use Zone 1	North East Regional Water Authority treatment plant
46	21	473 Katamatite-Yarrawonga Road, Yarrawonga (CA89C)	Public Use Zone 1	Farming Zone	Land is in private ownership
47	18	40 McCaskill Street, Numurkah	Commercial 1 Zone	Public Use Zone 6	Council owned carpark
48	18	36-38 McCaskill Street, Numurkah	Commercial 1 Zone	Public Use Zone 6	Part senior citizens centre
49	18	97-99 Melville Street, Numurkah	Commercial 1 Zone	Public Use Zone 6	Council owned Visitor Information Centre
50	18	Knox Street, Melville Street, Numurkah	Public Use Zone 6	Commercial 1 Zone	Road intersection
51	18	40 Knox Street, Melville Street, Numurkah	Commercial 1 Zone	Public Use Zone 6	Council owned carpark
52	18	37 and 39 McCaskill Street, Numurkah	General Residential Zone	Public Use Zone 1	Goulburn Valley Region Water Corporation
53	18	23-29 Knox Street, Numurkah	Public Use Zone 1	Commercial 1 Zone	Privately owned land
54	18	Part Meiklejohn Street, Numurkah (corner Knox Street)	Public Use Zone 1	Commercial 1 Zone	Road reserve should be Commercial 1 Zone
55	18	Newman Square Toilet Block, Numurkah (off Melville St)	Part Commercial 1 Zone	Part Public Park and Recreation Zone	Public land- area behind old Courthouse but not used as part of a park
56	18	18-20 McCaskill Street, Numurkah	Public Park and Recreation Zone & Commercial 1 Zone	Public Use Zone 6	Library and pre-school uses
57	18	18 Swallow Street, Numurkah	Public Use Zone 1	General Residential Zone	Privately owned land
58	16	163 O'Kanes Rd, Numurkah	Farming Zone	Public Use Zone 1	Goulburn Valley Water waste water treatment facility
59	16PAO	163 O'Kanes Rd, Numurkah	Public Acquisition Overlay	Delete PAO	Land has been purchased by Goulburn Valley Water and the overlay is now redundant
60	16	Spry Street, Numurkah	Road 1 Zone	Township Zone	Spry Street is a local road not a VicRoads road

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [9] - Explanatory report containing changes proposed post Panel Hearing outcome

61	12	Picola recreation reserve	Part of Public Park and Recreation Zone Part of Township Zone	Public Park and Recreation Zone	Public Park and Recreation Zone in wrong location, needs to be aligned to Crown boundaries
62	12	Part 47 Picola-Barmah Road, Picola	Township Zone	Farming Zone	Land is used for farming
63	12	2 Moran Street and 7 Picola North Road, Picola	Farming Zone	Township Zone	Land is developed for housing
64	14	Walsh's Bridge South Road, Kaarimba	Farming Zone	Public Park and Recreation Zone	Crown land used as forest
65	9	921 Hancocks Bridge Road, Kotupna	Part Public Conservation and Resource Zone	Farming Zone	Privately owned land used as dwelling and outbuildings
66	4	557 Ulupna Bridge Road, Ulupna	Public Park and Recreation Zone	Farming Zone	Privately owned land
67	2	2220 Murray Valley Highway, Yalca	Public Park and Recreation Zone	Farming Zone	Privately owned land
68	34	Tungamah Main Road, Tungamah (Middleton Street)	Road within Township Zone	Road Zone 1	VicRoads road

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [10] - Clause 21.05 changes as per the Panel report

MOIRA PLANNING SCHEME

21.05 ENVIRONMENTAL RISKS

DD/MM/YY
Proposed C77

This clause provides local content to support clause 13 (Environmental risks).

21.05-1 Key issues

DD/MM/YY
Proposed C77

The key planning issues and challenges relating to environmental risks include managing:

- The effects of climate change
- Salinity
- Flooding
- Fire
- Effluent disposal

An overview of these issues and challenges are described below.

21.05-2 Climate change New text

DD/MM/YY
Proposed C77

Overview

Council completed the *Preparing for Climate Change in the Moira Shire – Adaption Action Plan 2010* which found that the region can expect ~~there will be~~ more hot days and potentially more heatwaves, fewer frosts, a greater incidence of drought and higher intensity of rainfall, and less water available for irrigation.

The changing climate is likely to impact on:

- Agricultural uses both through the changing capability of the land, which is influenced substantially by the availability of water
- The intensity of both bushfire and floods
- The resilience of communities in times of drought.

Objective 1

To ensure future development considers the impacts of climate change.

Strategy

Strategy 1.1 Ensure sustainable development considers the impacts from climate change.

21.05-3 Salinity Clause 21.04-3 & 4 and GMW advice

DD/MM/YY
Proposed C77

Overview

A significant proportion of Moira will always be highly susceptible to high water tables and salinity, especially in the irrigation areas. In dryland areas, deforestation and changed land uses have also exposed areas to the threat of dryland salinity. High water tables and salinity has the potential to significantly impact on agricultural productivity and community assets. Salinity can also cause deterioration in natural vegetation and water quality. Council supports the Goulburn Broken and North East Regional Catchment Strategies in providing adaptive management programs and initiatives to minimise the risk to the region from high water tables and salinity.

Objective 1

To minimise the impacts of high water tables and salinity in irrigation and dryland areas.

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [10] - Clause 21.05 changes as per the Panel report

MOIRA PLANNING SCHEME

Strategy

Strategy 1.1 Ensure that the impacts of salinity and high nutrient levels in water are managed in accordance with state and regional salinity and water quality programs, guidelines and requirements~~in accordance with the CMA salinity and water quality programs, guidelines and requirements.~~

21.05-4

Flooding

Clause 21.03

DD/MM/YY
Proposed C77

Overview

Management of flooding issues is one of the largest challenges. Areas are subject to periodic flooding because of the number of rivers and waterways, the topography and the use of irrigation channels for drainage that inhibit and redirect the flow of flood waters. Inappropriate development within designated floodplains can significantly exacerbate flood impacts along the floodplain. The Goulburn Broken CMA has completed the *Nathalia Flood Study* and the *Barmah Flood Study* and is finalising the Numurkah Flood Study. A comprehensive flood mapping amendment will introduce new flood controls.

Objective 1

To minimise the risk to life and safety of the population from the effects of flood waters.

Strategy

Strategy 1.1 Ensure that the identification, control and management of development in areas prone to flooding is based on an assessment of the depth and activity of potential flood and the impact of the proposed development on land outside the identified area of potential flooding, acknowledging the importance of continued agricultural activity within some areas defined as liable to flooding or rural floodway.

Objective 2

To preserve the natural function of floodplains, including its inherent wetland values.

Strategy

Strategy 2.1 Encourage an integrated approach to flood management that protects the natural function of the floodplain.

21.05-5

Fire

New text

DD/MM/YY
Proposed C77

Overview

Fire risk is a significant issue in vegetated riverine areas and isolated bushland areas. Fire risk is also an issue in agricultural areas and grasslands, particularly at the urban/grassland interface of settlements.~~Bushfire risk is a more of not a significant issue in riverine areas where vegetation is present and isolated bushland areas. However, grasslands provide a fire risk across the agricultural areas as most of the rural areas are cleared of vegetation and in the irrigation areas the risk of grass fires is limited. However there is a significant risk in the red gum riverine area, isolated stands of native vegetation and the dryland grassland areas. The State Government Country Fire Authority (CFA) has prepared new fire mapping that willould introduce the Bushfire Management Overlay (BMO) into the planning scheme.~~

Objective 1

To ensure development responds to fire risk.

Strategies

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [10] - Clause 21.05 changes as per the Panel report

MOIRA PLANNING SCHEME

Strategy 1.1 Consider fire risk for development adjacent to the Murray River red gum environment and other areas of bushland and grasslands.

Strategy 1.2 Consider the need for and implementation of bushfire and grassfire protection measures outside the Bushfire Management Overlay.

21.05-6 Effluent management

DD/MM/YY
Proposed C77

Overview

Council is committed to effectively managing effluent disposal to protect public health, minimise environmental impacts, minimise the demand for water as a resource and maximise reuse opportunities in an economically viable manner. Council plays an important role in ensuring that developments either discharge effluent to a suitable treatment facility or have appropriate onsite methods for the treatment and disposal of effluent. Council also has a role in encouraging waste minimisation and reuse, including the use of new and viable technologies. It is important that the location of sewerage treatment facilities or disposal sites (septic or land applied) avoid sensitive environmental areas including drainage lines and floodways. Council is committed to preparing a Domestic Waster Water Management Plan to address effluent management in unreticulated areas.

Objective 1

To ensure there is appropriate management of effluent.

Strategies

Strategy 1.1 Encourage on-site treatment and disposal facilities which demonstrate adequate structural integrity, capacity and capability to handle, treat and dispose of wastewater without adverse impacts on land, surface water and groundwater systems.

Strategy 1.2 Encourage wastewater management practices in both urban and rural areas that reduce the impacts of effluent and stormwater on the environment.

Strategy 1.3 Require package treatment plants be subject to three-month inspections for unsewered development around Lake Mulwala.

Strategy 1.4 Maintain appropriate buffer distances between sewerage/wastewater treatment and disposal facilities and other land uses in accordance with EPA guidelines.

21.05-7 Development around Pipelines

DD/MM/YY
Proposed C77

Overview

The Rutherglen-Koonoomoo Pipeline is a High Pressure Gas Transmission Pipeline licenced under the Pipelines Act 2005. Changes to land use and development within the vicinity of the pipeline must be carefully considered to ensure risks to human life and the functional operation of the pipeline are not impacted.

Objective 1

To ensure future land use and development appropriately respond to existing high pressure gas pipelines.

Strategies

FILE NO: F15/420
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.1

ADOPTION OF PLANNING SCHEME AMENDMENT C77 (cont'd)

ATTACHMENT No [10] - Clause 21.05 changes as per the Panel report

MOIRA PLANNING SCHEME

Strategy 1.1 Consider risks associated with land use and subdivision within the measurement length of high pressure gas pipelines.

Strategy 1.2 Encourage risk sensitive development to be located outside of the pipeline measurement length where practical.

21.05-87 Implementation

DD/MM/YY
Proposed C77

Zones and Overlays

- Apply the *Floodway Overlay* to areas at significant risk of flooding
- Apply the *Land Subject to Inundation Overlay* to areas subject to the 1 in 100 year flood event

Further strategic work

- Prepare a Domestic Waste Water Management Plan (DWMP)
- Assist North East Water and Goulburn Valley Water to develop investigate the need for “buffer” mechanisms surrounding wastewater treatment plants. —(Prime Responsibility—Goulburn Valley Water and North East Water)
- Finalise the Numurkah Flood Study

21.05-98 Reference documents

DD/MM/YY
Proposed C77

- *Preparing for Climate Change in the Moira Shire – Adaption Action Plan 2010*
- *Nathalia Flood Study*
- *Barmah Flood Study*
- *Goulburn Broken Regional Floodplain Management Strategy*

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

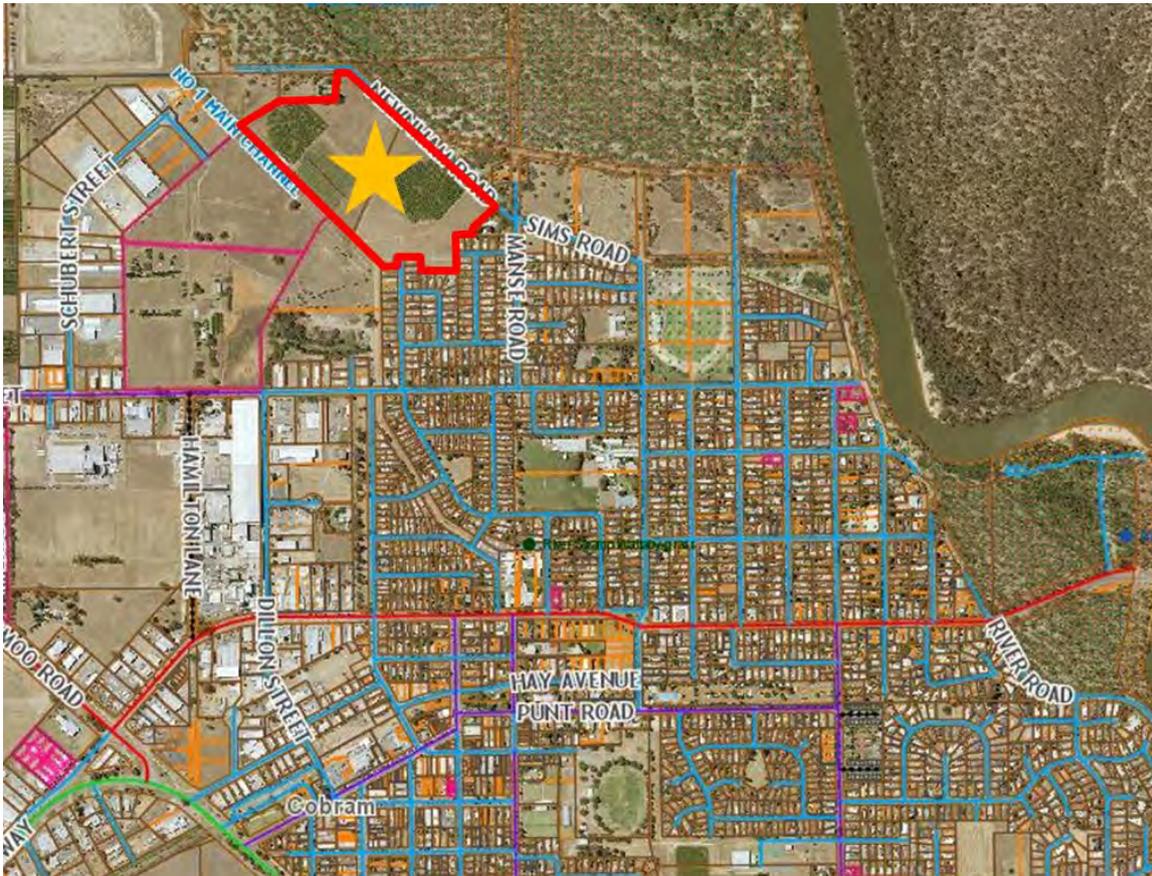
DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM

RECOMMENDATION

That Council approve the Grasso Drive Development Plan.

1. Executive Summary

A request has been received to approve a Development Plan for a two parcels of land at the top of Grasso Drive, Cobram. The lands are in the General Residential Zone and are subject to the Development Plan Overlay (DPO8).



The application has been referred internally, externally and advertised to surrounding owners and occupiers. Comments have been received including objections which, following receipt of a response from the applicants, have been withdrawn.

This report recommends that Council approve the Grasso Drive Development Plan.

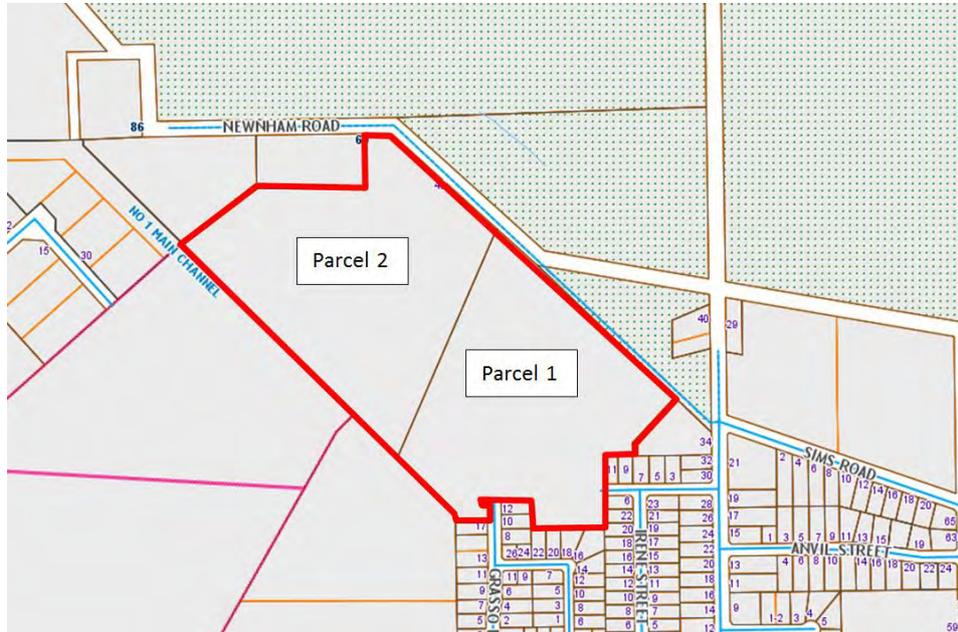
FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

2. Background and Options

The subject land consists of two lots in separate ownership as set out below.



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

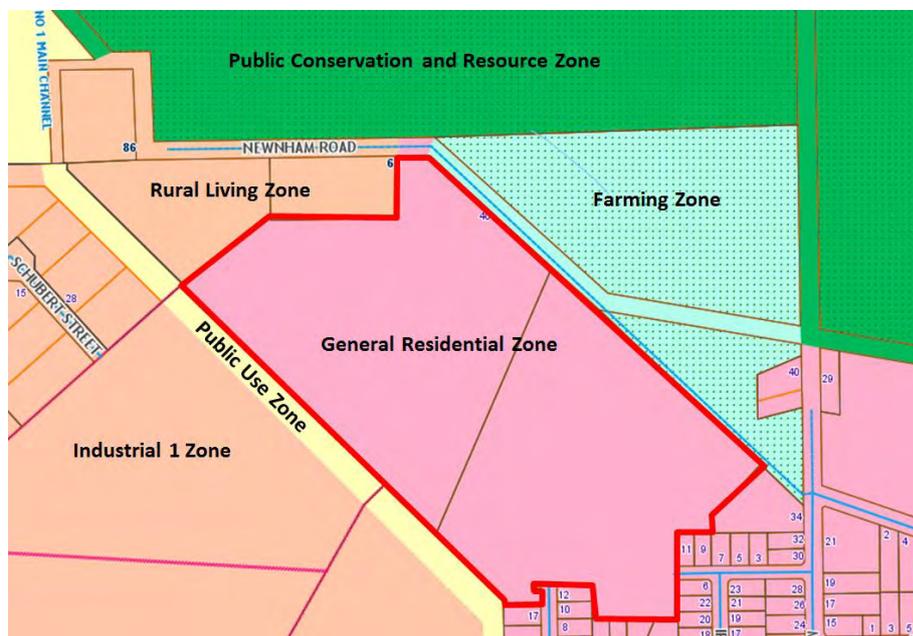
DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

The Development Plan was advertised and a number of submissions were received. The Development Plan was also referred both internally and externally and externally. As a result of comments received a number of revisions have been made to the plan. The final version is attached here.

4. Subject Land and Locality

The subject land, having an area 16.07ha, is located between the Cobram Regional Park and the Grasso Drive residential area. The No.1 Main Channel forms the southwestern border of the lots.

It is surrounded by residential development to the southeast, Cobram Regional Park to the northeast, and industrially zoned lands to the southwest and northwest.



5. Planning Scheme Provisions

The purpose of the Development Plan Overlay is:

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.

Schedule 8 to the Overlay specifically outlines what is required to be contained in the Development Plan, namely:

- *The Development Plan should be accompanied by the following information to the satisfaction of the Responsible Authority:*
 - *An Environmental Assessment of the land,*
 - *An archaeological survey and heritage assessment*
 - *A Stormwater Management Plan*
 - *A Drainage Management Plan,*
 - *A Preliminary Soil Assessment*
 - *A Traffic Management and Impact Mitigation Plan*

To address the provisions of the Overlay, the applicant has submitted, as part of their application in 2016 (appended), a planning report together with the following:

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

- Development Plan Report.
- Proposed Development Plan.
- Site Context Plan.
- Drainage Plan.
- Preliminary Soil Assessment Report.
- Traffic Impact Assessment Report (TIAR).
- Copy of Title.

A further information request was issued in September 2016 requesting:

- An *Environmental Assessment* of the land.
- An archaeological survey and heritage assessment.
- Plans and / or report on Stormwater Management.
- All other outstanding matters required by Schedule 8.
- If every requirement is not being provided please submit, in tabular form, a full review of the requirements set out in Schedule 8 to the Development Plan Overlay setting out what information is being provided and if information is omitted a brief justification.

The response was received soon after and is appended here. It is noted that not all of the documentation required by Schedule 8 has been provided. The information provided is however sufficient to allow a full assessment and therefore is to the satisfaction of the responsible authority and therefore meets the requirements.

The draft Development Plan and the TIAR have, following consultation with the Development Assessment Engineer been updated. The final versions are appended here.

On 3 November 2016 the applicant also provided a *Cultural Heritage Management Plan* that has been approved by the Yorta Yorta Nation Aboriginal Corporation.

6. Financial Implications

The approval of the Development Plan will allow the proponent to lodge planning permit applications for the subdivision of land. Statutory fees will apply to any planning permit application and the certification of plans of subdivision.

Any development costs associated with the subdivision of land i.e. construction of roads, drainage, provision of services (electricity, water, sewerage, telecommunications, gas) are borne by the developer.

7. Risk Management

The Development Plan provides the opportunity for future development that must produce assessments or reports on various aspects mentioned elsewhere in this report. Any problem with development in this area would be identified and therefore could be addressed through the planning permit process.

8. Internal and External Consultation

The proposed Development Plan was referred to both internal departments and external authorities.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

Department / Authority	Comments
Infrastructure Planning	No objections to endorsement of the final plan.
Natural Resources	No objection. Comments made indicating that a Landscape plan will be required as part of future permits.
Department of Environment, Land, Water and Planning	No objection.
Goulburn Murray Water	No objection. Comments set out indicate conditions that may form part of any permit issued.
Goulburn Valley Water	No objection. A number of comments guiding future development have been set out.
Powercor	No objection. Comments made indicating that a standard connection conditions will be required as part of future permits.
APA (Gas)	No objections. Standard conditions will apply.

9. Community Consultation

There are no statutory processes in exhibiting a Development Plan or for making submissions. Such plan is prepared only to the 'satisfaction of the Responsible Authority' without the statutory requirement to give notice, ability to consider objections or provide a right of review.

Notwithstanding the above, the Development Plan was advertised in the Cobram Courier to allow the community to comment on the plan. Letters were also sent to adjoining landowners.

Three submissions were received from landowners in the area. All submissions were withdrawn in writing following consideration of the concerns raised. These matters have informed the final Traffic Impact Assessment Report and Development Plan.

10. Regional Context

There is no regional context associated with this proposal, given its scale and location.

11. Council Plan Strategy

It is considered that the proposed development is generally consistent with the following strategies set out in the Council Plan:

- *Strategy 1 – A great place to live.*
- *Strategy 3 – A clean green environment.*

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

12. Legislative / Policy Implications

The Moira Planning Scheme requires that prior to any approval of a planning permit, a Development Plan be approved under Clause 43.04 of the Scheme.

As previously stated there is no statutory process in approving a Development Plan, exhibiting a Plan or for making submission to a Plan.

Once a Development Plan is approved a planning permit application is able to be lodged for consideration. Such application must generally accord with the approved Development Plan.

If the planning permit application accords with the approved Development Plan, it is exempt from the Public Notice requirements and appeal rights, pursuant to Clause 43.04-2 of the Planning Scheme.

13. Environmental Impact

The approval of this Development Plan is unlikely to result in an adverse effect on the environment.

14. Conflict of Interest Considerations

No officer conflict of interest applies to the matters in this report.

15. Conclusion

The subject land has been made available for residential development by rezoning the land in 2009 in accordance with the Cobram Strategy Plan (2007). The Planning Scheme Amendment that rezoned the land included the Development Plan Overlay to provide certainty and to coordinate future development of this land.

A Development Plan has been prepared with supporting documents in accordance with the Schedule 8 of the Development Plan Overlay.

The original Development Plan has been modified as a result of consultation with Council officers and nearby landowners. The final version of the plan is attached to this report.

It is recommended that Council approve the Grasso Drive Development Plan.

Attachments

- 1 Grasso Drive - Application - August 2016
- 2 Final Development Plan

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

16/57191

spiire

Our Reference 302548

10 August 2016

Ms Jorine Bothma
Manager Town Planning and Building
Moirra Shire Council
PO Box 578
Cobram VIC 3643



Dear Jorine

**Development Plan Application
Grasso Drive, Cobram**

Spiire acts on behalf of Lemon Tree Rise Pty Ltd with regard to this Development Plan application for the land at Grasso Drive, Cobram, more formally known as Lots 1 and 2 on PS713446. It is proposed to develop the site for residential purposes.

To support this Development Plan application, please find attached the following documentation:

- Development Plan Report, prepared by Spiire (August 2016)
- Proposed Development Plan prepared by Spiire Drw No 302548CF200
- Zoning Plan prepared by Spiire Drw No 302548CF201
- Overlay Plan prepared by Spiire Drw No 302548CF202
- Plan of Proposed Subdivision prepared by Spiire Drw No 302548CF203
- Road Hierarchy and Typical Cross Sections Plan prepared by Spiire Drw No 302548CF204
- Site Context Plan prepared by Spiire Drw No 302548CF205
- Drainage Plan prepared by Spiire Drw No 302548CD500
- Preliminary Soil Assessment Report prepared by Douglas Partners
- Traffic Impact Assessment Report, prepared by TrafficWorks
- Full copy of title

Please note, a Cultural Heritage Management Plan is currently being prepared by Jo Bell Heritage Services. When finalised, this report will be lodged with Council.

It is considered the abovementioned documentation meets the requirements of Schedule 8 of the Development Plan Overlay within the Moira Planning Scheme.

Spiire and Lemon Tree Rise Pty Ltd look forward to working with Moira Shire Council with regard to this Development Plan, and future residential development. If you have any queries or would like to arrange a meeting to discuss the application, please do not hesitate to contact myself or Jane Macey on 03 5849 1000.

Spiire Australia Pty Ltd ABN 63 058 024 625 Tel: 03 5849 1000 spiire.com.au
143 VV Road Street PO Box 578 Shepparton Victoria 3622 Australia

0358491000 Spiire Australia Pty Ltd DP application 302548

Page 4

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

P16/57191



Yours sincerely,

A handwritten signature in cursive script that reads 'Barnes'.

Briana Barnes
Planner

Enclosure: As above

Copy to:

Mr Ash Crawford
Lemon Tree Rise Pty Ltd

Mr Dom Grasso
Domgrasso1@hotmail.com

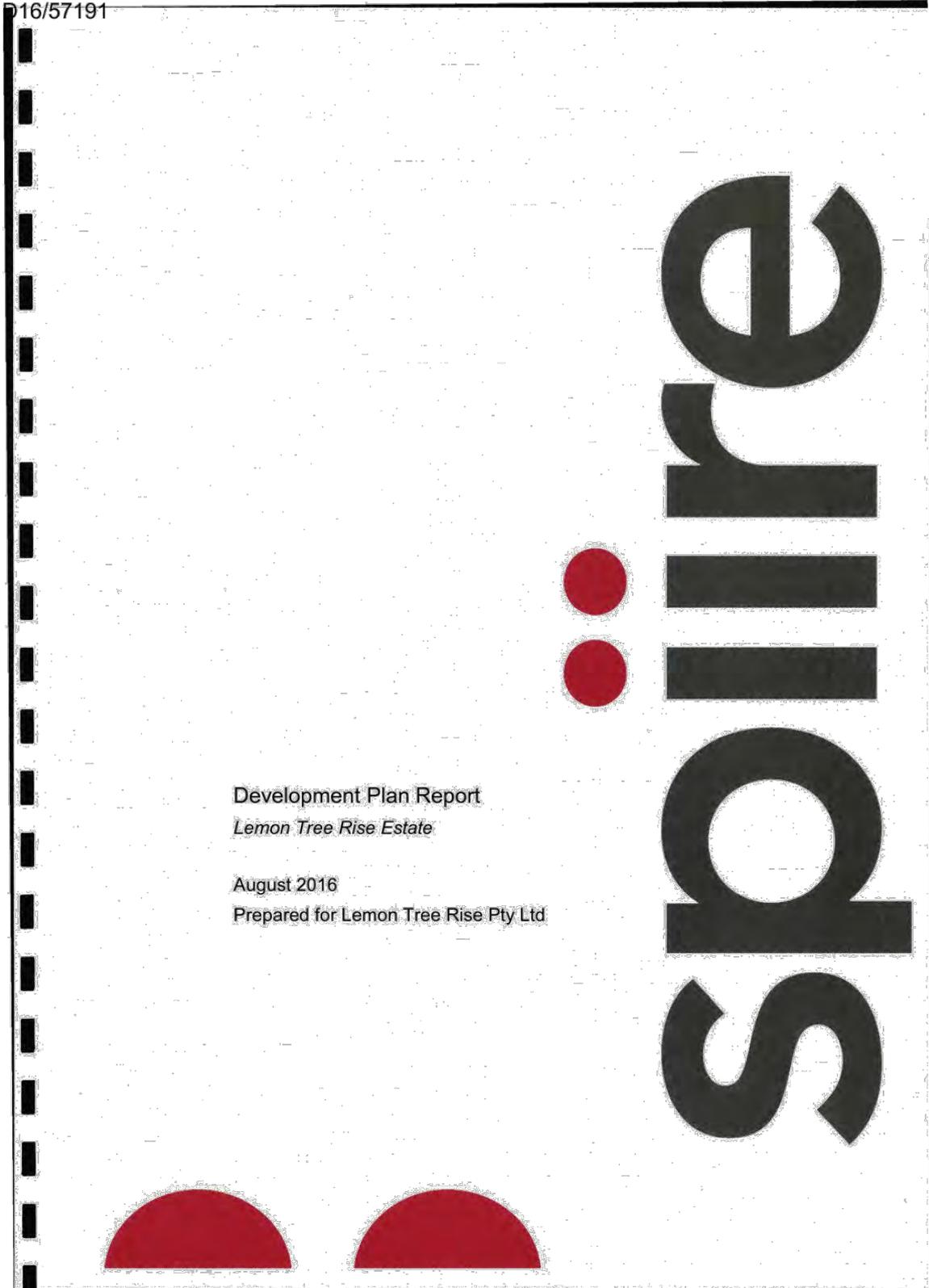
FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

016/57191



Development Plan Report
Lemon Tree Rise Estate

August 2016
Prepared for Lemon Tree Rise Pty Ltd

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

D16/57191



This report has been prepared by the office of Spiire

144 Welsford Street PO Box 926 Shepparton Victoria 3632

Acknowledgements and Recognition

Ash Crawford

Dean Woods & Ben Harley – Douglas Partners

Jo Bell & Bridget Grinter – Jo Bell Heritage Services

Stuart Redman & Bob Citroen – TrafficWorks

Issue Date	Revision No	Author	Checked	Approved
July 2016	A	BB		
9 August 2016	B		JM	JM

Spiire

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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

16/57191

Development Plan Report
LEMON TREE RISE ESTATE



Contents

1	Introduction	1
2	Site Context	2
2.1	Location Details	2
2.2	Ecological Assets	2
2.3	Topography, Views and Drainage	2
2.4	Existing Infrastructure	3
2.5	Historic Land Use	3
2.6	Soil Contamination	3
2.7	Road/Pedestrian Network	3
3	Planning Context	4
3.1	State Planning Policy Framework	4
3.2	Local Planning Policy Framework	5
3.3	Zoning Controls	6
3.4	Overlay Controls	7
3.5	Incorporated and Reference Documents	7
4	Development Plan	8
4.1	Interface with Adjoining Land	8
4.2	Housing Outcome and Population Yield	9
4.2.1	Cobram Population 2001 - 2011	9
4.3	Transportation Network	9
4.4	Infrastructure	10
5	Conclusion	12

Page 1

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

P16/57191

Development Plan Report
LEMON TREE RISE ESTATE

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1 Introduction

Spiire is acting on behalf of Lemon Tree Rise Pty Ltd in relation to this Development Plan for the land known as Grasso Drive, Cobram, more formally known as Lots 1 and 2 on PS713446.

The site is located between the existing residential development in the north of Cobram and bushland known as Cobram Regional Park. To the west of the site is vacant industrial land.

The Moira Planning Scheme requires a Development Plan to be prepared for the site prior to a planning permit being granted to use or subdivision land, construct a building or construct or carry out works.

This Development Plan Report and Plan has been prepared on behalf of Lemon Tree Rise Pty Ltd in accordance with the requirements of Schedule 8 to the Development Plan Overlay (DPO8) of the Moira Planning Scheme.

The Development Plan has been informed by the following background documents and targeted studies:

- Cultural Heritage Management Plan prepared by Jo Bell Heritage Services,
- Preliminary Soil Assessment Report prepared by Douglas Partners; and
- Traffic Impact Assessment Report prepared by TrafficWorks.

This Development Plan consists of this Development Plan Report and the following plans:

- Development Plan Drw No. 302548CF200 prepared by Spiire,
- Zoning Plan Drw No. 302548CF201, prepared by Spiire,
- Overlay Plan Drw No. 302548CF202, prepared by Spiire,
- Proposed Plan of Subdivision Drw No. 302548CF203, prepared by Spiire,
- Road Hierarchy and Typical Cross Sections Plan Drw No. 302548CF204, prepared by Spiire,
- Development Site Context Plan Drw No. 302548CF205, prepared by Spiire; and
- Stormwater and Drainage Management Plan Drw No. 302548CD500, prepared by Spiire.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

16/57191

Development Plan Report
LEMON TREE RISE ESTATE

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2 Site Context

The purpose of this section is to provide an overview of the physical context of the site, including the location details, ecological assets, topography, views and drainage, infrastructure, historical use and the existing road/pedestrian network.

2.1 Location Details

This Development Plan applies to land at Grasso Drive, Cobram. The land is generally located between the Cobram Regional Park and the northern residential area of Cobram, and the northern industrial area of Cobram.

The land comprises two irregular shaped parcels respectfully known as Lot 1 (owned by Lemon Tree Rise Pty Ltd) and Lot 2 (owned by Vincenzo Grasso) on Plan of Subdivision 713446. The site occupies approximately 16 hectares.

The subject site is predominately vacant, with some lemon trees on site in the north-west, on a low natural mound. The wider area to the south-east is predominately used for residential purposes. A small shed is located in the western side of the lot, used for storage of orchard equipment.

Other land uses and activities in the area include an industrial development to the west of the site, and Cobram Regional Park and the Murray River to the north.

2.2 Ecological Assets

There are two scar trees located to the east of the site within the Manse Road road reserve, and two scar trees to the immediate north of the site within the Cobram Regional Park. Within the Regional Park there are many other areas of Cultural Heritage Significance, including more scar trees further north-east, north and north-west of the site.

The bushland to the north of the site is also a key ecological asset to the site being home to varying native flora and fauna species including kangaroos, koalas, many local bird species and a variety of eucalypt species.

As the site has been previously used for orchards, the native vegetation remaining on site is considered to have low ecological values.

The Department of Environment, Land, Water and Planning's Native Vegetation Information Management system (NVIM) has identified the site to be in a low risk area with a very low vegetation condition (0.00 - 0.20) <http://nvim.deh.vic.gov.au/BiodiversityRiskPathway/>.

As such, it is considered a Flora and Fauna Assessment or an Arboriculture survey is not warranted.

2.3 Topography, Views and Drainage

Page 2

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

P16/57191

Development Plan Report:
LEMON TREE RISE ESTATE

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The land is predominately flat, with a low rise in the north-eastern part of the land where the small lemon tree orchard is situated. The land typically drains to the south of the site to the existing basin. The site benefits from idyllic views to the bushland in the north of the site. The drainage plan submitted as part of this Development Plan provides more information regarding the site's topography.

2.4 Existing Infrastructure

An assessment of the servicing infrastructure of the site and surrounds has been undertaken to inform this Development Plan.

Sewerage, reticulated water, reticulated gas and telecommunication infrastructure are all available in the adjoining Grasso Drive and Davey Street.

2.5 Historic Land Use

The site has been predominately used for agriculture. The Grasso Family owned and produced fruit from the land for over 50 years. In 2009, Moira Planning Scheme Amendment C041 rezoned the land from the Farming Zone to the Residential 1 Zone (later the General Residential Zone following the Victoria Planning Provisions reform).

Since then, the majority of the land has been cleared of orchard trees, and has been left vacant and underutilised. Two small parts of the land are still used for a lemon orchard.

2.6 Soil Contamination

As the site has previously been used as an orchard, and pursuant to Schedule 8 to the Development Plan Overlay, a preliminary contamination assessment is required. This was completed by Douglas Partners in May 2016.

The assessment found that the site is suitable for a residential use, and an environmental audit of the site is not necessary.

Please refer to the Preliminary Site Investigation for Contamination Report, prepared by Douglas Partners for further information.

2.7 Road/Pedestrian Network

The site gains access vehicular and pedestrian access via Grasso Drive to the south of the site and Davey Street to the east of the site. These streets have been constructed to the boundary of the Grasso Drive Development, with the provision for these reservations to be extended into the site.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

P16/57191

Development Plan Report
LEMON TREE RISE ESTATE



3 Planning Context

The Moira Planning Scheme sets out a clear and consistent framework within which decisions about land use and development can be made.

The framework comprises the State Planning Policy Framework, Local Planning Policy Framework (including the Municipal Strategic Statement), Zoning and Overlay controls, General and Particular Provisions and is also supported by Incorporated and Reference Documents that must be read in conjunction with the provisions of the Planning Scheme.

This section provides a brief overview of the controls relevant to the Development Plan.

3.1 State Planning Policy Framework

The State Planning Policy Framework (SPPF) seeks to ensure that land use and development planning policies meet the objectives of planning in Victoria as set out in the *Planning and Environment Act 1987*.

Clause 11 *Settlement* of the SPPF details objectives and strategies to aim to ensure appropriate development is undertaken to provide for housing, employment, recreation and open space, commercial and community facilities and infrastructure. This Clause also provides policies to facilitate sustainable development that takes full advantage of existing settlement patterns, investment in transport and communication, water and sewerage and social facilities.

Clause 11 also aspires that land is set aside and developed in residential areas for local recreation use and to create pedestrian and bicycle links to commercial and community facilities. It also aims to ensure that land use and development adjoining regional open space networks, national parks and conservation reserves compliment the open space in terms of visual and noise impacts, treatment of waste water to reduce turbidity or pollution and preservation of vegetation.

Clause 12 *Environmental and Landscape Values* provides policy regarding environmental and landscape values. As the subject site is located adjacent to Cobram Regional Park, this development plan has been prepared with the adjoining land interfaces in mind.

Clause 13 *Environmental Risks* seeks for planning to adopt best practice environmental management and risk management approaches which aim to avoid or minimise environmental degradation and hazards. Although the subject site is not within the Bushfire Management Overlay, the site is within a Bushfire Prone Area. Specifically Clause 13.05-1 details strategies to protect life and property from bushfire, and to strengthen community resilience to bushfire.

Clause 15 *Built Environment and Heritage* of the SPPF seeks to ensure that all new land and development appropriately responds to its landscape, valued built form and cultural context. This clause advances a number of strategies relating to urban design and built form including, landmarks, views and vistas, context, public realm, architectural quality and pedestrian spaces. Of particular relevance is the requirement that development should achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbourhood properties. In relation to this Development Plan,

Page 4

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

P16/57191

Development Plan Report
LEMON TREE RISE ESTATE

spire

Clause 15.01-3 seeks to ensure the design of subdivisions achieve attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.

Clause 16 *Housing* of the SPPF seeks to provide for housing diversity, and ensure the efficient provision of supporting infrastructure. It states that new housings should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.

Clause 18 *Transport* aims to create a safe and sustainable transport system by integrating land use and transport. In particular, Clause 18.01-1 specifies that access to developments should take advantage of all available modes of transport and minimise impact on existing transport networks and the amenity of surrounding areas.

Clause 19 *Infrastructure* details a number of policies regarding infrastructure. In particular, Clause 19.03-2 *Water supply, sewerage and drainage* provides strategies for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

3.2 Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) comprises of the Municipal Strategic Statement and Local Planning Policies.

Clause 21.02 Vision for Moira details a number of major challenges which influence planning and development in the municipality. The relevant challenges to this proposal include:

- Protection of Natural Attributes;
- Sustainable Management of Natural Resources;
- Infrastructure Development; and
- Integrated Land Management.

The proposal will provide for the protection of natural attributes through the well-designed layout which has taken into account and responded to the natural features of the site and surrounding area. Viewlines into the adjoining Cobram Regional Park will be maintained, natural drainage lines have been incorporated into the site's drainage management and the surrounding native vegetation will influence the landscape/streetscape design of the subdivision.

Infrastructure will be provided to the development, as per the requirements of the Infrastructure Design Manual.

The design of the subdivision integrates seamlessly with the existing residential environment. The existing subdivision pattern of the land to the south will be continued, making effective and efficient use of existing vehicular and pedestrian access points.

Page 5

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

P16/57191

Development Plan Report
LEMON TREE RISE ESTATE



Clause 21.04 Settlement details the key issues and challenges facing the Moira Shire relation to settlement. These include:

- The facilitation of the orderly development of its townships;
- Facilitating the development of a diverse range of housing options for the Shire's existing and future population; and
- Controlling future development of housing in rural areas to ensure that it is responsive to a demonstrated need and will not prejudice the long-term sustainability of farming.

The subject site provides the next logical residential development parcel in this urban area of Cobram. The development will provide additional housing location choices within a designated residential growth area.

Clause 21.04-4 details a number of strategies specifically for Cobram. The relevant strategies include:

- The existing structure of Cobram, with its clear division between land use activities, should not be compromised; and
- Short term residential development will be directed to land already zoned.

This Development Plan is consistent with these strategies. The land is zoned General Residential, having been previously identified and designated for residential development. The residential subdivision will not compromise the adjoining land use activities. The character and rhythm of the adjoining residential development will be continued by this development, and the Goulburn Murray Water land to the west of the site, previously used as a channel, now backfilled and vacant, acts as a buffer between the new residential development and the Industrial 1 Zoned land further west. Vehicular access will be predominantly from Grasso Drive, protecting the adjoining Cobram Regional Park from additional vehicular movements.

3.3 Zoning Controls

Pursuant to the Moira Planning Scheme, the subject site is within the General Residential Zone (GRZ1).

The purpose of the General Residential 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 encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations."*

The General Residential Zone is the most appropriate residential zone from the Victoria Planning Provisions for the proposed development as it facilitates the conventional residential development proposed in this Development Plan. As the land is already zoned General Residential, it can be reasonably expected that standard residential development will occur. All further subdivision of the land will be in accordance with the purposes of the General Residential Zone and this Development Plan.

Page 6

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

P16/57191

Development Plan Report
LEMON TREE RISE ESTATE

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3.4 Overlay Controls

The subject site is covered by the Development Plan Overlay (DPO). The DPO seeks 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 and develop the land. The land is not covered by any other overlays.

Specifically, Schedule 8 to the Development Plan Overlay of the Moira Planning Scheme applies to this land. It identifies the specific requirements to be met prior to the approval of a Development Plan. Responses to the specific requirements of Schedule 8 to the Development Plan Overlay are detailed throughout this report.

3.5 Incorporated and Reference Documents

Cobram 2025 Cobram Strategy Plan (2007) is a strategy adopted by Moira Shire Council that is relevant to this planning permit application. *Cobram Strategy Plan* provides policies and recommendations regarding development in Cobram, particularly around residential development.

The vision for Cobram in regard to its settlement strategy is:

"A sustainable and innovative environment that meets the needs of the Cobram community through providing interactive neighbourhoods, safe open space, connecting pathways, a vibrant business sector, encouraging innovative building design, and recognising and valuing the natural environment and heritage"

This proposal for a residential development is consistent with the vision and recommendations set out in the Cobram Strategy Plan relating to residential development. This development will provide a new choice of housing for Cobram while promoting sustainable living through good solar oriented allotments and the use of sustainable resources.

The transport network provides good connections to existing roads in Cobram as well as providing good pedestrian access to facilities in the area such as Scott's Reserve and Cobram Secondary College.

A safe open space will be provided in the southern area of the development, per the proposed Development Plan layout.

The natural environment of the Cobram Regional Park will be appreciated as part of this development through sensitive road design. Views to the Park will be incorporated through the pedestrian access ways along the northern boundary of the development that is anticipated to connect the development to the bushland.

Page 7

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

16/57191

Development Plan Report
LEMON TREE RISE ESTATE

spiire

4 Development Plan

The context of the site has been used to inform the accompanying Development Plan.

The Development Plan provides the following design response:

- The interface between the development and the industrial land to the west will be buffered by the existing strip of Public Use Zoned land. This strip of land was previously a Goulburn Murray Water channel, which has since been backfilled and left as vacant land. This strip of vacant land provides a suitable buffer between the subject residential land and the vacant industrial zoned land to the west of the site.
- The interface between the development and the bushland to the north-east has been addressed by providing pedestrian access ways between the residential development and the bushland to the north. This access way will provide both a physical and visual connection from the new neighbourhood to the bushland to the north of the site. Vehicular access is restricted to Grasso Drive, eliminating the disturbance of residential traffic movements along this interface.
- The development area and the existing residential land to the east and south will be integrated into one continuous neighbourhood through the consistency in the design of lots and streetscapes.

4.1 Interface with Adjoining Land

The subject site is bound by Cobram Regional Park to the north, existing residential land to the east and south, and a backfilled Goulburn Murray Water channel to the west. Further west is vacant industrial land.

Interface with Cobram Regional Park

To the north of the site is Cobram Regional Park. This Regional Park covers more than 470 hectares with Murray River frontage. The Park comprises mainly bushland with beaches scattered along the banks of the Murray. The Park is predominately used by campers and recreational users, as a way of access to the Murray River. Home of the River Red Gum, Cobram Regional Park will make a picturesque backdrop to this development.

The Development Plan area has a boundary with the Park of approximately 500 meters. Larger allotments have been provided for along this boundary. Three pedestrian links have been provided to the bushland from the development, creating both a physical and visual link between the residential land and the regional park.

Interface with backfilled Goulburn Murray Water channel

To the western side of the land is a backfilled channel (approximately 35 meters wide) within the Public Use Zone 1. This land will act as a buffer between the residential land and the land within the Industrial 1 Zone further west of the backfilled channel. Whilst some future industrial uses may require a larger buffer, as the zonings of the land are in existence, any future use of the industrial land will need to take into account the residential land.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

P16/57191

Development Plan Report
LEMON TREE RISE ESTATE



Interface with existing Residential Development to the South and East

To the south and east of the subject site is conventional residential development. The area is characterised by predominately brick, pitched roofed single storey dwellings, set back from the street. Grasso Drive and Davey Street will be the connecting links between the proposed development and the existing residential areas, and will provide key vehicular and pedestrian links to the subject site. The proposal will provide similar shaped and sized allotments as the existing development, to provide continuity along Grasso Drive, Davey Street and between the neighbourhoods.

4.2 Housing Outcome and Population Yield

The proposed development is anticipated to yield approximately 145 residential lots. The proposed Development Plan shows the proposed lot and road layout, and open space provision. This is attached as part of this Development Plan Report, and should be read in conjunction with this section of the Report.

It is anticipated the development will provide a residential population of 348 people based on an average occupancy rate of 2.4 persons per dwelling (2011 Census QuickStats).

The population is expected to be relatively diverse given the appeal of the area and the provision of a variety of residential typologies.

4.2.1 Cobram Population 2001 - 2011

YEAR	POPULATION
2001	4,543
2006	5,531
2011	6,018

With Cobram's population growing by approximately 1,000 people between 2001 and 2006, and approximately 500 people between 2006 and 2011 the need for this residential development is high.

4.3 Transportation Network

The street network has been designed to provide for efficient transport both internally and externally of the site. The road network will provide Access Streets to be constructed per Standard Drawing 605 of the Infrastructure Design Manual.

The street network is anticipated to create an ease of movement both internally and externally of the site. Links to the bushland to the north have been provided through the provision of three pedestrian links.

The layout is considered to be both very walkable and cyclable, as the layout has created the most direct routes internally of the site, and will connect to existing footpaths and streets (Grasso Drive and Davey Street).

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

P16/57191

Development Plan Report
LEMON TREE RISE ESTATE

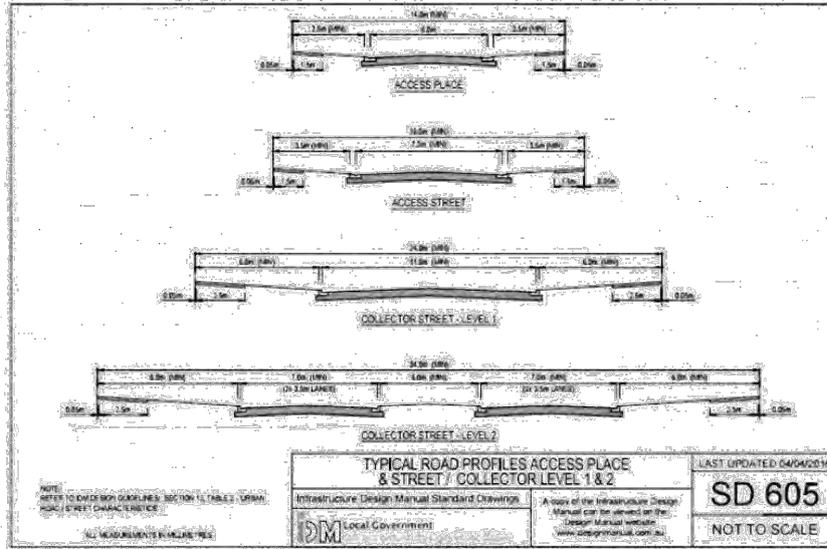


Figure 1: SD 605 (source: Infrastructure Design Manual Version 5.0)

A Traffic Impact Assessment Report prepared by TrafficWorks has recommended the following:

- Type BAL and BAR turn lane treatments be provided at the Karook Street/Gorton Street intersection.
- Type BAL and BAR turn lane treatments be provided at the Karook Street/Manse Road intersection.
- The intersections of Gorton Street/Karook Street and Manse Road/Karook Street be checked with swept path movements to demonstrate compliance with Figure 8.8 in Austroads Guide to Road Design Part 4A.
- That Moira Shire Council review the future plans for the completion of Karook Street to collector street status.
- Davey Street at the intersection with Manse Road be opened to all traffic movements.
- A temporary court bowl be constructed into Lot 2 of PS713446 to facilitate turns by vehicles until such a time as this road is extended into the adjacent land.

4.4 Infrastructure

Potable Water Supply

Goulburn Valley Water is the relevant authority for reticulated water supply to the subject site. It is proposed to connect the development to the existing reticulated water infrastructure in Grasso Drive.

Reticulated Sewer

Goulburn Valley Water is the relevant authority for reticulated sewer to the subject site. It is proposed to connect the development to the existing reticulated infrastructure in Grasso Drive.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

P16/57191

Development Plan Report
LEMON TREE RISE ESTATE



Drainage
Moirā Shire Council is the relevant authority for stormwater drainage for the subject site. The existing retardation basin to the south of the subject site is capable of retaining the additional stormwater drainage flows from this development.

Electricity
Power supply is available within Grasso Drive. Reticulated services will be provided to all lots within the development.

Telecommunications
Telecommunications infrastructure is available within Grasso Drive. Reticulated services will be provided to all lots within the development.

Gas
Gas infrastructure is available within Grasso Drive. Reticulated services will be provided to all lots within the development.

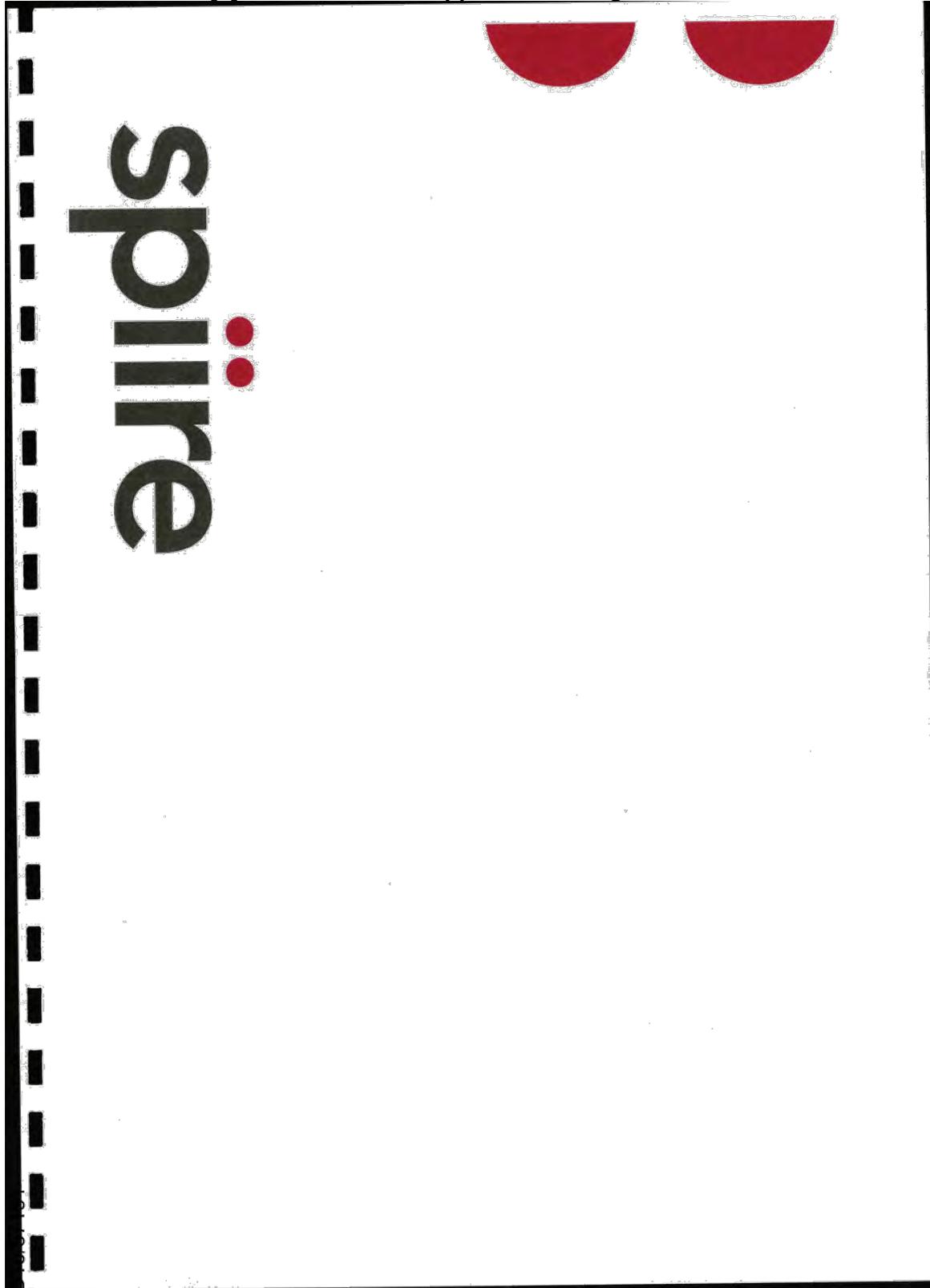
Page 11

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

D16/57191



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

Page 1 of 1

VOLUME 11449 FOLIO 055

Security no : 124060932994N
Produced 20/06/2016 11:25 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 713446H.
PARENT TITLE Volume 10955 Folio 342
Created by instrument PS713446H 01/10/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LEMON TREE RISE PTY LTD of 35 DEAN STREET TOCUMWAL NSW 2714
AM420111X 19/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS713446H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: GRASSO DRIVE COBRAM VIC 3644

DOCUMENT END

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

D16/57191

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Signed by Council: Moira Shire Council, Council Ref: 72012303, 52011316, Original Certification: 30/05/2013, S.O.C.: 30/05/2013

PLAN OF SUBDIVISION		STAGE No.	LR USE ONLY	PLAN NUMBER
		/	EDITION 2	PS 713446H
LOCATION OF LAND PARISH: COBRAM TOWNSHIP: — SECTION: — CROWN ALLOTMENT: (PARTS) 3A & 4A CROWN PORTION: — TITLE REFERENCES: VOL. 10955 FOL. 342 LAST PLAN REFERENCE: PS 540844G (LOT B) POSTAL ADDRESS: GRASSO DRIVE (of time of subdivision) COBRAM 3644 MGA Co-ordinates E 377920 ZONE 55 (of approx. centre of plan) N 6025560		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: MOIRA SHIRE REF: THIS IS A SPEAR PLAN		
VESTING OF ROADS OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY		STAGING: This is not a staged subdivision. Planning Permit No. TP 1100316		
		VARIATION OF EASEMENT THE LOCATION OF THE EASEMENTS CREATED IN LP 58563 & C/E T407976Y AND SHOWN AS E-1 & E-3 ON C/T VOL.10955 FOL.342 ARE TO BE VARIED AS TO POSITION SHOWN BY EASEMENT E-1 & E-3 ON THIS PLAN. GROUNDS FOR VARIATION BY DIRECTION IN MOIRA SHIRE PLANNING PERMIT No. TP1100316 SURVEY: THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) 125,169,173,174,192,221&249 IN PROCLAIMED SURVEY AREA No. 36		
EASEMENT INFORMATION				LR USE ONLY
LEGEND E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
				DATE: 23 / 9 / 2013
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/in Favour Of
E-1	DRAINAGE	101	LP 58563	LOTS ON LP 58563
E-1	DRAINAGE	101	C/E T407976Y	SHIRE OF COBRAM
E-2 & E-5	POWERLINE	11	LP 145665A - SECTION 103B OF THE S.E.C. ACT 1958	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3	DRAINAGE	2	C/E T407976Y	SHIRE OF COBRAM
E-4 & E-5	WATER SUPPLY	3	AL540453F	LOT 1 ON THIS PLAN
ESLER & ASSOCIATES SURVEYORS & ENGINEERS 31 BAKER STREET WANGARATTA 3677 PHONE (03) 5721 5688 FAX (03) 5721 6188			LICENSED SURVEYOR (PRINT) JAMES PETER McCROHAN SIGNATURE DIGITALLY SIGNED DATE / / REF 62264 VERSION 1	
			LR USE ONLY PLAN REGISTERED TIME 4.29pm DATE: 1 / 10 / 2013 A.R.T. Assistant Registrar of Titles SHEET 1 OF 2 SHEETS	
			DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	

Signed by: James Peter McCrohan (Esler & Associates) Surveyor's Plan Version (1) SPEAR Ref: S030469P 07/12/2012

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

D16/57191

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**Plan of Subdivision PS713446H
Concurrent Certification and Statement of Compliance
(Form 3)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S030469P
Plan Number: PS713446H
Responsible Authority Name: Moira Shire Council
Responsible Authority Reference Number 1: 72012303
Responsible Authority Reference Number 2: 52011316
Surveyor's Plan Version: 1

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: Peter Stenhouse
Organisation: Moira Shire Council
Date: 30/05/2013

Signed by: Peter Ross Stenhouse (Moira Shire Council) 30/05/2013

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

D16/57191



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

Page 1 of 1

VOLUME 11449 FOLIO 056

Security no : 124060932301R
Produced 20/06/2016 11:07 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 713446H.
PARENT TITLE Volume 10955 Folio 342
Created by instrument PS713446H 01/10/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VINCENTO GRASSO of 16 SCENIC DRIVE COBRAM VIC 3644
AL540452H 05/12/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL619818D 12/01/2015
MELMAIN INVESTMENTS LTD

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

DIAGRAM LOCATION

SEE PS713446H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: MANSE ROAD COBRAM VIC 3644

DOCUMENT END

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016
D16/57191

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Signed by Council: Moira Shire Council, Council Ref: 72012303, 52011316, Original Certification: 30/05/2013, S.O.C.: 30/05/2013

PLAN OF SUBDIVISION		STAGE No.	LR USE ONLY	PLAN NUMBER
		/	EDITION 2	PS 713446H
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VESTING OF ROADS OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
NIL		NIL		
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY		STAGING: This is not a staged subdivision. Planning Permit No. TP 1100316		
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LEGEND E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
				DATE: 23 / 9 / 2013
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/in Favour Of
E-1	DRAINAGE	1.01	LP 58563	LOTS ON LP 58563
E-1	DRAINAGE	1.01	C/E T407976Y	SHIRE OF COBRAM
E-2 & E-5	POWERLINE	11	LP 145665A - SECTION 103B OF THE S.E.C. ACT 1958	STATE ELECTRICITY COMMISSION OF VICTORIA
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ESLER & ASSOCIATES SURVEYORS & ENGINEERS 31 BAKER STREET WANGARATTA 3677 PHONE (03) 5721 5688 FAX. (03) 5721 6188			LICENSED SURVEYOR (PRINT) JAMES PETER McCROHAN SIGNATURE DIGITALLY SIGNED DATE / / REF 62264 VERSION 1	LR USE ONLY PLAN REGISTERED TIME 4.29pm DATE: 1 / 10 / 2013 A.R.T. Assistant Registrar of Titles SHEET 1 OF 2 SHEETS
			DATE / /	COUNCIL DELEGATE SIGNATURE
			ORIGINAL SHEET SIZE	A3

Signed by: James Peter McCrohan (Esler & Associates) Surveyor's Plan Version (1) SPEAR Ref: S030469P 07/12/2012

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

ATTACHMENT No [1] - Grasso Drive - Application - August 2016

16/57191

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**Plan of Subdivision PS713446H
Concurrent Certification and Statement of Compliance
(Form 3)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S030469P
Plan Number: PS713446H
Responsible Authority Name: Moira Shire Council
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Digitally signed by Council Delegate: Peter Stenhouse
Organisation: Moira Shire Council
Date: 30/05/2013

Signed by: Peter Ross Stenhouse (Moira Shire Council) 30/05/2013

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/512/191

GRASSO DRIVE, COBRAM PROPOSED RESIDENTIAL SUBDIVISION LEMON TREE RISE PTY LTD

DRAINAGE REQUIREMENTS	
DESCRIPTION	REQUIREMENT
GENERAL	AS PER LOCAL COUNCIL
SEWERAGE	AS PER LOCAL COUNCIL
WATER	AS PER LOCAL COUNCIL
STORMWATER	AS PER LOCAL COUNCIL
ROADS	AS PER LOCAL COUNCIL
UTILITIES	AS PER LOCAL COUNCIL
ENVIRONMENTAL	AS PER LOCAL COUNCIL
VEGETATION	AS PER LOCAL COUNCIL
SOILS	AS PER LOCAL COUNCIL
CLIMATE	AS PER LOCAL COUNCIL
NOISE	AS PER LOCAL COUNCIL
TRANSPORT	AS PER LOCAL COUNCIL
ARCHITECTURE	AS PER LOCAL COUNCIL
LANDSCAPE	AS PER LOCAL COUNCIL
CONCRETE	AS PER LOCAL COUNCIL
PAVING	AS PER LOCAL COUNCIL
CONCRETE	AS PER LOCAL COUNCIL
PAVING	AS PER LOCAL COUNCIL

WARNING
UNLAWFUL INTERFERENCE WITH UTILITIES
PENALTY APPLIES TO ANY PERSON WHO
DAMAGES OR DESTROYS ANY UTILITIES
OR WHO INTERFERES WITH THE OPERATION
OF ANY UTILITIES.

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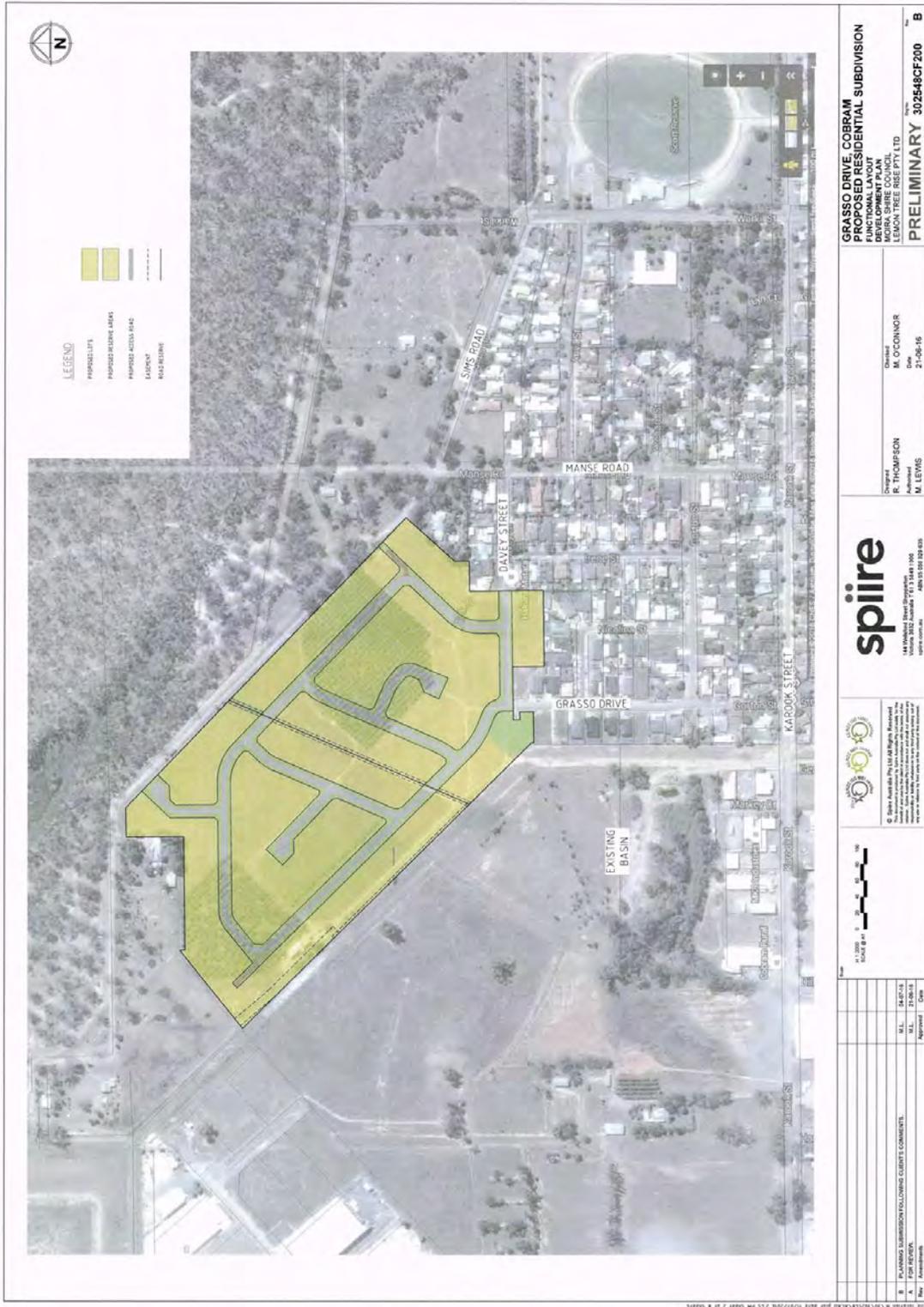
**GRASSO DRIVE, COBRAM
PROPOSED RESIDENTIAL SUBDIVISION**
TITLE SHEET
MOIRA SHIRE COUNCIL
LEMON TREE RISE PTY LTD
PRELIMINARY 302548CF100 B

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



**GRASSO DRIVE, COBRAM
PROPOSED RESIDENTIAL SUBDIVISION
DEVELOPMENT PLAN**

MOIRA SHIRE COUNCIL
LEIGH TREE RES PTY LTD

Project: GRASSO DRIVE, COBRAM
Date: 21-08-16
Author: M. LEWIS
Reviewed: M. LEWIS

PRELIMINARY 302548CF200 B

spire
148 Lakeside Street, Geelong VIC 3216
spire.com.au

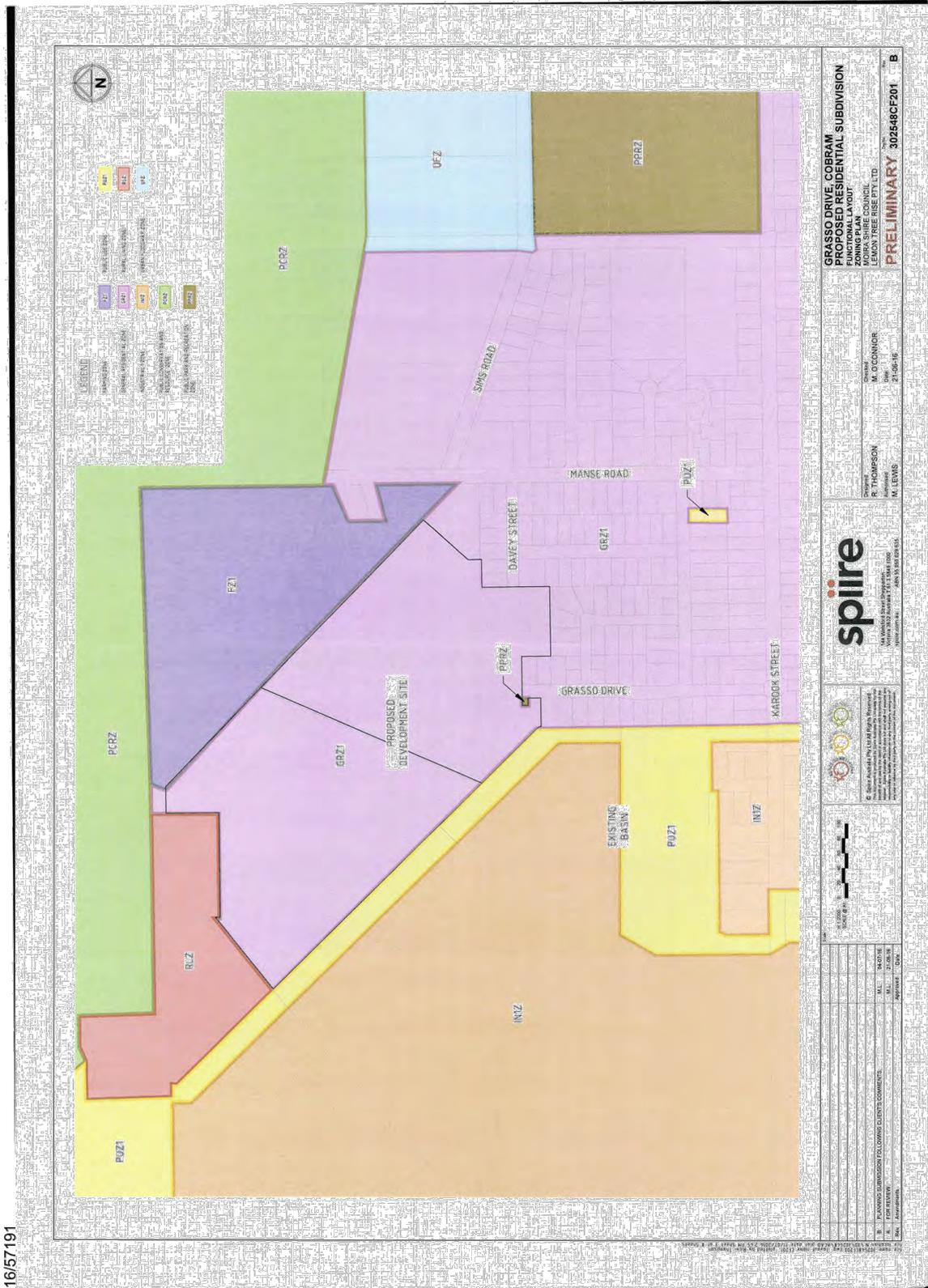
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Rev	Description	Date
1	Initial Issue	21/08/16
2	Revised	21/08/16
3	Revised	21/08/16
4	Revised	21/08/16
5	Revised	21/08/16
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100	Revised	21/08/16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

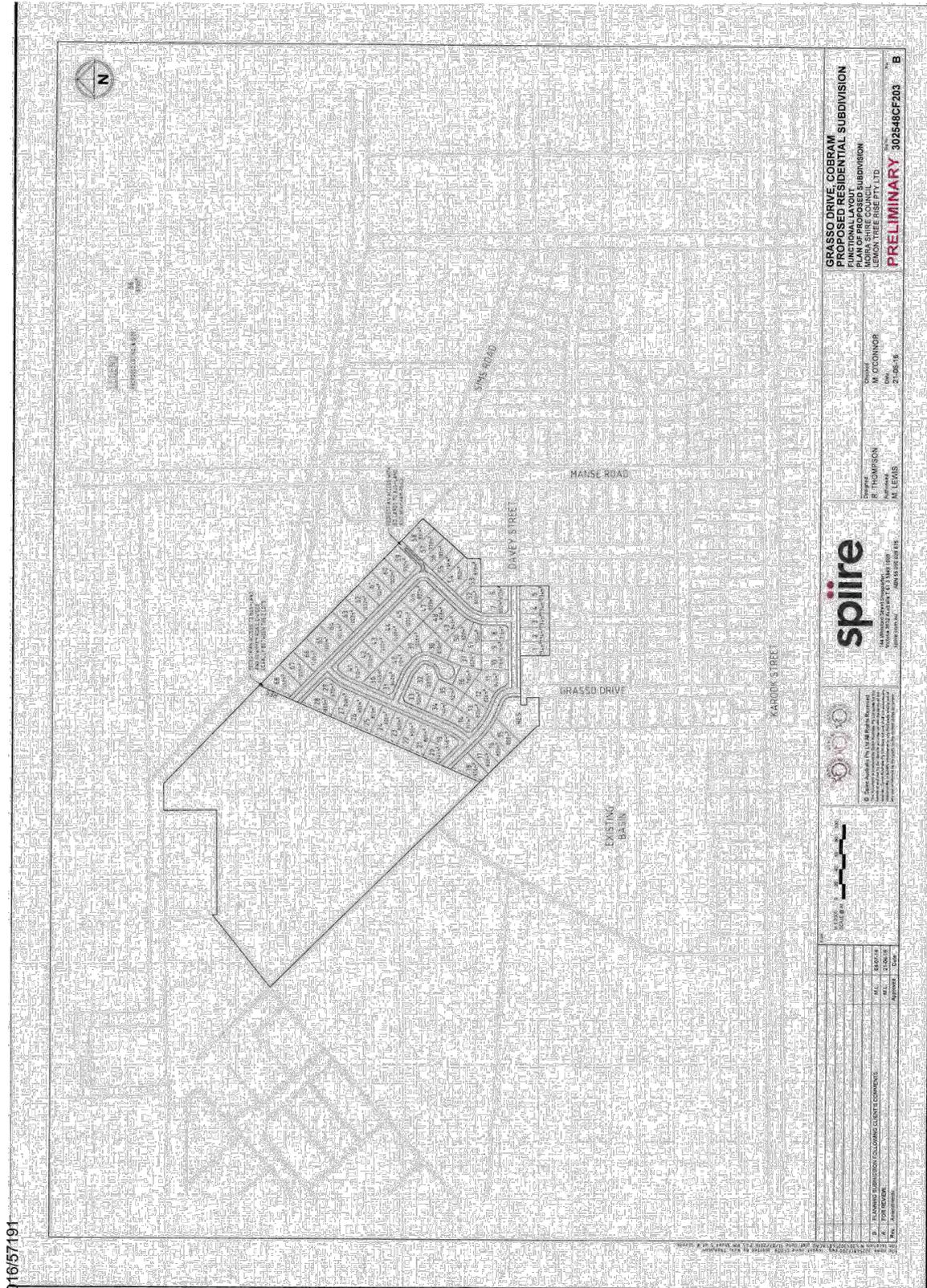
DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16/57191

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/07/16



Grasso Drive
Cobram

Proposed Residential Subdivision
Traffic Impact Assessment Report

Client:

Lemon Tree Rise Pty Ltd

Project No. 157740

Draft Report – 27/07/16

1st Floor 132 Upper Heidelberg Road Ivanhoe Vic 3079
PO Box 417 Ivanhoe Vic 3079 Ph: (03) 9490 5900 Fax: (03) 9490 5910
www.trafficworks.com.au

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

DOCUMENT CONTROL RECORD

Document prepared by:

Trafficworks Pty Ltd
 ABN 59 125 488 977
 1st Floor 132 Upper Heidelberg Rd Ivanhoe Vic 3079
 PO Box 417 Ivanhoe Vic 3079
 Ph (03) 9490 5900
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www.trafficworks.com.au

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Document Control				
Report Title	Grasso Drive Cobram Proposed Residential Subdivision Traffic Impact Assessment			
Project Number	157740			
Client	Lemon Tree Rise PTY LTD			
Client Contact	Jane Macy @ Spiire Shepparton			
Rev.	Date Issued	Revision Details / Status	Prepared by	Authorised by
0	25/07/16	Preliminary draft	Stuart Redman	Kate Kennedy
1	27/07/16	Final Report	Stuart Redman	Kate Kennedy

157740: Proposed Residential Subdivision Grasso Drive Cobram – Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/07/16

EXECUTIVE SUMMARY

Trafficworks Pty Ltd has been engaged by Spiire on behalf of Lemon Tree Rise Pty Ltd to prepare a Traffic Impact Assessment Report (TIAR) for the proposed residential subdivision at Grasso Drive in Cobram.

The primary aim of this assessment is to review proposed access arrangements from the land to the surrounding road network to ensure a safe and functional environment is provided for all road users whilst minimising the impact on traffic travelling on the existing network.

This report outlines the estimated traffic volumes the proposed development is expected to generate, and assesses the impact of these vehicle movements on vehicle and bicycle movements in the surrounding road network.

The key findings of this assessment are that:

- Grasso Drive/Karook Street intersection is demonstrating a higher than typical crash history that should be reviewed by Moira Shire Council.
- sight distance requirements are satisfied at the intersections of Gorton Street/Karook Street and Manse Road/Karook Street.
- Moira Shire Council should review the status of Karook Street with the possibility of a holistic approach to its upgrade as a key local collector street.
- improved operation of the local road network can be provided by opening the Davey Street/Manse Road intersection to all traffic.
- the design of the internal road satisfies all critical design requirements, but requires the provision of temporary court bowls at the boundary of the two super lots.
- pedestrians and cyclists are appropriately catered for with the inclusion of footpaths to both sides of the residential access streets and connectivity to the Murray River bushland trails.

It has concluded that there are no traffic engineering reasons that would prevent the project from proceeding, subject to a number of design matters being addressed as summarised in Section 5 of this report.

157740: Proposed Residential Subdivision Grasso Drive Cobram – Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

References

References used in the preparation of this report include the following:

- RTA Guide to Traffic Generating Developments, Version 2.2, October 2002 for traffic generation estimates;
- Austroads Guide to Road Design, Part 3 – Geometric Design, for operating speed, sight distance, horizontal and vertical geometry;
- Austroads Guide to Road Design, Part 4A – Unsignalised and Signalised Intersections, for sight distance criteria and provision for turning vehicles at intersections;
- VicRoads Open Data website (Crashes Last 5 years) for crash history of the road network in the vicinity of the development;
- Moira Shire Council's Infrastructure Design Manual, Version 4.4.2 dated October 2015;
- The Moira Shire Council's Planning Scheme, for land zoning details

The assessment is based on the following information made available by Spiire:

- Proposed Subdivision Plans - drawing No 30254 (Sheets 1 to 8) dated 4 July 2016 by Spiire (reproduced in Attachment B)

157740: Proposed Residential Subdivision Grasso Drive Cobram – Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

TABLE OF CONTENTS

1	INTRODUCTION	2
2	EXISTING CONDITIONS	3
2.1	Subject Site	3
2.2	Road Network.....	4
2.3	Traffic and Speed Environment.....	9
2.4	Crash History.....	10
2.5	Pedestrians and Cyclists.....	10
2.6	Public Transport.....	11
3	PROPOSED DEVELOPMENT	12
3.1	Proposed Development Summary	12
3.2	Trip Generation & Assignment	13
4	ASSESSMENT	16
4.1	Sight Distance	16
4.2	Impact on Existing Road Network	17
4.3	Internal Subdivisional Road	24
4.4	Pedestrian Access.....	24
6	CONCLUSIONS	25

ATTACHMENT A – VICROADS OPEN DATA WEBSITE (CRASHES LAST 5 YEARS)

ATTACHMENT B – PROPOSED DEVELOPMENT PLANS

157740: Proposed Residential Subdivision Grasso Drive Cobram – Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



1 INTRODUCTION

Trafficworks Pty Ltd has been engaged by Spiire on behalf of Lemon Tree Rise Pty Ltd to prepare a Traffic Impact Assessment Report (TIAR) for the proposed residential subdivision at Grasso Drive in Cobram.

This report has been requested by Moira Shire Council, and will form part of the submission for the approval of the overall development plan for the land identified under DP08. The 68 lot residential subdivision by Lemon Tree Rise (Lot 1 of PS713446) is the south eastern half of the area identified under DP08, Lot 2 is in separate ownership.

157740: Proposed Residential Subdivision Grasso Drive Cobram - Traffic Impact Assessment
FINAL: 27/07/2016

2

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



2 EXISTING CONDITIONS

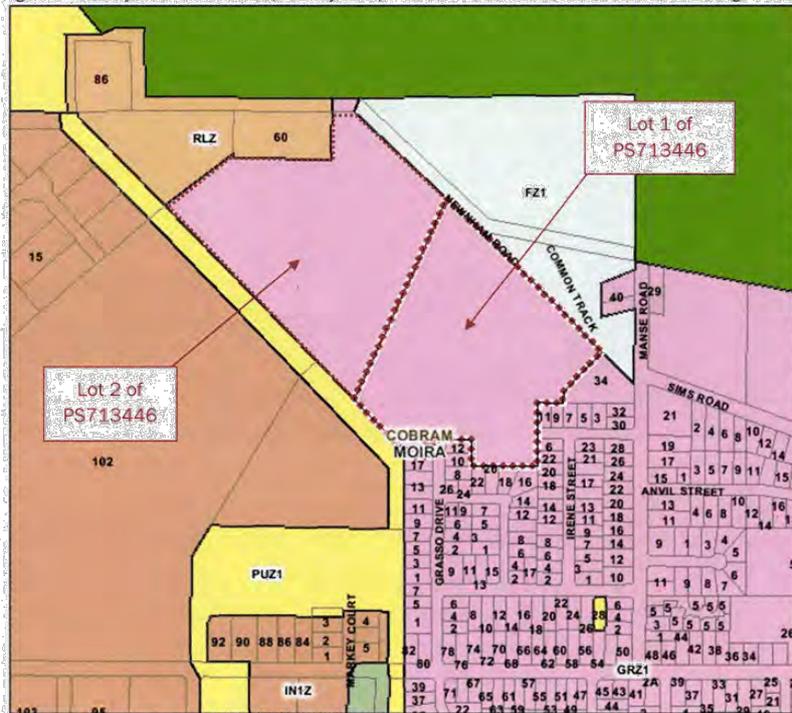
2.1 Subject Site

The subject site (Lots 1 and 2 of PS713446) is located on the north side of Cobram and is zoned General Residential (GRZ1). The surrounding land uses include areas zoned GRZ1 to the south and east with areas to the west zoned as Industrial 1 (IN1Z). On the northern boundary of the subject site is land zoned Farming (FZ1) and some land zoned Rural Living (RLZ to the north west.

The subject site (Lots 1 and 2 of PS713446) is located within a Development Plan Overlay (DPO8).

The location of the site and its surrounding environment is shown in Figures 1 and 2.

Figure 1 – Locality and Land-use Plan (Courtesy of Department of Environment, Land, Water and Planning website).



157740: Proposed Residential Subdivision Grasso Drive Cobram – Traffic Impact Assessment
FINAL: 27/07/2016

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DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Figure 2 – Aerial Photo
(obtained with permission from Nearmap under licence for Trafficworks.)



2.2 Road Network

All roads within the vicinity of the subject site are classified as Sealed Access Residential, Municipal Roads managed by Moira Shire Council.

2.2.1 Grasso Drive

Grasso Drive is configured as a two-lane two-way carriageway with an 8.5 metre wide formation with kerb and channel on both sides. As the road approaches the intersection with Gorton Street, there is a 3.5 metre lateral shift to the west, and back again.

The road is located centrally within a 16.5 metre road reservation, connecting to the subject site at the southern boundary, see Photo 1.

157740: Proposed Residential Subdivision Grasso Drive Cobram – Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/37191



Photo 1 - Grasso Drive, looking north towards the subject site, with the lateral shift in the foreground.



2.2.2 Davey Street

Davey Street is configured as a two-lane two-way carriageway with a 7.5 metre wide formation with kerb and channel on both sides. Davey Street is closed by bollards and chevrons at the intersection with Manse Road.

The road is located centrally within a 15 metre road reservation, connecting to the subject site at the south eastern boundary, see Photo 2.

Photo 2 - Davey Street, looking east from the subject site.



157740: Proposed Residential Subdivision Grasso Drive Cobram - Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



2.2.3 Manse Road

Manse Road is configured as a two-lane two-way carriageway with an 8.0 metre wide formation with kerb and channel on both sides. South of Orchard Court the road formation widens to 10.0 metres. Between Gorton Street and Karook Street the road is configured with a 7 metre wide seal, kerb and channel to the west and a 3 metre unsealed shoulder to the east.

The road is located centrally within a 20 metre road reservation, with a steep rise that peaks approximately 50 metres south of Davey Street see Photos 3 and 4.

Photo 3 – Manse Road, looking north from the intersection with Karook Street.



Photo 4 – Manse Road, looking south from the intersection with Davey Street.



157740: Proposed Residential Subdivision Grasso Drive Cobram – Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



2.2.4 Irene Street

Irene Street is configured as a two-lane two-way carriageway with a 6.0 metre wide formation with kerb and channel on both sides. The road is located centrally within an 18 metre road reservation, see Photo 5.

Photo 5 – Irene Street, looking north from the intersection with Gorton Street.



2.2.5 Gorton Street

Gorton Street is configured as a two-lane two-way carriageway with a 6.5 metre wide formation with kerb and channel on both sides.

Between Irene Street and Manse Road the road is configured with a 10.0 metre wide formation with kerb and channel on both sides. Between Grasso Drive and Karook Street the road is configured with a 7.5 metre wide formation with kerb and channel on both sides.

The road is located centrally within an 18 metre road reservation, see Photos 6 and 7.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 6 - Gorton Street, looking west from the intersection with Manse Road.



Photo 7 - Gorton Street, looking north from the intersection with Karook Street.



2.2.6 Karook Street

Karook Street is configured as a two-lane two-way carriageway with a 6.5 metre wide (2 x 3.25 metre traffic lanes) bounded by 3.0 metre unsealed shoulders with kerb and channel on the southern side. The road is located centrally within a 20 metre road reservation, see Photos 8 and 9.

157740: Proposed Residential Subdivision Grasso Drive Cobram - Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 8 – Karook Street, looking west from the intersection with Manse Road.



Photo 9 – Karook Street, looking east from the intersection with Gorton Street.



2.3 Traffic and Speed Environment

The speed limit along all roads within the vicinity of the subject site is the default urban 50km/h speed limit.

For the purpose of this report the average daily traffic volumes on the adjoining roads have been estimated based on residential traffic generation, and are shown in Table 1.

157740: Proposed Residential Subdivision Grasso Drive Cobram – Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Table 1 - Traffic Volumes - Average daily traffic volume (Estimated)

Location	Total* (vpd)
Karook Street	1,200
Manse Road	800
Gorton Street	400
Irene Street	300
Grasso Drive	200
Davey Street	50

In country areas, it is generally accepted that the peak hour flow is around 10% of the total daily flow. On that basis the above peak hour two-way traffic volume for Karook Street is estimated at 120vph. Applying a 2% annual growth factor to the Karook Street data would indicate estimated two-way traffic volumes at full development of the subject site (say 2026) of about 146vph, with an approximately even directional split.

2.4 Crash History

The VicRoads Open Data website (Crashes Last 5 years) details all injury crashes on roads throughout Victoria for the last 5 years. Scrutiny of these records indicates that two casualty crashes have occurred on Karook Street within the vicinity of the subject site in the last five-year period (1/01/2011 - 31/12/2015) that data is available for (Refer Attachment A).

The crashes are summarised as follows:

- An "other injury" right near (intersection only) type casualty crash (DCA 113) occurred on Karook Street at the intersection with Grasso Drive. The crash occurred at 5:20PM on Thursday 4 February 2016, in day light conditions.
- An "other injury" rear end (vehicles in same lane) type casualty crash (DCA 130) occurred along Karook Street 30 metres west of the intersection with Grasso Drive. The crash occurred at 10:00AM on Tuesday 22 February 2011, in day light conditions.

Whilst these crashes have had no 'serious injury' or 'fatal' crashes in the subject period they may indicate that the intersection of Grasso Drive and Karook Street requires further investigation by Moira Shire Council.

It is considered that the recommended review and any resulting ameliorative works should not be connected to the proposed development as the road safety issue identified is existing and should be reviewed irrespective of the development proceeding.

Conclusion 1: The Grasso Drive/Karook Street intersection is demonstrating a higher than typical crash history that should be reviewed by Moira Shire Council.

2.5 Pedestrians and Cyclists

There are currently footpaths connecting to the subject site on the east side of Grasso Drive and the north side of Davey Street. The footpath network in the vicinity of the subject site has many

157740: Proposed Residential Subdivision Grasso Drive Cobram - Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



missing links and any future works to complete the links outside of the subject site should not be connected to the proposed development.

Along the north eastern boundary of the property is an access track through bushland to the Murray River, see photo 9.

2.6 Public Transport

The subject site has access to public transport services with the nearest bus stops on bus stops on Karook Street at the intersection with Manse Road. Tuesday and Friday there are two eastbound services each day at 9.36am and 11.36am, with no services on any other days of the week.

The existing bus services are considered to be too infrequent and operating at inappropriate times to offer a transport choice for the new residential sub division, unless additional services are added.

Photo 9 – Karook Street, looking west from the intersection with Gorton Street.



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



3 PROPOSED DEVELOPMENT

3.1 Proposed Development Summary

The proposed development consists of the following:

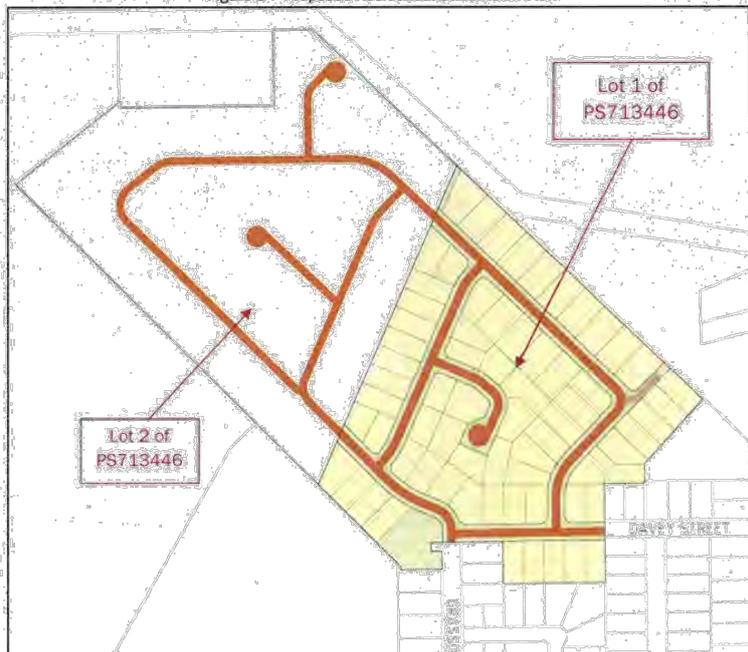
- Lot 1 of PS713446
 - Land area of approximately 7.7 hectares.
 - Yielding 68 conventional residential lots.
- Lot 2 of PS713446
 - Land area of approximately 8.5 hectares.
 - Yielding 75 conventional residential lots*.
- An internal trafficable road network.

*Lot yield for Lot 2 based on lots/hectare rate of Lot 1 (i.e. $68/7.7 = 8.83$ lots/hectare)

Vehicular access to the subject site is proposed to be via the existing local road network to Karook Street, to the south of the subject site.

An overall plan of the development prepared by Spiire is shown in Figure 3 and Attachment B.

Figure 3 – Proposed Residential Subdivision Plan



157740: Proposed Residential Subdivision Grasso Drive Cobram – Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



It is noted that the proposed residential subdivision plan indicates a connection to Davey Street and Grasso Drive. Currently Davey Street is closed to vehicles at its intersection with Manse Road.

3.2 Trip Generation & Assignment

3.2.1 Traffic generated by the subdivision

Anticipated traffic generation levels from dwellings within the estate have been established by using the daily rate of 10 vehicle movements per day (vpd) from Section 12.3.1 of Moira Shire Council's *Infrastructure Design Manual (IDM)* and the peak hour rate of 0.85 vehicle movements per hour (vph) per dwelling as specified in Section 3.3.1 for *Residential Dwelling Houses* in the *RTA Guide to Traffic Generating Developments*.

For the proposed estates, this amounts to an estimated:

- Lot 1 = 680vpd, or 58vph during the morning and evening peak periods.
- Lot 2 = 750vpd, or 64vph during the morning and evening peak periods.

This equates to a combined traffic generation of 1,430vpd, or 122vph during the morning and evening peak periods.

3.2.2 Traffic Assignment and Orientation

From an assessment of the internal and existing local road networks it is estimated that 52% of the subdivisional traffic will connect to Karook Street via Grasso Drive/Gorton Street, while 48% will connect via Davey Street/Irene Street/Gorton Street/Manse Road, as shown in red in Figure 4.

Figure 4 - Subdivisional traffic connection to Karook Street.



157740: Proposed Residential Subdivision Grasso Drive Cobram - Traffic Impact Assessment
FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



It has been assumed that, during the morning peak, 80% of the subdivisional traffic will be outbound and 20% inbound, with flows of 60% inbound and 40% outbound during the afternoon peak.

The Gorton Street/Stokes Avenue/Karook Street intersection has a 5.5 metre staggered offset, as shown in Figure 5. The following traffic movements have been assumed for trips generated within the subdivision (as shown in purple in Figure 4):

- 60% - Travel to and from the west (Left in and right out)
- 20% - Travel to and from the east (right in and left out)
- 20% - Travel to and from the south (Stokes Avenue).

Stokes Avenue provides an alternative connection to the schools to the south east of the proposed residential subdivision development.

Figure 5 - Gorton Street/Stokes Avenue/Karook Street intersection.



The resultant directional split of peak traffic flow for the two intersections for Lots 1 and 2 combined is shown in Table 2.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Table 2 – Gorton Street/Stokes Avenue/Karook Street intersection – Directional split of peak traffic flow.

Period	Left In	Right In	Across	Left Out	Right Out	Cross	Total
AM Peak	8	3	3	10	29	10	63
PM Peak	22	8	8	5	15	5	63

The following traffic movements have been assumed for trips generated within the subdivision through the Manse Road/Karook Street intersection (as shown in blue in Figure 4):

- 70% - Travel to and from the east (Left in and right out)
- 30% - Travel to and from the west (right in and left out).

As can be seen from the estimates in Table 2, the AM peak represents the peak traffic flow for the intersection with 29 vehicles expected to turn right out of the intersection. However, these movements do not directly impact on the highway traffic flow, unlike the potential impacts of the PM peak of 22 vehicles expected to turn left in to the intersection.

The impacts of these turn volumes on through traffic on Karook Street are assessed in Section 4.2 of this report.

The resultant directional split of peak traffic flow for the two intersections for Lots 1 and 2 combined is shown in Table 3.

Table 3 – Manse Road/Karook Street intersection – Directional split of peak traffic flow.

Period	Left In	Right In	Left Out	Right Out	Total
AM Peak	4	8	33	14	59
PM Peak	11	25	17	7	59

As can be seen from the estimates in Table 3, the AM peak represents the peak traffic flow for the intersection with 33 vehicles expected to turn left out of the intersection. However, these movements do not directly impact on the highway traffic flow, unlike the potential impacts of the PM peak of 25 vehicles expected to turn right in to the intersection.

The impacts of these turn volumes on through traffic on Karook Street are assessed in Section 4.2 of this report.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



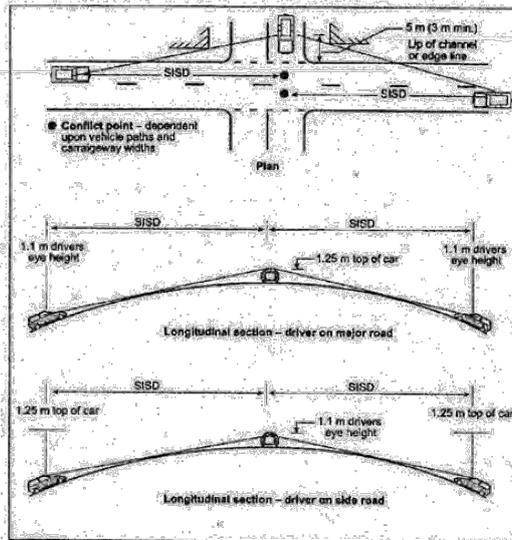
4 ASSESSMENT

The impacts of the subdivision development on Karook Street are primarily related to the need to accommodate low-speed turning manoeuvres into the subdivision. The assessment also covers visibility criteria and a review of the internal road network.

4.1 Sight Distance

The visibility criterion normally applied to intersections is Safe Intersection Sight Distance (SISD). This is nominated in the *Austrroads Guide to Road Design, Part 4A* as the minimum distance which should be provided on the major road at any intersection (refer to Section 3.2.2 in the *Austrroads Guide*) and provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle from the minor access approach moving into a collision situation (e.g. in the worst case, stalling across the traffic lanes) and to decelerate to a stop before reaching the collision point (refer Figure 6 below).

Figure 6: Safe Intersection Sight Distance (SISD). Source: Figure 3.2 from *Austrroads Guide to Road Design Part 4A*.



The minimum SISD criterion specified in Table 3.2 of the *Austrroads Guide* requires clear visibility for a desirable minimum distance of 97m, relating to the general reaction time R_r of 2 seconds and a design speed of 50 km/h. This sight distance is applicable to Karook Street.

This visibility requirement, measured at 5.0m from the edge of traffic lane, is satisfied at both the road connections to Karook Street and no further treatment is required in this regard.

Conclusion 2: Sight distance requirements are satisfied at the intersections of Gorton Street/Karook Street and Manse Road/Karook Street.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

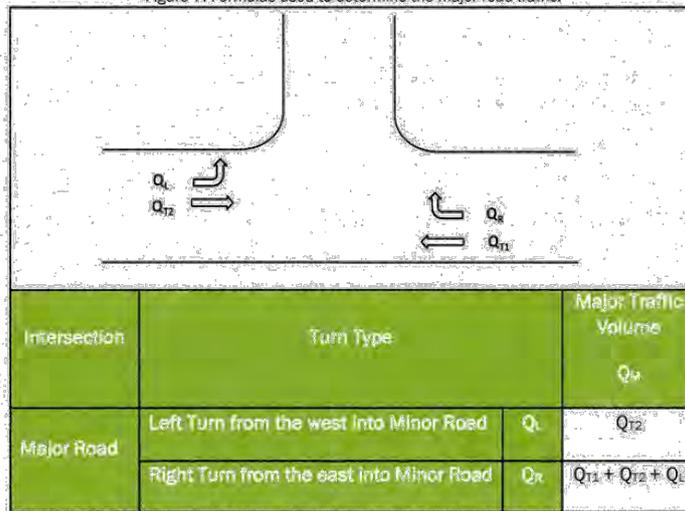


4.2 Impact on Existing Road Network

The traffic turning from major roads into minor roads should not delay through traffic. Turn treatments from major roads into minor roads at sign controlled intersections are generally provided for safe and efficient operation of the intersection.

The anticipated traffic generated from the proposed development is shown in Tables 2 and 3. The formulas (shown in Figure 7) were used to determine the major road volume (Q_M). The results were then applied to Figure 4.9 from *Austroads Guide to Road Design: Part 4 Unsignalised and Signalised Intersections* to determine the turning warrants for the intersections (reproduced in Figures 8 and 9).

Figure 7: Formulas used to determine the major road traffic.



4.2.1 Turn Treatments

Turn warrants determine the need for basic turn treatments (BA), auxiliary lane treatments (AU) and channelized turn treatments (CH) on two-lane two-way roads. Table 4 defines the type of turn warrants.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

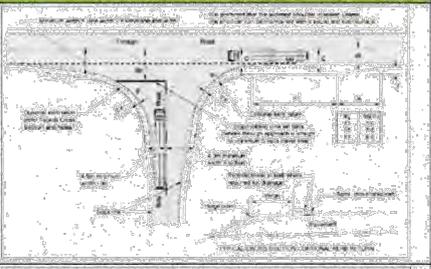
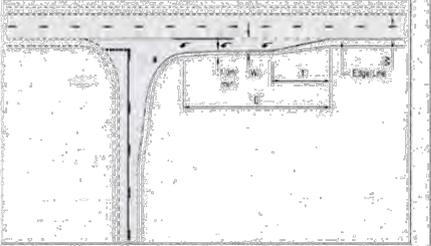
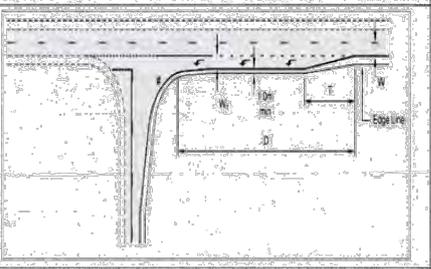
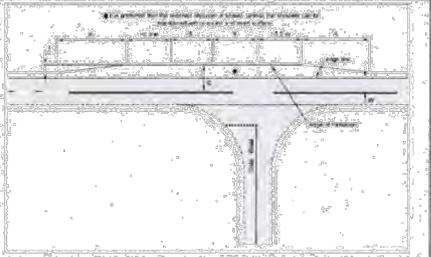
ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Table 4: Warrants for the right turn treatments with Karook Street.

Turn Treatment	Description
BAL	<p>Basic Left turn treatment on the major road has a radius large enough to accommodate a design vehicle turning left into the minor road without crossing the centre line of the minor road. This type of treatment is usually suitable in low volume, low speed environments.</p> 
AUL (S)	<p>Auxiliary Left turn treatment is a shorter version of the Auxiliary Left turn treatment which is reduced by allowing some deceleration to occur in the through lane on the major road. This turn treatment also allows through vehicles to pass to the right of turning vehicles.</p> 
AUL	<p>Auxiliary Left turn treatment is a left turn lane on the major road that allows through vehicles to pass to the right of turning vehicles.</p> 
BAR	<p>Basic Right turn treatment on the major road, features a widened area (usually in place of parking) on the major road that allows through vehicles to pass to the left of turning vehicles.</p> 

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D:\16/512



CHR (S)	Channelised Right Short turn is a shorter version of the Channelised Right turn treatment which is reduced by removing space provided for storage in the right lane. This type can only be used with line marking.	<p>1. Channelised Right Short turn is a shorter version of the Channelised Right turn treatment which is reduced by removing space provided for storage in the right lane. This type can only be used with line marking.</p> <p>2. Vehicle travel paths are separated by physical or painted medians or islands.</p> <p>3. Vehicle travel paths are separated by physical or painted medians or islands.</p>
CHR	Channelised Right turn treatment has two vehicle travel paths (through and right turns) separated by physical or painted medians or islands.	<p>1. Channelised Right turn treatment has two vehicle travel paths (through and right turns) separated by physical or painted medians or islands.</p> <p>2. Vehicle travel paths are separated by physical or painted medians or islands.</p> <p>3. Vehicle travel paths are separated by physical or painted medians or islands.</p>

From Section 2.3 of this report, the peak hour traffic volumes on Karook Street that coincide with the peak times of the proposed residential subdivision are:

- AM Peak 146vph (73 eastbound, 73 westbound)
- PM Peak 146 vph (73 eastbound, 73 westbound)

4.2.2 Gorton Street/Karook Street

From Section 3.2.2, the PM peak will present the highest volume of turn movements that may conflict with through traffic at the intersection of Gorton Street/Karook Street. These PM peak turns from Karook Street would involve approximately 8vph making right turns from the east, with 22vph expected to make a left turns in from the west. The right turns are represented by the Q_R values and the left turns are represented by Q_L respectively in Table 5.

Using Figure 4.10 from the Austroads Guide Part 4A (reproduced in Figure 7), the major road traffic parameters Q_{w} can be established as set out in Table 5 that reflect the worst-case conditions at the intersection during the PM peak in the design year of 2026.

The warrants for the turn treatment Q_L and Q_R are shown below in Table 5 which was applied in Figure 8.

Table 5: Warrants for the turn treatments on Karook Street at the Gorton Street intersection.

Period	Q_{T1} (vph)	Q_{T2} (vph)	Q_L (vph)	Q_R (vph)	Q_{wL} (vph)	Q_{wR} (vph)	Warrants
AM	73	73	8	3	73	154	BAL/BAR
PM	73	73	22	8	73	168	BAL/BAR

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

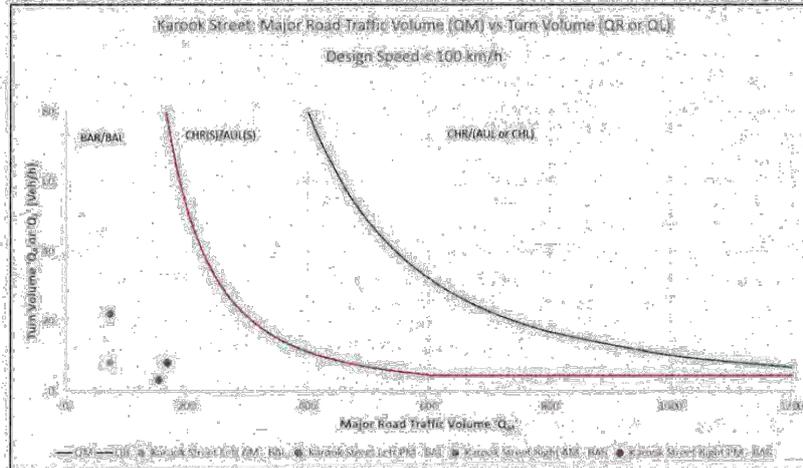


Key observations are:

- The right turn movement from Karook Street into Gorton Street meet the warrants for a BAR treatment in the PM and AM peak period.
- The left turn movement from Karook Street into Gorton Street meet the warrants for a BAL treatment in the PM and AM peak period.

Traffic volumes from Table 5 were placed on Figure 8 to obtain the appropriate turn treatments at the intersection.

Figure 8: Warrants for turn treatments at intersections (Source: Figure 4.9(b) in Austroads Guide to Road Design, 4A)



Conclusion 3: The need for a Type BAL and BAR treatment on Karook Street at the intersection with Gorton Street to cater for turning traffic generated by the development of Lots 1 and 2.

4.2.3 Manse Road/Karook Street

From Section 3.2.2, the PM peak will present the highest volume of turn movements that may conflict with through traffic at the intersection of Manse Road/Karook Street. These PM peak turns from the Karook Street would involve about 25vph making right turns from the east, with 11vph expected to make a left turns in from the west. The right turns are represented by the Q_r values and the left turns are represented by Q_l respectively in Table 6.

Using Figure 4.10 from the Austroads Guide Part 4A (reproduced in Figure 7), the major road traffic parameters Q_m can be established as set out in Table 6 that reflect the worst-case conditions at the intersection during the PM peak in the design year of 2026.

The warrants for the turn treatment Q_l and Q_r are shown below in Table 6 which was applied in Figure 9.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/512/151



Table 6: Warrants for the turn treatments on Karook Street at the Manse Road intersection.

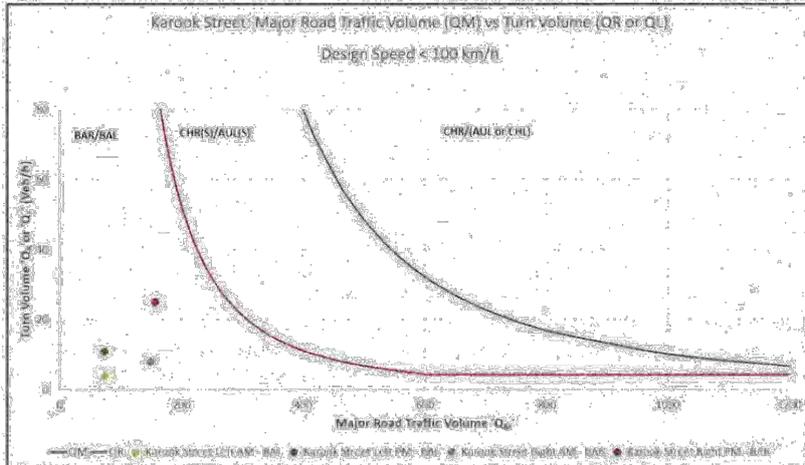
Period	Q _{TL} (vph)	Q _{TR} (vph)	Q _L (vph)	Q _R (vph)	Q _{MA} (vph)	Q _{MIN} (vph)	Warrants
AM	73	73	4	8	73	150	BAL/BAR
PM	73	73	11	25	73	157	BAL/BAR

Key observations are:

- The right turn movement from Karook Street into Manse Road meet the warrants for a BAR treatment in the PM peak period.
- The left turn movement from Karook Street into Manse Road meet the warrants for a BAL treatment in the PM peak period.

Traffic volumes from Table 6 were placed on Figure 9 to obtain the appropriate turn treatments at the intersection.

Figure 9: Warrants for turn treatments at intersections (Source: Figure 4.9(b) in Austroads Guide to Road Design, 4A).



Conclusion 4: The need for a Type BAL and BAR treatment on Karook Street at the intersection with Manse Road to cater for turning traffic generated by the development of Lots 1 and 2.

Provision of Right Turns

A basic Type BAR right turn treatment is applicable to both the intersections of Gorton Street and Manse Road on Karook Street. Such a treatment is illustrated in Figure 7.17 of the *Austrroads Guide* (reproduced in Figure 10) and involves formation widening to create a sealed shoulder for through traffic to safely pass to the left of right turning vehicles.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

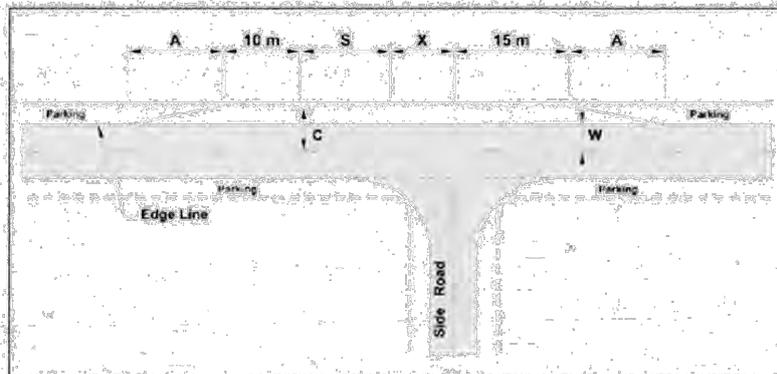
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From the notes that accompany Figure 7.17 the dimensions of such a treatment are as follows:

- Design speed along frontage road $V = 50\text{km/h}$
- Existing through lane width $W = 3.25\text{m}$
- Total lane width $C = 6.5\text{m}$ (minimum)
- Storage length $S = 12.5\text{m}$ (minimum)
- Taper length $A = 22.5\text{m}$ (where $A = 0.5V(C-W)/3.6$)
- Clearance distance $X = 10.0\text{m}$ (minimum)
- Length of widening (Inc. Tapers) = 92.5m

Figure 10: Basic Type BAR right turn treatment for a two-lane urban road.
(Source: Figure 7.17 in Austroads Guide Part 4A)



Along Karook Street at the intersection with both Gorton Street and Manse Road, the unsealed shoulder will require replacement with a 3.0m sealed shoulder. This sealed shoulder should be provided as detailed above and comprise a seal widening for a total length of approximately 92.5m in length, 55m at the approach to and 37.5m at the departure from the intersecting road.

Provision of Left Turns

A basic Type BAL left turn treatment is applicable to both the intersections of Gorton Street and Manse Road on Karook Street. Such a treatment is illustrated in Figure 8.8 of the *Austrroads Guide* (reproduced in Figure 11) and comprises provision of a single radius left turn from the through lane

A note on Figure 8.8 indicates that where a side street approach and/or departure is not used by vehicles over 12.5 m long, a turning path for a bus/truck may be used.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

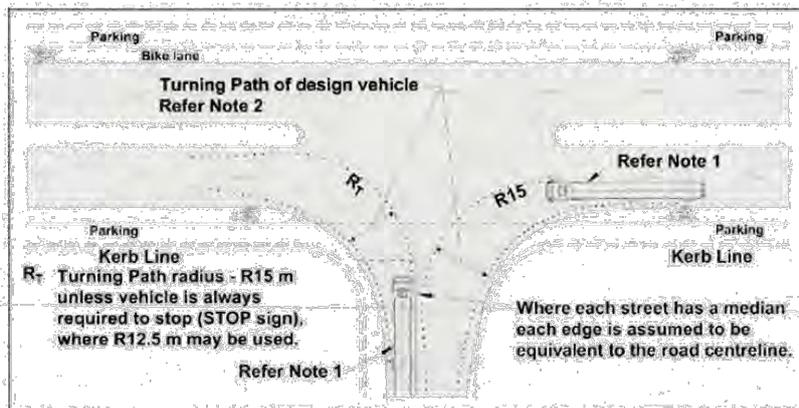
ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

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Figure 11: BAL left-turn treatment (Source: Figure 8.8 in Austroads Guide to Road Design, 4A)



Recommendation 1: That Type BAL and BAR turn lane treatments be provided at the Karook Street/Gorton Street Intersection.

Recommendation 2: That Type BAL and BAR turn lane treatments be provided at the Karook Street/Manse Road Intersection.

Recommendation 3: That the intersections of Gorton Street/Karook Street and Manse Road/Karook Street be checked with swept path movements to demonstrate compliance with Figure 8.8 in Austroads Guide to Road Design Part 4A.

The formation of Karook Street varies, with some sections having kerb and channel, and others only open, rural type, drainage. Evidence in the surrounding streets has identified that the 'missing' links of kerb and channel, along with the unsealed shoulders, are being constructed.

It is evident that Karook Street performs the role of a collector street, linking the industrial development to the north west of Cobram with the residential and recreational (football/cricket oval and netball courts) facilities to the east. It is likely that the residential sections of Karook Street (i.e. west of Gemmell Street) may also be included in future Moira Shire works programs to seal the shoulders and complete the kerb and channel.

As the current traffic volumes meet the warrants for the provision of BAR turn lane treatments it is considered appropriate for Moira Shire Council to review Karook Street.

Conclusion 5: Moira Shire Council should review the status of Karook Street with the possibility of a holistic approach to its upgrade as a key local collector street.

Recommendation 4: That Moira Shire Council review the future plans for the completion of Karook Street to collector street status.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



4.2.4 Davey Street/Manse Road intersection

The intersection of Davey Street/Manse Road is closed to traffic, with bollards and chevron signs across the entry to Davey Street, as shown in Photo 4. Traffic entering and exiting the proposed residential subdivision through the Manse Road/Karook Street intersection is required to travel along Irene Street. This residential street is a narrow formation, 6.0m from kerb to kerb, and is a less desirable route than along Davey Street.

To improve the network operation, and to limit the number of intersections, consideration should be given to opening the Davey Street/Manse Road intersection. An initial inspection of the intersection determined that sight distance requirements would be satisfied at the location with some minor alterations (grading) to the level of the elevated nature reserve on the north west of the intersection.

Conclusion 6: Improved operation of the local road network can be provided by opening the Davey Street/Manse Road intersection to all traffic.

Recommendation 5: That Davey Street at the intersection with Manse Road be opened to all traffic movements.

4.3 Internal Subdivisional Road

The design of the internal road has been based on the criteria set out in Table 2 of the *Infrastructure Design Manual (IDM)* adopted for use by Moira Shire Council.

A couple of internal roads exhibit straight alignments for distances up to 300m. These long straights encourage undesirably high speeds in residential areas and should be provided with traffic management devices at a spacing of 80m to 120m to maintain a suitable low-speed residential environment.

The cul-de-sacs are provided with court bowls that will allow emergency and service vehicles to turn. However, the internal road that is designed to be ultimately extended into the adjacent land to the northwest (Lot 2 of PS713446) indicates no such treatment to cater for turns in the interim.

Recommendation 6: A temporary court bowl to be constructed into Lot 2 of PS713446 to facilitate turns by vehicles until such time as this road is extended into the adjacent land.

4.4 Pedestrian Access

The plans of the proposed residential sub division show connections to the bushland on the north east boundary of the subject land. They also indicate the road cross section will contain footpaths to both sides on the residential access streets.

Conclusion 7: The proposed development will provide improved access to the bushland for residents of the estate, with linkages to the existing pedestrian footpath network to the south of the development.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

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6 CONCLUSIONS

The following conclusions are drawn from the assessment of traffic impacts resulting from the proposed residential sub division development at Grasso Drive Cobram, as depicted in the proposed Subdivision Plans shown in Attachment B:

- Grasso Drive/Karook Street intersection is demonstrating a higher than typical crash history that should be reviewed by Moira Shire Council.
- sight distance requirements are satisfied at the intersections of Gorton Street/Karook Street and Manse Road/Karook Street.
- Moira Shire Council should review the status of Karook Street with the possibility of a holistic approach to its upgrade as a key local collector street.
- improved operation of the local road network can be provided by opening the Davey Street/Manse Road intersection to all traffic.
- the design of the internal road satisfies all critical design requirements, but requires the provision of temporary court bowls at the boundary of the two super Lots.
- pedestrians and cyclists are appropriately catered for with the inclusion of footpaths to both sides of the residential access streets and coactivity to the Murray River bushland trails.

This Traffic Impact Assessment has identified a number of traffic related matters that require addressing in the surrounding road network. Recommendations throughout the TIAR in this regard are summarised below:

- **Recommendation 1:** That Type BAL and BAR turn lane treatments be provided at the Karook Street/Gorton Street Intersection.
- **Recommendation 2:** That Type BAL and BAR turn lane treatments be provided at the Karook Street/Manse Road Intersection.
- **Recommendation 3:** That the intersections of Gorton Street/Karook Street and Manse Road/Karook Street be checked with swept path movements to demonstrate compliance with Figure 8.8 in Austroads Guide to Road Design Part 4A.
- **Recommendation 4:** That Moira Shire Council review the future plans for the completion of Karook Street to collector street status
- **Recommendation 5:** That Davey Street at the intersection with Manse Road be opened to all traffic movements.
- **Recommendation 6:** A temporary court bowl to be constructed into Lot 2 of PS713446 to facilitate turns by vehicles until such time as this road is extended into the adjacent land.

Subject to undertaking the above recommended actions, there are considered to be no traffic engineering reasons that would prevent the development from proceeding.

157740: Proposed Residential Subdivision Grasso Drive Cobram - Traffic Impact Assessment
FINAL: 27/07/2016

25

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

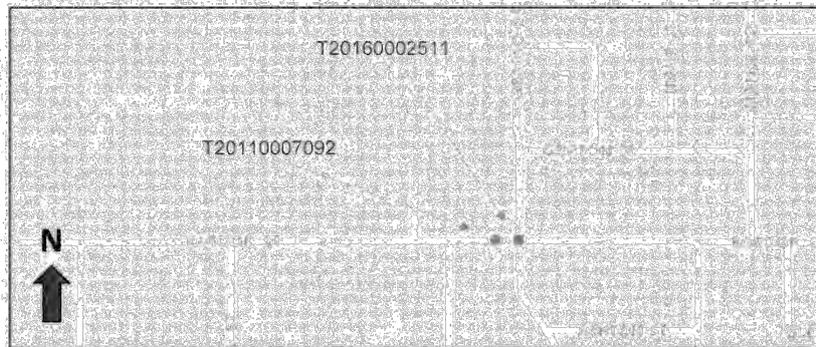
DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



**ATTACHMENT A – VICROADS OPEN DATA WEBSITE
(CRASHES LAST 5 YEARS)**

Figure A1: Location of Crashes



157740: Proposed Residential Subdivision Grasso Drive Cobram – Traffic Impact Assessment
FINAL: 27/07/2016

26

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

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Figure A2: Extract of Crash Data from the VicRoads Open Data website.

OTHERINJURY	1	2
SERIOUSINJURY	0	0
FATALITY	0	0
SPEED_ZONE	50 km/hr	50 km/hr
SEVERITY	Other injury accident	Other injury accident
ROAD_GEOMETRY	Cross intersection	Not at intersection
LIGHT_CONDITION	Day	Day
DCA_CODE	RIGHT NEAR (INTERSECTIONS ONLY)	REAR END/VEHICLES IN SAME LANE
DAY_OF_WEEK	Thursday	Tuesday
ACCIDENT_TIME	17:20:00	10:00:00
ACCIDENT_DATE	4/02/2016	22/02/2011
ACCIDENT_NO	T20160002511	T20110007092

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FINAL: 27/07/2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

ATTACHMENT B – PROPOSED DEVELOPMENT PLANS

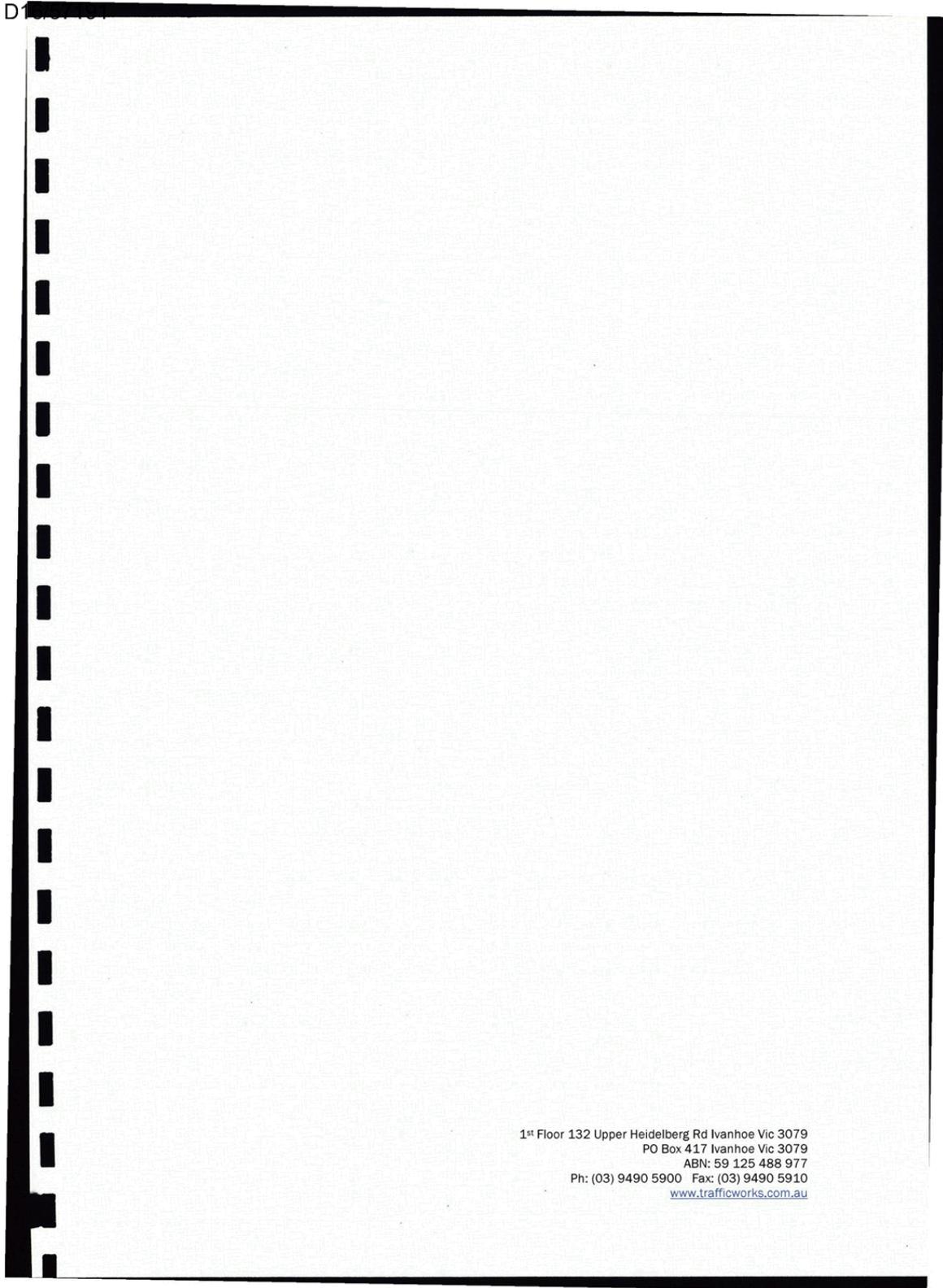
- Figure B1: Proposed Subdivision Plans (Sheet 1 of 8)
- Figure B2: Proposed Subdivision Plans (Sheet 2 of 8)
- Figure B3: Proposed Subdivision Plans (Sheet 3 of 8)
- Figure B4: Proposed Subdivision Plans (Sheet 4 of 8)
- Figure B5: Proposed Subdivision Plans (Sheet 5 of 8)
- Figure B6: Proposed Subdivision Plans (Sheet 6 of 8)
- Figure B7: Proposed Subdivision Plans (Sheet 7 of 8)
- Figure B8: Proposed Subdivision Plans (Sheet 8 of 8)

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2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



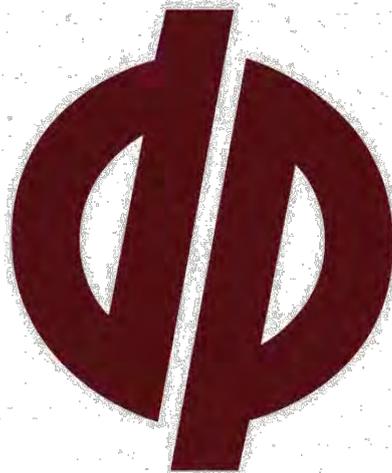
Report on
Preliminary Site Investigation for Contamination

Proposed Residential Subdivision
Lots 1 and 2 on PS 713446
Grasso Drive, Cobram

Prepared for
Lemon Tree Rise Pty Ltd

Project : 79454.00
31 May 2016

Integrated Practical Solutions



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Document History

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Report prepared for	Lemon Tree Rise Pty Ltd		

Document status and review

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Distribution of copies

Status	Electronic	Paper	Issued to
Revision 0			Ash Crawford – Lemon Tree Rise Pty Ltd

The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		31/5/16
Reviewer		31/5/16



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2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D:\16/512



Table of Contents

	Page
1. Introduction.....	1
2. Aim	1
3. Scope of Work.....	1
4. Site Identification.....	2
5. Existing Environment.....	3
5.1 Topography.....	3
5.2 Geology.....	3
5.3 Hydrogeology.....	3
5.4 Hydrology.....	4
6. Site History.....	4
6.1 Information Sources.....	4
6.2 Aerial Photographs.....	5
6.3 EPA Victoria Certificates and Statements of Environmental Audit.....	6
6.4 EPA Victoria Priority Sites Register.....	6
6.5 Historical DP Projects.....	7
6.6 Site History Integrity Assessment.....	7
7. Site Conditions and Surrounding Environment.....	8
7.1 Site Walkover.....	8
7.2 Surrounding Environment.....	9
7.3 Interviews.....	9
8. Potential for Contamination.....	10
9. Soil Investigation.....	10
9.1 Sampling Methodology.....	10
9.2 Field Work Observations.....	10
9.3 Assessment Criteria.....	11
9.3.1 Ecological SAC.....	11
9.3.2 Human Health SAC.....	12
9.4 Laboratory Results.....	13
10. Discussion and Recommendations.....	13
11. Limitations.....	14
12. References.....	15

Report on Preliminary Site Investigation
Proposed Residential Subdivision – Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454.00.R.001.Rev0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



- Appendix A: About This Report
- Appendix B: Drawings
Site Photographs
- Appendix C: Borehole Logs
Site History Documentation
- Appendix D: Laboratory Results Summary Tables
NATA Laboratory Reports
Chain of Custody Documentation

Report on Preliminary Site Investigation
Proposed Residential Subdivision – Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454 00.R 001 Rev0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 1 of 15

**Report on Preliminary Site Investigation for Contamination
Proposed Residential Subdivision
Lots 1 and 2 on PS 713446, Grasso Drive, Cobram**

1. Introduction

This report presents the findings of a preliminary site investigation for contamination (PSI) undertaken for a proposed residential subdivision at Lots 1 and 2 on PS 713446, Grasso Drive, Cobram (the site). The investigation was commissioned, through a signed Douglas Partners (DP) Services Order, by Ash Crawford of Lemon Tree Rise Pty Ltd (the Client) and was undertaken in general accordance with DP's proposal MEL160194.P.001.Rev0 dated 11 May 2016.

It is understood that the development of the site will include the subdivision of an approximately 15.4 hectare parcel of land into 171 residential lots.

2. Aim

The aim of the PSI was to satisfy the requirements of the Development Plan Overlay (Schedule 8) which states:

"A Preliminary Soil Assessment demonstrating the extent of any contaminated soils that may exist on the subject land, and if detected, a more detailed assessment (Contaminated Management Plan) outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to be undertaken to decontaminate the affected areas"

This PSI is intended to address the 'Preliminary Soil Assessment' requirement stated above. Based on the outcome of the investigation, DP aims to provide advice relating to any further, detailed assessment or management of soil contamination deemed necessary in order to comply with the Development Plan Overlay.

Furthermore, the risk of contamination will be compared to the Department of Sustainability and Environment (DSE) 'Potentially Contaminated Land, General Practice Note' (2005). With reference to that document, DP will aim to provide a recommendation as to whether an Environmental Audit of the land is required.

3. Scope of Work

The agreed scope of work has been conducted in general accordance with DP's proposal MEL160194.P.001.Rev0 and has been designed with reference to the requirements of DSE's 'Potentially Contaminated Land, General Practice Note' (2005).

Report on Preliminary Site Investigation
Proposed Residential Subdivision - Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454.00.R.001.Rev0

31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 2 of 15

The PSI comprised the following:

- A site walkover inspection;
- Review of published geological and hydrogeological mapping;
- A historical aerial photograph search;
- Examination of relevant information from local / state government authorities, including the EPA Victoria Priority Sites Register, other completed Environmental Audit Reports in the vicinity of the site;
- A review of historical DP and client reports relating to ground conditions in the vicinity of the site;
- Collection of disturbed environmental soil samples at, or near surface and 0.5 m depth using a stainless steel hand auger;
- Analysis of selected soil samples at a National Association of Testing Authorities (NATA) – accredited laboratory for the following contaminants of potential concern (CoPC):
 - Two samples for an EPA IWRG 621 Table 2 Clean Fill Screen comprising total metals / metalloids (arsenic, cadmium, copper, lead, mercury, molybdenum, nickel tin, selenium, silver and zinc), total chromium (VI), total cyanide, total fluoride, speciated phenols (halogenated plus non-halogenated), benzene, toluene, ethyl benzene and total xylenes (BTEX), styrene, total recoverable hydrocarbons (TRH), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), chlorinated hydrocarbons (volatile plus semi-volatile) and organochlorine pesticides (OCP);
 - Six samples for metals / metalloids (as per EPA Screen), OCP, PAH and TRH;
 - Two samples for metals / metalloids (as per EPA Screen), TRH and OCPs; and
 - Two samples for OCPs only.
- Preparation of this report outlining the findings of the PSI.

Note that the number of samples collected and analysed gives a preliminary indication of contamination of site soils and that a detailed investigation, in accordance with Australian Standard AS4482-1-2005 "Guide to the investigation and sampling of sites with potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds", would require over 100 sampling points. The scope undertaken in this PSI is considered to meet the initial objectives of a 'Preliminary Soil Assessment' as outlined in the Development Plan Overlay.

4. Site Identification

The site is located approximately 220 km north east of the Melbourne central business district and is depicted on the Site Location Plan presented as Drawing 1, Appendix B.

The subject site is part of a larger property and covers an area of approximately 15.4 hectares. A summary of site identification details are presented in Table 1. Basic property and planning reports are provided in Appendix C.

Report on Preliminary Site Investigation
Proposed Residential Subdivision – Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454.00/R.001/Rev0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D:\16\512


Page 3 of 15

Table 1: Site Identification Summary Details

Identification	Description
Lot/Plan Numbers	Lots 1 and 2 of PS713446
Address	Karook Street, Cobram, 3644
Local Government Area	Moira Shire Council
Zoning	General Residential Zone – Schedule 1 (GRZ1) Schedule to the General Residential Zone - Schedule 1
Overlays	Development Plan Overlay (DPO) Development Plan Overlay – Schedule 8 (DPO8)
Environment Audit Overlay	None (as at 2 February 2016)
Priority Sites Register Status	Not on register (as at 31 January 2016)
Current Land use	Vacant with some lemon trees and a shed as the legacy of a former orchard.

5. Existing Environment

5.1 Topography

Based upon the DP site inspection, the site topography and surrounding natural landform is generally flat with no significant relief across the site.

5.2 Geology

The Geological Survey of Victoria's map of the area, 1:250 000 *Bendigo* sheet (1975 edition), indicates that the surface geology comprises Quaternary aged Shepparton Formation soils that typically comprise clay strata with interbedded lenses of sand and gravel. The Shepparton Formation is known to contain 'prior streams' (buried former water courses and oxbow lakes), which can be water bearing.

5.3 Hydrogeology

The *State Environment Protection Policy (Groundwaters of Victoria)* places groundwater into segments based on salinity, measured as Total Dissolved Solids (TDS). Segments are associated with protected beneficial uses, and the higher the salinity, the less protected beneficial uses there are for that segment of groundwater.

According to the *Visualising Victoria Groundwater (VVG)* website, groundwater salinity is most likely within Segment A2 (501 – 1,000 mg/L TDS), with associated protected beneficial uses comprising the following:

- Maintenance of ecosystems;
- Potable water supply (acceptable);
- Potable mineral water supply;
- Agriculture, parks and gardens;
- Stock watering;

Report on Preliminary Site Investigation
Proposed Residential Subdivision – Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454.00.R.001 Rev0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 4 of 15

- Industrial water use;
- Primary contact recreation (eg bathing and swimming); and
- Buildings and structures.

The VVG website also estimates the depth to groundwater as being less than 10 m below ground level.

It is inferred that groundwater would be flowing in a north easterly direction towards the nearest natural surface water body (Murray River), located approximately 700 m north east of the site.

5.4 Hydrology

No surface water features were present at the site during the DP site inspection. There are no hardstand surfaces to cause overland water runoff and so it is expected that rainfall would infiltrate through the subsurface and recharge the underlying shallow aquifer. A drainage channel is located immediately off-site along the western boundary of Lot 2 which is understood to receive water from the Murray River and is used for irrigation. It is expected that the irrigation channel and the site aquifer are not directly connected.

6. Site History

6.1 Information Sources

The following sources of information, detailed in Table 2, were accessed and reviewed to assess the history of the site and surrounding area.

Table 2: Historical Information Sources

Source	Location of Source	Year/Date of Information Source	Details
Aerial Photographs	Department of Environment, Land, Water and Planning and Google Earth	1954, 1970, 1987, 2005 (Google Earth Pro and 2015 (Google Earth Pro)	Refer to Section 6.2 and Table 3
Environment Protection Authority Victoria (EPAV) list of Certificates and Statements of Environmental Audit	EPAV	Current as at 8 March 2016	Refer to Section 6.3
EPAV Priority Sites Register search	EPAV	Current as at 31 January 2016	Refer to Section 6.4
Historical DP Projects	DP Archives	1969 and 2010	Refer to Section 6.5

Report on Preliminary Site Investigation
Proposed Residential Subdivision – Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454.00 R.001 Rev.0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 5 of 15

An integrity assessment of the site history information is also provided to assess the quality of the information obtained (see Section 6.6).

6.2 Aerial Photographs

Historical aerial photographs were sourced from the Department of Environment, Land, Water and Planning. A summary of observations based on the aerial photo review is presented in Table 3. The information gathered from the review was limited to identification of macro evidence depicted on the photographs. Copies of the aerial photographs are presented in Appendix C.

Table 3: Summary of Historical Aerial Photographs

Photograph Date	Observations
1954	<p>Site: Vacant and cleared, except for a small number of sparsely located trees. The site appears to be used for agricultural purposes. No built structures are present.</p> <p>Surrounding area:</p> <p><u>North:</u> Heavily vegetated (with trees and shrubs) plus an area of cleared land.</p> <p><u>East:</u> Cleared, vacant land.</p> <p><u>West:</u> Cleared, vacant land.</p> <p><u>South:</u> Cleared, vacant land.</p>
1970	<p>Site: The site appears to have been more extensively cultivated with a number of plots created.</p> <p>Surrounding area:</p> <p>Similar to the site itself, the surrounding areas to the east, west and south appear to have been more extensively cultivated. The bushland area to the north remains as it was depicted in the 1954 aerial photograph. Some residential development has occurred to the further south of the site.</p>
1981	<p>Site: Unchanged</p> <p>Surrounding area:</p> <p>Unchanged.</p>
1987	<p>Site: Unchanged.</p> <p>Surrounding area:</p> <p>An open irrigation channel appears along the western boundary of Lot 2 (off-site). A light patch of land adjacent to the northern site boundary appears to have been cleared. Otherwise the surrounding area remains unchanged.</p>

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 6 of 15

Photograph Date	Observations
2005 (Google Earth Pro)	<p>Site: Two distinct plots of trees are located in the northern part of Lot 1 and the north west corner of Lot 2, which are presumed to be lemon trees. A shed has been built near the mid-section of the western boundary of Lot 2.</p> <p>Surrounding area: A farm house and shed has been constructed on the property immediately to the north. The cleared area shown in the previous aerial photograph may have been due to site preparation works in relation to this development. Residential development has continued up to the southern boundary of the site.</p>
2015 (Google Earth Pro)	<p>Site: Unchanged except for an additional plot of trees located in the south east part of Lot 2.</p> <p>Surrounding area: Unchanged.</p>

In summary, the site has been largely vacant since the mid-1950s and appears to have been used for agricultural purposes since then. More recently the site has been used as a lemon farm. A shed located near the western boundary of Lot 2 was built between 1987 and 2005.

The surrounding areas have similarly been used for agricultural purposes. Residential development as part of the population growth in Cobram has resulted in houses abutting the site to the south. A farm house and shed was constructed on the property immediately to the north of the site. A large area of untouched bushland has remained further north since the earliest aerial photograph. An open irrigation channel was constructed along the western boundary of Lot 2 around the mid-1980s. The channel appears to be located outside the site boundary.

6.3 EPA Victoria Certificates and Statements of Environmental Audit

A search of the issued EPA Victoria list of Certificates and Statements of Environmental Audit (via the VVG website) failed to identify any Environmental Audits within 500 m of the site. The closest audited site (Cobram Landfill) is located approximately 7 km south-east of the subject site and, from a contamination standpoint, is considered to be located too far away to impact the site.

6.4 EPA Victoria Priority Sites Register

A search of the EPA Victoria Priority Sites Register indicated that currently, the site is not listed on the register. This indicates that neither a Clean Up Notice pursuant to Section 62A, or a Pollution Abatement Notice pursuant to Sections 31A or 31B, of the *Environment Protection Act 1970*, have been issued for the site. The closest priority site is a former landfill on Naring Road, Numurkah which is located approximately 23 km south west of the subject site.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 7 of 15

6.5 Historical DP Projects

In October 1969, Soilmech Pty Ltd (now DP) completed a geotechnical investigation (DP Project Ref: L 186) on a site located at 5 Hay Avenue, Cobram, which is located approximately 1.4 m south of the subject site. Ground conditions encountered during the investigation generally comprised a thin (averaging 0.5 m) layer of filling over the entire site which was underlain by very stiff to hard silty / sandy clays. Groundwater was not encountered to a depth of 4.3 m. No contamination observations were recorded or testing undertaken.

In October 2010, DP completed a waste soil classification investigation at 1 Campbell Road, Cobram. The investigation comprised sampling and analysis of ten samples collected from five boreholes with the aim of categorising soil for off-site disposal. Borehole logs indicate ground conditions encountered were consistent with the geotechnical investigation discussed above. Laboratory results recorded concentrations of the organochlorine pesticide DDE above the EPA Victoria Fill Material threshold. As is allowable through EPA Victoria guidance, statistical analysis of the data set was conducted and the 95% Upper Confidence Limit of the mean (95% UCL_{mean}) was calculated and was found to be below the threshold value. As a result, site soil could be categorised as Fill Material for off-site disposal purposes.

6.6 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments/agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and/or year at which they were taken, as well as specific events such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

Report on Preliminary Site Investigation
Proposed Residential Subdivision – Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454.00.R.001.Rev0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 8 of 15

7. Site Conditions and Surrounding Environment

7.1 Site Walkover

A site walkover was undertaken by an experienced DP engineer during field work on 18 May 2016. Site photographs are provided in Appendix B.

The key findings from the walkover included the following:

Lot 1 of PS713446

- One active plot of lemon trees was located in the central margin of the Lot and occupied approximately one half of the total area;
- Irrigation of the plot appeared to have occurred via approximately 5 m tall sprinklers, erected throughout the plot;
- The remaining area comprised cleared land which was showed evidence of previous cultivation (tilling and fruit stones at the surface); and
- Three approximately 100 mm diameter asbestos pipes, protruding from the ground, were identified in the south eastern corner of the Lot. The pipes appeared to be in good and non-frangible condition.

In addition to the above, the site walkover noted the following at the site:

- It was not possible to establish any past land uses beyond an orchard;
- There was no obvious evidence of significant filling;
- There was no obvious evidence of historical waste practices (eg burial pits) and chemical spills on the site; and
- No evidence of soil staining / odours or fly tipping activities was observed.

Lot 2 of PS713446

- A packing shed was located near the western boundary and housed a conveyor and two chiller rooms. No chemicals were stored in the shed at the time;
- A wooden crate housing various partially filled containers of insecticides, herbicides and fungicides was located just outside western entrance of the packing shed. No evidence of chemical spillage was noted;
- A compressor cage was located south of the packing shed and several partially filled, 5 L chemical containers were stored there. Some empty containers were noted on the ground outside the compressor room;
- A 10 kL (approx.) above ground water tank was located just south of the compressor cage. Water from the tank was used to make chemical spraying solutions at this area of the site;
- A 2 kL (approx.) above ground diesel tank (AST) was located in the same area. The AST was situated on bare earth and some limited soil staining was observed beneath the tank outlet. The staining appeared to be isolated in area and no evidence of more significant tank leakage was identified;

Report on Preliminary Site Investigation
Proposed Residential Subdivision - Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454.00.R.001 Rev 0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 9 of 15

- A pump house, where irrigation water is pumped to the orchid and the above-ground water tank, was also located in the vicinity, along with some farm machinery.
- Four asbestos pipes, which appeared to be housing water valves, were located at the northern end of an immature / inactive plot south of the packing shed. The pipes appeared to be in good, non-friable condition.
- An underground septic tank, associated with an outhouse toilet was located north of the packing shed.
- Disused machinery, scrap steel, empty 205 L chemical (insecticide) drums and empty 1000 kg fertiliser bags were observed north of the packing shed. The drums and bags did not appear to have impacted the surrounding soil.
- A trailer containing a number of lengths of asbestos piping was located in the north western corner of Lot 2. The pipes appeared to be in good, non-friable condition. No fragments were noted on site surfaces in the vicinity of the trailer.
- Stockpiles of soil and other solid inert waste were located in the north western corner of the Lot. Some burning of trees etc appears to have taken place and evidence of charcoal and ash was noted within the stockpiles and on surface soils.
- Apart from the stockpiled soil, there was no evidence of significant filling on site; and
- The main active plot was located in the north western part of the Lot and occupied approximately one-third of the total area. The plot was irrigated in the same manner as Lot 1 (ie tall sprinklers).

Key site features are identified on Drawing 2, Appendix B.

7.2 Surrounding Environment

The site history review and walkover have indicated that the surrounding land uses comprise a farmhouse and low intensity (grazing) to the north, vacant land to the west (over the irrigation channel), open bushland to the east / northeast and low density residential dwellings to the south and south east.

7.3 Interviews

The site owner of Lot 2, Mr Dom Grasso, was interviewed by an experienced DP environmental engineer on 18 May 2016. Pertinent information obtained from the discussion included:

- The site (including Lot 1) had been used for orchard activities for the last 60 years. Prior to that the site was understood to have been used for grazing.
- The active plots are irrigated by sprinklers using water from the drainage channel along the western boundary of Lot 2. The channel is fed by the Murray River and always full of water. Extractive use groundwater bores were considered but found to be non-viable; and
- Periodic spraying of the active plots with herbicides, insecticides and fungicides is undertaken. Although Mr Grasso was not aware of the specific chemicals used, he understood them to be approved by the Australian Pesticides and Veterinary Medicines Authority (APVMA). The chemicals are mixed by hand into a water truck and applied (sprayed) manually. Their application is through hand mixing.

Report on Preliminary Site Investigation
Proposed Residential Subdivision - Lots 1 and 2 PS 713446
Grasso Drive, Cobram.

79454.00.R.001.Rev0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 10 of 15

8. Potential for Contamination

The site history review indicates that, historically, the subject site has likely been used as an orchard since at least the 1950s. Prior to this, the site was likely used for grazing or cropping. With reference to the DSE *Potentially Contaminated Land, General Practice Note* (2005), market gardens (akin to orchards) and sites with chemical storage (including fuel storage) are identified as having a medium potential for contaminating land. A summary of potential contaminants of concern is included in Table 4. In accordance with Table 2 of the Practice Note, the required level of further assessment would generally include intrusive investigation works (ie soil and potentially groundwater).

Table 4: Summary of Potential Contaminants of Concern

Site Usage	Potential for Contamination	Contaminants of Potential Concern
Market gardens / orchards	Medium	Pesticides, herbicides, metals, petroleum

9. Soil Investigation

9.1 Sampling Methodology

To establish a preliminary indication of soil contamination on the site, 12 samples were collected from 11 boreholes which were drilled to a maximum depth of 0.5 m using a stainless steel hand auger. The locations of the boreholes were selected to target potential areas of environmental concern (ie chemical and fuel storage) as well to provide good site coverage. Borehole locations are shown on Drawing 2, Appendix B. Soil samples were collected at selected depths directly off the auger using a clean pair of nitrile gloves between each sampling point. The auger was decontaminated between each sampling location by washing with a 3% phosphate-free detergent solution followed by twice rinsing with deionised water.

9.2 Field Work Observations

Filling was only encountered in borehole BH3 which targeted the diesel AST identified in Lot 2. The thin (0.1 m thick) layer of filling comprised dark brown sandy clay with some fine to medium grained sand and trace gravels. The filling did not appear to be impacted by hydrocarbons judging by the absence of staining or odour.

Natural soil within the active plots on both Lots comprised brown, orange silty sand which was moist to wet, possibly as a result of irrigation. No evidence of impacted soil was noted within the active plots. Soil within the non-cultivated areas generally comprised very stiff to hard, pale brown sandy or clayey silt.

The subsurface conditions encountered in the borehole locations are considered to be consistent with the geological setting. Detailed descriptions of subsurface conditions from this investigation are presented in the borehole log, attached. Logs should be read in conjunction with the attached notes *About This Report* and accompanying notes on soil classification, sampling methods, and symbols and abbreviations.

Report on Preliminary Site Investigation
Proposed Residential Subdivision – Lots 1 and 2, PS 713446
Grasso Drive, Cobram

79454.00.R.001.Rev0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 11 of 15

9.3 Assessment Criteria

In accordance with State Environmental Protection Policy (Prevention and Management of Contamination of Land), 2002, [Land SEPP], and considering a proposed sensitive (low density residential) site usage, the following beneficial uses are protected for the proposed development:

- Highly modified ecosystems;
- Human health;
- Buildings and structures; and
- Aesthetics.

Guidelines considered to be the most relevant in the context of the proposed development are specified below for ecosystems and human health.

The adopted soil Site Assessment Criteria (SAC) have been derived from Health Investigation Levels (HILs), Health Screening Levels (HSLs) as defined from Schedule B1 of the ASC NEPM. Ecological Investigation Levels (EILs) and Ecological Screening Levels (ESLs) have been adopted using laboratory reported pH values, a conservative cation exchange capacity (CEC) and estimated clay content, based on field observations.

9.3.1 Ecological SAC

The use of EILs for selected metals, DDT and naphthalene is applicable for assessing risk to terrestrial ecosystems. ESLs are used to assess the risk to terrestrial ecosystems from selected hydrocarbons. EILs and ESLs apply to the top 2 m of the soil profile, which essentially corresponds to the root zone and habitation zone of most species. Given that only a very thin layer of filling was encountered at one borehole location, EILs and ESLs applicable to natural soil only have been derived.

9.3.1.1 Derivation of EILs / ESLs

Site specific EILs for a high density land use setting were calculated as follows:

- EILs for arsenic, organochlorine pesticides (namely DDT) and naphthalene were taken directly from Table 1B(5) of the ASC NEPM;
- EIL for lead was taken directly from Table 1B(4) of the ASC NEPM; and
- EILs for zinc, chromium III, nickel and lead were calculated by adding an Added Contaminant Limit (ACL) to an Ambient Background Concentration (ABC).

Calculation of ACLs

ACLs for were calculated by applying selected values for pH, CEC and clay content, as below, and applying these values to Tables 1B(1) to 1B(3) of the ASC NEPM.

Natural soil pH (average)	7.1
Natural soil CEC	5 meq/100g
Natural soil clay content	1%

Report on Preliminary Site Investigation
Proposed Residential Subdivision – Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454.00.R.001.Rev0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 12 of 15

Calculation of ABCs

An average ABC for zinc, copper, chromium III, nickel and lead was calculated by applying the method outlined in Hamon et al (2004) to nine natural samples, collected and analysed during this investigation, and then calculating the mean average for each soil domain.

For specific contaminants the EILs were calculated by addition of the ABC and the ACL.

The data used for determining EILs using the Hamon et al (2004) method is presented in Table D1(a), Appendix D.

For specific contaminants the EILs were calculated by addition of the ABC and the ACL. Adopted EILs for selected metals and their derivation are summarised below and presented in Table 5.

Table 5: Adopted EILs for Selected Metals

Natural Soil	Source	Cr(III)	Cu	Ni	Pb	Zn
ABC (mg/kg)	Hamon et al (2004)	93	19	27		37
ACL (mg/kg)	ASC NEPM Schedule B1 (2013)	190	95	30		230
Adopted EIL (mg/kg)		283	114	57	1,100**	453

**EIL adopted directly from ASC NEPM Schedule B1

ESLs for selected hydrocarbons were taken directly from Table 1B(6) of the NEPM. ESLs for petroleum hydrocarbons, benzo(a)pyrene, benzene, ethylbenzene, toluene and total xylenes were adopted with respect to coarse textured soil. All EILs and ESLs are presented in Table D1, Appendix D.

9.3.2 Human Health SAC

The HILs are scientifically based, generic assessment criteria designed to be used in the first stage of an assessment of potential risks to human health from chronic exposure to contaminants. They are intentionally conservative and are based on a reasonable worst-case scenario for four generic land use scenarios. DP has compared soil data to HILs for a sensitive land use (HIL A).

For the petroleum hydrocarbons, DP has also used Cooperative Research Centre for Contamination Assessment and Remediation of the Environment (CRC CARE, 2011) *Technical Report No. 10 - Health Screening Levels for Petroleum Hydrocarbons in Soil and Groundwater* and NEPM HSL (direct contact) in support of the HIL values for sensitive and non-sensitive land uses.

HSLs for vapour intrusion were adopted from Table 1A(3) of the NEPM and applying values relevant to sands less than 1.0 m below ground level.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 13 of 15

9.4 Laboratory Results

A comparison of all soil laboratory results to the adopted assessment criteria are presented in Tables D1 and D2, attached. The NATA-endorsed laboratory certificates of analysis and chain of custody documentation for the current investigation are also attached to this letter.

Comparison with Ecological SAC

All 12 samples recorded contaminant concentrations below the adopted ecological SAC.

Comparison with Human Health SAC

All 12 samples recorded contaminant concentrations below the adopted human health SAC.

10. Discussion and Recommendations

A Preliminary Site Investigation for Contamination was conducted for the site known as Lots 1 and 2 on PS 713446, Grasso Drive, Cobram. The objective of the investigation was to provide an indication of the potential for contamination at the site from on-site and off-site land uses and activities by reviewing past and present information sources and the laboratory results from a soil sampling programme.

From the results of the site history review and with reference to DSE *Potentially Contaminated Land, General Practice Note* (2005), the potential for gross contamination at the site, and from off-site sources, is considered to be medium due to the past and present site usage which included an active orchard which incorporated chemical and fuel storage. The soil investigation conducted as part of this PSI is considered adequate in terms of the level of assessment required for a site with a medium potential for contamination. DP does not consider that an environmental audit is necessary, in this instance.

Based on the results of the soil investigation, the site is considered suitable for all sensitive uses, including the proposed residential subdivision. Organochlorine pesticides (DDT+DDD+DDE) were detected in surface samples at boreholes BH5, BH7, BH8 and BH9A which coincide with either active or inactive orchard plots. The recorded concentrations were well below the adopted assessment criteria.

Total petroleum hydrocarbons (C₁₆-C₃₄) were detected in surface samples from BH2 and BH3 which were located around the chemical mixing area (south of packing shed) and near the diesel AST. The recorded concentrations were, however, well below the adopted assessment criteria.

As part of any future development of the site, all potential sources of contamination (eg bulk chemicals, AST, septic tank, asbestos pipes etc) must be removed. It must be noted that the extent of asbestos piping in the ground as a legacy of historical irrigation practices is unknown at this stage. All asbestos encountered during future works must be removed by a licensed removalist contractor and a clearance certificate issued for the site. It is recommended that a suitably qualified environmental consultant, such as DP, is present during the removal of the AST, bulk chemicals and asbestos pipes to ensure appropriate documentation is prepared for Council.

Report on Preliminary Site Investigation
Proposed Residential Subdivision - Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454.00.R.001.Rev0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 14 of 15

11. Limitations

Douglas Partners (DP) has prepared this report for this project at Grasso Drive, Cobram in accordance with DP's proposal dated 11 May 2016 and acceptance received from Ash Crawford dated 12 May 2016. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Lemon Tree Rise Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the (geotechnical / environmental / groundwater) components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Report on Preliminary Site Investigation
Proposed Residential Subdivision - Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454.00.R.001.Rev0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 15 of 15

12. References

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Douglas Partners Pty Ltd

Report on Preliminary Site Investigation
Proposed Residential Subdivision - Lots 1 and 2 PS 713446
Grasso Drive, Cobram

79454.00.R.001 Rev0
31 May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

Appendix A

About This Report

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open.

- A localised, perched water table may lead to an erroneous indication of the true water table.
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report, and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency.
- Changes in policy or interpretations of policy by statutory authorities, or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

July 2010

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

July 2010

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

Sampling Methods

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Sampling

Sampling is carried out during drilling or test pitting to allow engineering examination (and laboratory testing where required) of the soil or rock.

Disturbed samples taken during drilling provide information on colour, type, inclusions and, depending upon the degree of disturbance, some information on strength and structure.

Undisturbed samples are taken by pushing a thin-walled sample tube into the soil and withdrawing it to obtain a sample of the soil in a relatively undisturbed state. Such samples yield information on structure and strength, and are necessary for laboratory determination of shear strength and compressibility. Undisturbed sampling is generally effective only in cohesive soils.

Test Pits

Test pits are usually excavated with a backhoe or an excavator, allowing close examination of the in-situ soil if it is safe to enter into the pit. The depth of excavation is limited to about 3 m for a backhoe and up to 6 m for a large excavator. A potential disadvantage of this investigation method is the larger area of disturbance to the site.

Large Diameter Augers

Boreholes can be drilled using a rotating plate or short spiral auger, generally 300 mm or larger in diameter commonly mounted on a standard piling rig. The cuttings are returned to the surface at intervals (generally not more than 0.5 m) and are disturbed but usually unchanged in moisture content. Identification of soil strata is generally much more reliable than with continuous spiral flight augers, and is usually supplemented by occasional undisturbed tube samples.

Continuous Spiral Flight Augers

The borehole is advanced using 90-115 mm diameter continuous spiral flight augers which are withdrawn at intervals to allow sampling or in-situ testing. This is a relatively economical means of drilling in clays and sands above the water table. Samples are returned to the surface, or may be collected after withdrawal of the auger flights, but they are disturbed and may be mixed with soils from the sides of the hole. Information from the drilling (as distinct from specific sampling by SPTs or undisturbed samples) is of relatively low

reliability, due to the remoulding, possible mixing or softening of samples by groundwater.

Non-core Rotary Drilling

The borehole is advanced using a rotary bit, with water or drilling mud being pumped down the drill rods and returned up the annulus, carrying the drill cuttings. Only major changes in stratification can be determined from the cuttings, together with some information from the rate of penetration. Where drilling mud is used this can mask the cuttings and reliable identification is only possible from separate sampling such as SPTs.

Continuous Core Drilling

A continuous core sample can be obtained using a diamond tipped core barrel, usually with a 50 mm internal diameter. Provided full core recovery is achieved (which is not always possible in weak rocks and granular soils), this technique provides a very reliable method of investigation.

Standard Penetration Tests

Standard penetration tests (SPT) are used as a means of estimating the density or strength of soils and also of obtaining a relatively undisturbed sample. The test procedure is described in Australian Standard 1289, Methods of Testing Soils for Engineering Purposes - Test 6.3.1.

The test is carried out in a borehole by driving a 50 mm diameter split sample tube under the impact of a 63 kg hammer with a free fall of 760 mm. It is normal for the tube to be driven in three successive 150 mm increments and the 'N' value is taken as the number of blows for the last 300 mm. In dense sands, very hard clays or weak rock, the full 450 mm penetration may not be practicable and the test is discontinued.

The test results are reported in the following form.

- In the case where full penetration is obtained with successive blow counts for each 150 mm of, say, 4, 6 and 7 as:

4,6,7
N=13

- In the case where the test is discontinued before the full penetration depth, say after 15 blows for the first 150 mm and 30 blows for the next 40 mm as:

15, 30/40 mm

July 2010

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

Sampling Methods

The results of the SPT tests can be related empirically to the engineering properties of the soils.

Dynamic Cone Penetrometer Tests / Perth Sand Penetrometer Tests

Dynamic penetrometer tests (DCP or PSP) are carried out by driving a steel rod into the ground using a standard weight of hammer falling a specified distance. As the rod penetrates the soil the number of blows required to penetrate each successive 150 mm depth are recorded. Normally there is a depth limitation of 1.2 m, but this may be extended in certain conditions by the use of extension rods. Two types of penetrometer are commonly used.

- Perth sand penetrometer - a 16 mm diameter flat ended rod is driven using a 9 kg hammer dropping 600 mm (AS 1289, Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.
- Cone penetrometer - a 16 mm diameter rod with a 20 mm diameter cone end is driven using a 9 kg hammer dropping 510 mm (AS 1289, Test 6.3.2). This test was developed initially for pavement subgrade investigations, and correlations of the test results with California Bearing Ratio have been published by various road authorities.

July 2010

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D:\07191

Soil Descriptions
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Description and Classification Methods

The methods of description and classification of soils and rocks used in this report are based on Australian Standard AS 1726, Geotechnical Site Investigations Code. In general, the descriptions include strength or density, colour, structure, soil or rock type and inclusions.

Soil Types

Soil types are described according to the predominant particle size, qualified by the grading of other particles present.

Type	Particle size (mm)
Boulder	>200
Cobble	63 - 200
Gravel	2.36 - 63
Sand	0.075 - 2.36
Silt	0.002 - 0.075
Clay	<0.002

The sand and gravel sizes can be further subdivided as follows:

Type	Particle size (mm)
Coarse gravel	20 - 63
Medium gravel	6 - 20
Fine gravel	2.36 - 6
Coarse sand	0.6 - 2.36
Medium sand	0.2 - 0.6
Fine sand	0.075 - 0.2

The proportions of secondary constituents of soils are described as:

Term	Proportion	Example
And	Specify	Clay (60%) and Sand (40%)
Adjective	20 - 35%	Sandy Clay
Slightly	12 - 20%	Slightly Sandy Clay
With some	5 - 12%	Clay with some sand
With a trace of	0 - 5%	Clay with a trace of sand

Definitions of grading terms used are:

- Well graded - a good representation of all particle sizes
- Poorly graded - an excess or deficiency of particular sizes within the specified range
- Uniformly graded - an excess of a particular particle size
- Gap graded - a deficiency of a particular particle size with the range

Cohesive Soils

Cohesive soils, such as clays, are classified on the basis of undrained shear strength. The strength may be measured by laboratory testing, or estimated by field tests or engineering examination. The strength terms are defined as follows:

Description	Abbreviation	Undrained shear strength (kPa)
Very soft	vs	<12
Soft	s	12 - 25
Firm	f	25 - 50
Stiff	st	50 - 100
Very stiff	vst	100 - 200
Hard	h	>200

Cohesionless Soils

Cohesionless soils, such as clean sands, are classified on the basis of relative density, generally from the results of standard penetration tests (SPT), cone penetration tests (CPT) or dynamic penetrometers (PSP). The relative density terms are given below:

Relative Density	Abbreviation	SPT N value	CPT qc value (MPa)
Very loose	vl	<4	<2
Loose	l	4 - 10	2 - 5
Medium dense	md	10 - 30	5 - 15
Dense	d	30 - 50	15 - 25
Very dense	vd	>50	>25

July 2010

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

Soil Descriptions

Soil Origin

It is often difficult to accurately determine the origin of a soil. Soils can generally be classified as:

- Residual soil - derived from in-situ weathering of the underlying rock;
- Transported soils - formed somewhere else and transported by nature to the site; or
- Filling - moved by man.

Transported soils may be further subdivided into:

- Alluvium - river deposits
- Lacustrine - lake deposits
- Aeolian - wind deposits
- Littoral - beach deposits
- Estuarine - tidal river deposits
- Talus - scree or coarse colluvium
- Slopewash or Colluvium - transported downslope by gravity assisted by water. Often includes angular rock fragments and boulders.

July 2010

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

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Rock Strength

Rock strength is defined by the Point Load Strength Index ($IS_{(50)}$) and refers to the strength of the rock substance and not the strength of the overall rock mass, which may be considerably weaker due to defects. The test procedure is described by Australian Standard 4133.4.1 - 1993. The terms used to describe rock strength are as follows:

Term	Abbreviation	Point Load Index $IS_{(50)}$ MPa	Approx Unconfined Compressive Strength MPa*
Extremely low	EL	<0.03	<0.6
Very low	VL	0.03 - 0.1	0.6 - 2
Low	L	0.1 - 0.3	2 - 6
Medium	M	0.3 - 1.0	6 - 20
High	H	1 - 3	20 - 60
Very high	VH	3 - 10	60 - 200
Extremely high	EH	>10	>200

* Assumes a ratio of 20:1 for UCS to $IS_{(50)}$

Degree of Weathering

The degree of weathering of rock is classified as follows:

Term	Abbreviation	Description
Extremely weathered	EW	Rock substance has soil properties, i.e. it can be remoulded and classified as a soil but the texture of the original rock is still evident.
Highly weathered	HW	Limonite staining or bleaching affects whole of rock substance and other signs of decomposition are evident. Porosity and strength may be altered as a result of iron leaching or deposition. Colour and strength of original fresh rock is not recognisable.
Moderately weathered	MW	Staining and discolouration of rock substance has taken place.
Slightly weathered	SW	Rock substance is slightly discoloured but shows little or no change of strength from fresh rock.
Fresh stained	Fs	Rock substance unaffected by weathering but staining visible along defects.
Fresh	Fr	No signs of decomposition or staining.

Degree of Fracturing

The following classification applies to the spacing of natural fractures in diamond drill cores. It includes bedding plane partings, joints and other defects, but excludes drilling breaks.

Term	Description
Fragmented	Fragments of <20 mm
Highly Fractured	Core lengths of 20-40 mm with some fragments.
Fractured	Core lengths of 40-200 mm with some shorter and longer sections.
Slightly Fractured	Core lengths of 200-1000 mm with some shorter and longer sections.
Unbroken	Core lengths mostly > 1000 mm.

July 2010

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

Rock Descriptions

Rock Quality Designation

The quality of the cored rock can be measured using the Rock Quality Designation (RQD) index, defined as:

$$RQD \% = \frac{\text{cumulative length of 'sound' core sections} \geq 100 \text{ mm long}}{\text{total drilled length of section being assessed}}$$

where 'sound' rock is assessed to be rock of low strength or better. The RQD applies only to natural fractures. If the core is broken by drilling or handling (i.e. drilling breaks) then the broken pieces are fitted back together and are not included in the calculation of RQD.

Stratification Spacing

For sedimentary rocks the following terms may be used to describe the spacing of bedding partings:

Term	Separation of Stratification Planes
Thinly laminated	< 6 mm
Laminated	6 mm to 20 mm
Very thinly bedded	20 mm to 60 mm
Thinly bedded	60 mm to 0.2 m
Medium bedded	0.2 m to 0.6 m
Thickly bedded	0.6 m to 2 m
Very thickly bedded	> 2 m

July 2010

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D:\16/512

Symbols & Abbreviations

Douglas Partners



Introduction

These notes summarise abbreviations commonly used on borehole logs and test pit reports.

Drilling or Excavation Methods

- C Core Drilling
- R Rotary drilling
- SFA Spiral flight augers
- NMLC Diamond core - 52 mm dia
- NQ Diamond core - 47 mm dia
- HQ Diamond core - 63 mm dia
- PQ Diamond core - 81 mm dia

Water

- ▽ Water seep
- ▽ Water level

Sampling and Testing

- A Auger sample
- B Bulk sample
- D Disturbed sample
- E Environmental sample
- U₅₀ Undisturbed tube sample (50mm)
- W Water sample
- pp pocket penetrometer (kPa)
- PID Photo ionisation detector
- PL Point load strength Is(50) MPa
- S Standard Penetration Test
- V Shear vane (kPa)

Description of Defects in Rock

The abbreviated descriptions of the defects should be in the following order: Depth, Type, Orientation, Coating, Shape, Roughness and Other. Drilling and handling breaks are not usually included on the logs.

Defect Type

- B Bedding plane
- Cs Clay seam
- Cv Cleavage
- Cz Crushed zone
- Ds Decomposed seam
- F Fault
- J Joint
- Lam lamination
- Pt Parting
- Sz Sheared Zone
- V Vein

Orientation

The inclination of defects is always measured from the perpendicular to the core axis:

- h horizontal
- v vertical
- sh sub-horizontal
- sv sub-vertical

Coating or Infilling Term

- cln clean
- co coating
- he healed
- inf infilled
- stn stained
- ti tight
- vn veneer

Coating Descriptor

- ca calcite
- cbs carbonaceous
- cl clay
- fe iron oxide
- mn manganese
- slt silty

Shape

- cu curved
- ir irregular
- pl planar
- st stepped
- un undulating

Roughness

- po polished
- ro rough
- sl slickensided
- sm smooth
- vr very rough

Other

- fg fragmented
- bn band
- qtz quartz

July 2010

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

Symbols & Abbreviations

Graphic Symbols for Soil and Rock

General

	Asphalt
	Road base
	Concrete
	Filling

Soils

	Topsoil
	Peat
	Clay
	Silty clay
	Sandy clay
	Gravelly clay
	Shaly clay
	Silt
	Clayey silt
	Sandy silt
	Sand
	Clayey sand
	Silty sand
	Gravel
	Sandy gravel
	Cobbles, boulders
	Talus

Sedimentary Rocks

	Boulder conglomerate
	Conglomerate
	Conglomeratic sandstone
	Sandstone
	Siltstone
	Laminite
	Mudstone, claystone, shale
	Coal
	Limestone

Metamorphic Rocks

	Slate, phyllite, schist
	Gneiss
	Quartzite

Igneous Rocks

	Granite
	Dolerite, basalt, andesite
	Dacite, epidote
	Tuff, breccia
	Porphyry

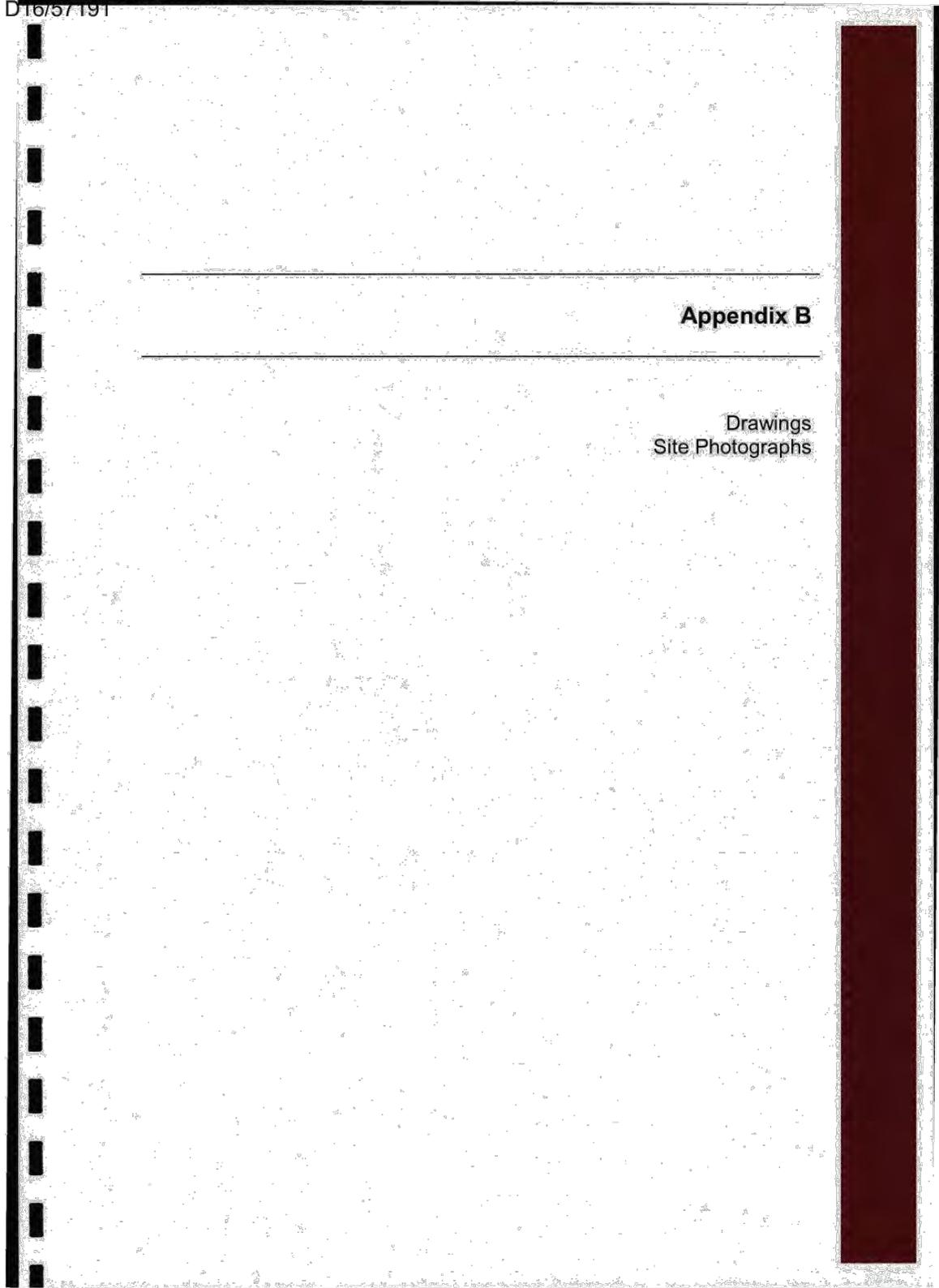
July 2010

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

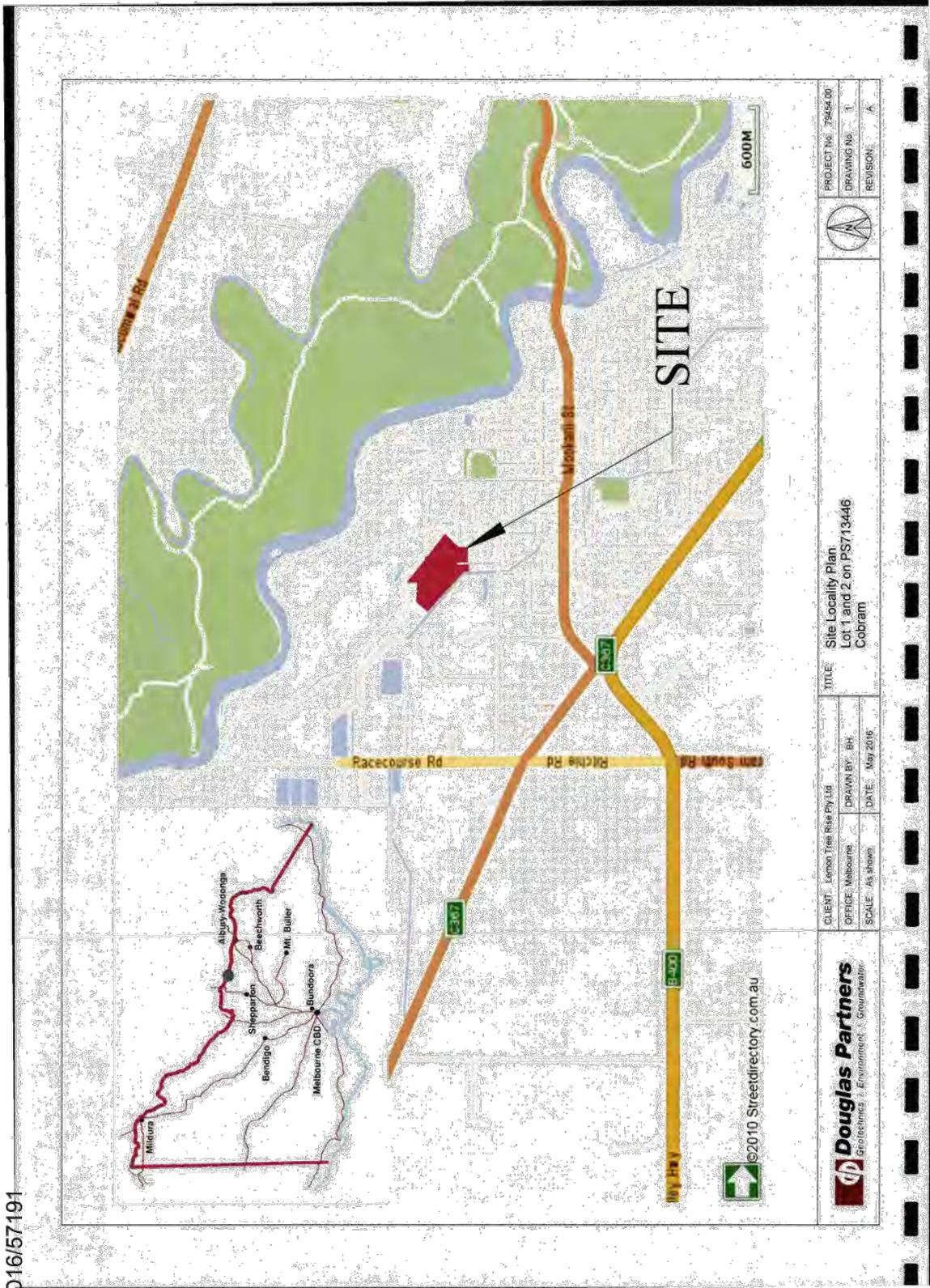
D16/57191



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16/57191

PROJECT No.	79454.00
DRAWING No.	1
REVISION	A



TITLE: Site Locality Plan
Lot 1 and 2 on PS713446
Cobram

CLIENT	Lemon Tree Rise Pty Ltd
OFFICE	Melbourne
SCALE	As shown
DRAWN BY	BH
DATE	May 2016

Douglas Partners
Geotechnical, Environmental, Geographical

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 1 – View of southern part of Lot 1, looking south east



Photo 2 – View of southern part of Lot 1, looking north west towards Lot 2

	Site Photographs	PROJECT: 79454.00
	Lots 1 and 2 on PS 713446	PLATE No: 1
	Grasso Drive, Cobram	REV: 0
	CLIENT: Lemon Tree Rise Ply Ltd	DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 3 – View of Lot 1 active plot, looking north west



Douglas Partners
Geotechnics | Environment | Groundwater

Site Photographs

Lots 1 and 2 on PS 713446

Grasso Drive, Cobram

CLIENT: Lemon Tree Rise Pty Ltd

PROJECT: 79454.00

PLATE No: 2

REV: 0

DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 4 – View of asbestos pipes in south eastern part of Lot 1, looking north.



Photo 5 – Close up view of asbestos pipe, Lot 1.

	Site Photographs	PROJECT: 79454.00
	Lots 1 and 2 on PS 713446	PLATE No: 3
	Grasso Drive, Cobram	REV: 0
	CLIENT: Lemon Tree Rise Pty Ltd	DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 6 – Evidence of historical stone fruit cultivation in southern part (cleared) of Lot 1.



Photo 7 – View of asbestos pipe in ground located south of packing shed (Lot 2), looking north.

	Site Photographs	PROJECT: 79454.00
	Lots 1 and 2 on PS 713446	PLATE No: 4
	Grasso Drive, Cobram	REV: 0
	CLIENT: Lemon Tree Rise Pty Ltd	DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 8 – View of asbestos pipe in Lot 2.



Photo 9 – View of Lot 2 active plot looking north west



Site Photographs
Lots 1 and 2 on PS 713446
Grasso Drive, Cobram

CLIENT: Lemon Tree Rise Pty Ltd

PROJECT: 79454.00

PLATE No: 5

REV: 0

DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 10 – View of asbestos pipes stored on a trailer in the north west corner of Lot 2, looking north.



Photo 11 – Close up view of asbestos pipe on trailer.

	Site Photographs	PROJECT: 79454.00
	Lots 1 and 2 on PS 713446	PLATE No: 6
	Grasso Drive, Cobram	REV: 0
	CLIENT: Lemon Tree Rise Pty Ltd	DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 12 – View of charcoal and ash around stockpile in north west corner of Lot 2



Photo 13 – View of chemical storage crate outside packing shed

	Site Photographs	PROJECT: 79454.00
	Lots 1 and 2 on PS 713446	PLATE No: 7
	Grasso Drive, Cobram	REV: 0
	CLIENT: Lemon Tree Rise Pty Ltd	DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 14 – View of chiller room inside packing shed - Lot 2



Photo 15 – View of diesel AST south of packing shed, looking south



Site Photographs
Lots 1 and 2 on PS 713446
Grasso Drive, Cobram

CLIENT: Lemon Tree Rise Pty Ltd

PROJECT:	79454.00
PLATE No:	8
REV:	0
DATE:	May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 16 – View of disused citrus washing processing plant and steel in the north western corner of Lot 2, looking north west.



Photo 17 – View of empty 5 L fungicide drums south of packing shed

	Site Photographs	PROJECT: 79454.00
	Lots 1 and 2 on PS 713446	PLATE No: 9
	Grasso Drive, Cobram	REV: 0
	CLIENT: Lemon Tree Rise Pty Ltd	DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 18 – View of empty chemical drums in the north western corner of Lot 2, looking north



Photo 19 – View of immature / inactive plot (Lot 2), looking north west



Site Photographs

Lots 1 and 2 on PS 713446

Grasso Drive, Cobram

CLIENT: Lemon Tree Rise Pty Ltd

PROJECT: 79454.00

PLATE No: 10

REV: 0

DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 20 – View of inside of packing shed, looking north



Photo 21 – View of irrigation channel beyond the western boundary of Lot 2, looking north west

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs	PROJECT: 79454.00
	Lots 1 and 2 on PS 713446	PLATE No: 11
	Grasso Drive, Cobram	REV: 0
	CLIENT: Lemon Tree Rise Ply Ltd	DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 22 – View of septic tank and outhouse toilet, north of packing shed, looking south



Photo 23 – View of soil staining beneath diesel AST outlet

	Site Photographs	PROJECT: 79454.00
	Lots 1 and 2 on PS 713446	PLATE No: 12
	Grasso Drive, Cobram	REV: 0
	CLIENT: Lemon Tree Rise Pty Ltd	DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 24 – View of stockpiles in the north west corner of Lot 2



Photo 25 – View of stored chemicals in compressor cage, south of packing shed



Site Photographs
Lots 1 and 2 on PS 713446
Grasso Drive, Cobram

CLIENT: Lemon Tree Rise Pty Ltd

PROJECT:	79454.00
PLATE No:	13
REV:	0
DATE:	May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 26 – View of stored machinery, diesel AST and above-ground water tank south of packing shed, looking north



Photo 27 – Empty Drum Label

	Site Photographs	PROJECT: 79454.00
	Lots 1 and 2 on PS 713446	PLATE No: 14
	Grasso Drive, Cobram	REV: 0
	CLIENT: Lemon Tree Rise Pty Ltd	DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Photo 28 – Example of insecticide stored in wooden crate



Photo 29 – Example of insecticide stored in wooden crate outside packing shed

	Site Photographs	PROJECT: 79454.00
	Lots 1 and 2 on PS 713446	PLATE No: 15
	Grasso Drive, Cobram	REV: 0
	CLIENT: Lemon Tree Rise Pty Ltd	DATE: May-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

Appendix C

Borehole Logs
Site History Documentation

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

BOREHOLE LOG

CLIENT: Lemon Tree Rise Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Grasso Drive, Cobram

SURFACE LEVEL: --
EASTING: 377646
NORTHING: 6025632
DIP/AZIMUTH: 90°/--

BORE No: BH 1
PROJECT No: 79454.00
DATE: 18/5/2016
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing			Water	Well Construction Details
				Type	Depth	Sample		
	0.0	CLAYEY SILT (MC): Silt, brown, moist, some medium grain sand.	[Symbol]	m		BH1-1		
	0.1							
	0.2	SANDY SILT (ML): Hard, pale brown, moist, fine grain sand.	[Symbol]					
	0.3							
	0.4	SILTY SAND (SW): Medium dense, brown, orange, moist, fine to medium grain sand.	[Symbol]	m		BH1-2		
	0.5							
	0.5	Bore discontinued at 0.5m						

RIG: Hand Auger DRILLER: DP LOGGED: BH CASING: NA

TYPE OF BORING: Hand Auger

WATER OBSERVATIONS: No free groundwater observed.

REMARKS: Location coordinates are in WGS 84 Zone 55 H.

SAMPLING & IN SITU TESTING LEGEND

A - Auger sample	B - Gas sample	PID - Photo ionisation detector (ppm)
B - Bulk sample	P - Piston sample	PL(A) - Point load axial test (50) (MPa)
BLK - Block sample	U - Tube sample (x mm dia.)	PL(D) - Point load diametral test (50) (MPa)
C - Core drilling	W - Water sample	ps - Pocket penetrometer (kPa)
D - Disturbed sample	W - Water seep	S - Standard penetration test
E - Environmental sample	W - Water level	V - Shear vane (kPa)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

BOREHOLE LOG

CLIENT: Lemon Tree Rise Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Grasso Drive, Cobram

SURFACE LEVEL: --
EASTING: 377694
NORTHING: 6025590
DIP/AZIMUTH: 90°/--

BORE No: BH 2
PROJECT No: 79454.00
DATE: 18/5/2016
SHEET 1 OF 1

RL Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing			Water	Well Construction Details
			Type	Depth	Sample		
	SANDY SILT (ML): Hard, brown, moist, some fine grain sand.		IN	0.0 - 0.1	BH2-1		
	Pale brown, partially cemented below 0.3 m.						
0.5	Bore discontinued at 0.5m		IN	0.4 - 0.5	BH2-2		

RIG: Hand Auger DRILLER: DP LOGGED: BH CASING: NA

TYPE OF BORING: Hand Auger

WATER OBSERVATIONS: No free groundwater observed.

REMARKS: Location coordinates are in WGS 84 Zone 55 H.

SAMPLING & IN SITU TESTING LEGEND

A. Auger sample	G. Gas sample	PID. Photo ionisation detector (ppm)
B. Bulk sample	P. Piston sample	PLA. Point load axial test (a 50) (MPa)
BU. Block sample	U. Tube sample (x mm dia.)	PLD. Point load diametral test (a 50) (MPa)
C. Core drilling	W. Water sample	pp. Pocket penetrometer (kPa)
D. Disturbed sample	W. Water seep	S. Standard penetration test
E. Environmental sample	W. Water level	V. Shear vane (kPa)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

BOREHOLE LOG

CLIENT: Lemon Tree Rise Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Grasso Drive, Cobram

SURFACE LEVEL: --
EASTING: 377694
NORTHING: 6025581
DIP/AZIMUTH: 90°/-

BORE No: BH 3
PROJECT No: 79454.00
DATE: 18/5/2016
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing			Water	Well Construction Details
				Type	Depth	Sample		
	0.0	FILLING / SANDY CLAY (CI): Dark brown, moist, fine to medium grain sand, trace fine gravel, no hydrocarbon odour.	[Cross-hatched pattern]	m	0.0	BH3 - 1		
	0.1							
		SILTY SAND / SANDY SILT (ML): Very stiff to hard, pale brown, moist, some fine grain sand.	[Vertical lines pattern]	F	0.4	BH3 - 2		
	0.5							
	0.5	Bore discontinued at 0.5m.						

RIG: Hand Auger DRILLER: DP LOGGED: BH CASING: NA
 TYPE OF BORING: Hand Auger
 WATER OBSERVATIONS: No free groundwater observed.
 REMARKS: Location coordinates are in WGS 84 Zone 55 H.

SAMPLING & IN SITU TESTING LEGEND

A - Auger sample	G - Gas sample	FD - Photo ionisation detector (ppm)
B - Bulk sample	P - Piston sample	PL(A) Point load axial test Is(50) (MPa)
BLK - Block sample	U - Tube sample (x mm dia)	PL(D) Point load diametral test Is(50) (MPa)
C - Core drilling	W - Water sample	pp - Pocket penetrometer (kPa)
D - Disturbed sample	W - Water seep	S - Standard penetration test
E - Environmental sample	W - Water level	V - Shear vane (kPa)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

BOREHOLE LOG

CLIENT: Lemon Tree Rise Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Grasso Drive, Cobram

SURFACE LEVEL: --
EASTING: 377725
NORTHING: 6025692
DIP/AZIMUTH: 90°/-

BORE No: BH 4
PROJECT No: 79454.00
DATE: 18/5/2016
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing			Water	Well Construction Details
				Type	Depth	Sample		
	0.0	SILTY SAND (SW): Medium dense, brown, orange, very moist to wet, fine to medium grains.		BH4-1	0.0			
	0.1							
	0.4			BH4-2	0.4			
	0.5	Bore discontinued at 0.5m						

RIG: Hand Auger DRILLER: DP LOGGED: BH CASING: NA
 TYPE OF BORING: Hand Auger
 WATER OBSERVATIONS: No free groundwater observed.
 REMARKS: Location coordinates are in WGS 84 Zone 55 H. Sample BH4A collected at surface from base of nearest tree.

SAMPLING & IN SITU TESTING LEGEND

A: Auger sample	G: Gas sample	PID: Photo ionisation detector (ppm)
B: Bulk sample	P: Piston sample	PL(A) Point load axial test (50) (MPa)
BLK: Block sample	U: Tube sample (x mm dia)	PL(D) Point load diametral test (50) (MPa)
C: Core drilling	W: Water sample	gp: Pocket penetrometer (kPa)
D: Disturbed sample	W: Water seep	S: Standard penetration test
E: Environmental sample	W: Water level	V: Shear vane (kPa)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

BOREHOLE LOG

CLIENT: Lemon Tree Rise Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Grasso Drive, Cobram

SURFACE LEVEL: --
EASTING: 377882
NORTHING: 6025648
DIP/AZIMUTH: 90°/--

BORE No: BH 5
PROJECT No: 79454.00
DATE: 18/5/2016
SHEET 1 OF 1

Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing			Water	Well Construction Details
			Type	Depth	Sample		
0.0	SANDY SILT (ML): Stiff, brown, moist, some fine grain sand.	[Symbol]	m	0.0	BH5-1		
0.1							
0.3	SILTY SAND (SW): Medium dense, brown, orange, moist, fine to medium grain sand.	[Symbol]	m	0.4	BH5-2		
0.5							
Bore discontinued at 0.5m							

RIG: Hand Auger DRILLER: DP LOGGED: BH CASING: NA

TYPE OF BORING: Hand Auger

WATER OBSERVATIONS: No free groundwater observed.

REMARKS: Location coordinates are in WGS 84 Zone 55 H.

SAMPLING & IN SITU TESTING LEGEND

A: Auger sample	G: Gas sample	PID: Photo ionisation detector (cpm)
B: Bulk sample	P: Piston sample	PL(A): Point load axial test (450) (MPa)
B(K): Block sample	U: Tube sample (x mm dia.)	PL(D): Point load diametral test (450) (MPa)
C: Core drilling	W: Water sample	pp: Pocket penetrometer (kPa)
D: Disturbed sample	X: Water seep	S: Standard penetration test
E: Environmental sample	Y: Water level	V: Shear vane (kPa)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

BOREHOLE LOG

CLIENT: Lemon Tree Rise Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Grasso Drive, Cobram

SURFACE LEVEL: --
EASTING: 377791
NORTHING: 6025526
DIP/AZIMUTH: 90°/-

BORE No: BH 6
PROJECT No: 79454.00
DATE: 18/5/2016
SHEET 1 OF 1

RL Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing			Water	Well Construction Details
			Type	Depth	Sample		
0.0	SANDY SILT (ML): Very stiff, brown, moist, fine to medium grain sand, rootlets.	[Graphic Log]	In	0.0	BH6-1		
0.1							
0.2	SILTY SAND (SW): Medium dense, pale brown, orange, very moist to wet, fine to medium grain sand.	[Graphic Log]	E	0.4	BH6-2		
0.5							
Bore discontinued at 0.5m							

RIG: Hand Auger DRILLER: DP LOGGED: BH CASING: NA

TYPE OF BORING: Hand Auger

WATER OBSERVATIONS: No free groundwater observed.

REMARKS: Location coordinates are in WGS 84 Zone 55 H.

SAMPLING & IN SITU TESTING LEGEND

A Auger sample	G Gas sample	PID Photo ionisation detector (ppm)
B Bulk sample	P Piston sample	PL(A) Point load axial test (t/50) (MPa)
BLK Block sample	U Tube sample (ø mm dia.)	PL(D) Point load diametral test (t/50) (MPa)
C Core drilling	W Water sample	pp Pocket penetrometer (kPa)
D Disturbed sample	Wsp Water seep	S Standard penetration test
E Environmental sample	WL Water level	V Shear vane (kPa)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

BOREHOLE LOG

CLIENT: Lemon Tree Rise Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Grasso Drive, Cobram

SURFACE LEVEL: --
EASTING: 377933
NORTHING: 6025418
DIP/AZIMUTH: 90°/-

BORE No: BH.7
PROJECT No: 79454.00
DATE: 18/5/2016
SHEET 1 OF 1

RIG	Depth (m)	Description of Strata	Graphic Log	Sampling & In-Situ Testing			Water	Well Construction Details
				Type	Depth	Sample		
	0.0	CLAYEY SILT (ML): Stiff, pale brown, damp, some fine grain sand.	[Hatched pattern]	In	0.0	BH7-1		
	0.1							
	0.2	SILT (ML): Very stiff, pale brown, orange, trace fine grain sand.	[Vertical lines]	In	0.4	BH7-2		
	0.5							
	Bore discontinued at 0.5m							

RIG: Hand Auger DRILLER: DP LOGGED: BH CASING: NA
 TYPE OF BORING: Hand Auger
 WATER OBSERVATIONS: No free groundwater observed.
 REMARKS: Location coordinates are in WGS 84 Zone 55 H.

SAMPLING & IN SITU TESTING LEGEND

A Auger sample	D Gas sample	PI Photo ionisation detector (ppm)
B Bulk sample	F Piston sample	PLA Point load axial test (t/SD) (MPa)
BLK Block sample	U Tube sample (x mm dia.)	PLD Point load diametral test (t/SD) (MPa)
C Core drilling	W Water sample	pp Pocket penetrometer (t/Pa)
D Disturbed sample	X Water level	S Standard penetration test
E Environmental sample	T Water level	V Shear vane (t/Pa)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

BOREHOLE LOG

CLIENT: Lemon Tree Rise Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Grasso Drive, Cobram

SURFACE LEVEL: --
EASTING: 378049
NORTHING: 6025388
DIP/AZIMUTH: 90°/-

BORE No: BH 8
PROJECT No: 79454.00
DATE: 18/5/2016
SHEET 1 OF 1

Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing			Water	Well Construction Details
			Type	Depth	Sample		
0.0	SANDY SILT (ML): Hard, pale brown, damp, some fine grain sand. Partially cemented below 0.2 m.	[Vertical line]	m	0.0	BH8-1		
0.1							
0.2			m	0.2	BH8-2		
0.3	Bore discontinued at 0.3m. Auger refusal.			0.3			

RIG: Hand Auger DRILLER: DP LOGGED: BH CASING: NA
TYPE OF BORING: Hand Auger
WATER OBSERVATIONS: No free groundwater observed.
REMARKS: Location coordinates are in WGS 84 Zone 55 H.

SAMPLING & IN SITU TESTING LEGEND

A: Auger sample	G: Gas sample	PI: Photo ionisation detector (ppm)
B: Bulk sample	P: Piston sample	PL(A) Point load axial test (s(50) (MPa)
BLK: Block sample	T: Tube sample (x mm dia)	PL(D) Point load diametral test (s(50) (MPa)
C: Core spiling	W: Water sample	pp: Pocket penetrometer (kPa)
D: Disturbed sample	W: Water seep	S: Standard penetration test
E: Environmental sample	W: Water level	V: Shear vane (kPa)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57:191

BOREHOLE LOG

CLIENT: Lemon Tree Rise Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Grasso Drive, Cobram

SURFACE LEVEL: --
EASTING: 377994
NORTHING: 6025515
DIP/AZIMUTH: 90°/-

BORE No: BH 9
PROJECT No: 79454.00
DATE: 18/5/2016
SHEET 1 OF 1

RI	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing			Water	Well Construction Details
				Type	Depth	Sample		
	0.0	SILTY SAND (SW): Medium dense, brown, orange, very moist to wet, fine to medium grains.						
	0.1			BH9-1				
	0.4			BH9-2				
	0.5	Bore discontinued at 0.5m						

RIG: Hand Auger DRILLER: DP LOGGED: BH CASING: NA

TYPE OF BORING: Hand Auger

WATER OBSERVATIONS: No free groundwater observed.

REMARKS: Location coordinates are in WGS 84 Zone 55 H. Sample BH9A collected at surface from base of nearest tree.

SAMPLING & IN SITU TESTING LEGEND

A: Auger sample	G: Gas sample	PID: Photo ionisation detector (ppm)
B: Bulk sample	P: Piston sample	PLA: Point load axial test (k/50) (MPa)
BLK: Block sample	U: Tube sample (x mm dia.)	PLD: Point load diametral test (k/50) (MPa)
C: Core drilling	W: Water sample	pp: Pocket penetrometer (kPa)
D: Disturbed sample	WS: Water seep	S: Standard penetration test
E: Environmental sample	WL: Water level	V: Shear vane (kPa)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

BOREHOLE LOG

CLIENT: Lemon Tree Rise Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Grasso Drive, Cobram

SURFACE LEVEL: ---
EASTING: 378040
NORTHING: 6025572
DIP/AZIMUTH: 90°/-

BORE No: BH 10
PROJECT No: 79454.00
DATE: 18/5/2016
SHEET 1 OF 1

Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing			Water	Well Construction Details
			Type	Depth	Sample		
0.0	SILTY SAND (SW): Medium dense, brown, orange, very moist to wet, fine to medium grains.		En	0.0	BH10-1		
0.1							
0.4			En	0.4	BH10-2		
0.5	Bore discontinued at 0.5m.			0.5			

RIG: Hand Auger DRILLER: DP LOGGED: BH CASING: NA

TYPE OF BORING: Hand Auger

WATER OBSERVATIONS: No free groundwater observed.

REMARKS: Location coordinates are in WGS 84 Zone 55 H. Sample BH10A collected at surface from base of nearest tree.

A Auger sample	G Gas sample	PID Photo ionisation detector (ppm)
B Bulk sample	P Piston sample	PL(A) Point load axial test (t50) (MPa)
BULK Block sample	U Tube sample (x mm dia.)	PL(D) Point load diametral test (t50) (MPa)
C Core drilling	W Water sample	ps Rocket penetrometer (t/m)
D Disturbed sample	W Water seep	S Standard penetration test
E Environmental sample	W Water level	V Shear vane (kPa)

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

BOREHOLE LOG

CLIENT: Lemon Tree Rise Pty Ltd
PROJECT: Proposed Residential Subdivision
LOCATION: Grasso Drive, Cobram

SURFACE LEVEL: --
EASTING: 378088
NORTHING: 6025513
DIP/AZIMUTH: 90°/-

BORE No: BH 11
PROJECT No: 79454.00
DATE: 18/5/2016
SHEET 1 OF 1

Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing			Water	Well Construction Details
			Type	Depth	Sample		
0.0	SILTY SAND (SW): Medium dense, brown, orange, very moist to wet, fine to medium grains.		E	0.0	BH11-1		
0.1							
0.4							
0.5	Bore discontinued at 0.5m		E	0.5	BH11-2		

RIG: Hand Auger DRILLER: DP LOGGED: BH CASING: NA

TYPE OF BORING: Hand Auger

WATER OBSERVATIONS: No free groundwater observed.

REMARKS: Location coordinates are in WGS 84 Zone 55 H. Sample BH11A collected at surface from base of nearest tree.

SAMPLING & IN SITU TESTING LEGEND

A: Auger sample	G: Gas sample	PID: Photo ionisation detector (ppm)
B: Bulk sample	P: Piston sample	PL(A): Point load axial test (t/50) (MPa)
BR: Block sample	U: Tube sample (x mm dia)	PL(D): Point load diametral test (t/50) (MPa)
C: Core drilling	W: Water sample	pp: Pocket penetrometer (kPa)
D: Disturbed sample	Wt: Water sweep	S: Standard penetration test
E: Environmental sample	Wl: Water level	V: Shear vane (kPa)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D:\16/512



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



1970 Aerial Photo
Run 5, Film 240, 12,900 ft. Photo 153

	Aerial Photographs	PROJECT: 79454.00
	Lots 1 and 2 Grasso Drive	PLATE No: 2
	Cobram	REV: 0
	CLIENT: Lemon Tree Rise Pty Ltd.	DATE: Mar-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/512



1981 Aerial Photo.
Run 12, Film 3567, 12,900 ft, Photo 34

	Aerial Photographs	PROJECT: 79454.00
	Lots 1 and 2 Grasso Drive	PLATE No: 3
	Cobram	REV: 0
	CLIENT: Lemon Tree Rise Pty Ltd	DATE: Mar-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



1987 Aerial Photo
Run 5, Film 4130, 13,100 ft. Photo 177

	Aerial Photographs	PROJECT: 79454.00
	Lots 1 and 2 Grasso Drive	PLATE No: 4
	Cobram	REV: 0
	CLIENT: Lemon Tree Rise Pty Ltd.	DATE: Mar-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



2015 Aerial Photo
Google Earth Pro



Aerial Photographs
Lots 1 and 2 Grasso Drive
Cobram

CLIENT: Lemon Tree Rise Pty Ltd

PROJECT	79454.00
PLATE No.	6
REV.	0
DATE	Mar-16

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

PRIORITY SITES REGISTER

Information as at 31 January 2016

The Priority Sites Register is updated monthly and the information on it may not be accurate, current or complete and may be subject to change without notice.

EPA has a key responsibility in protecting beneficial uses of land. Many of these uses are regulated or controlled through a range of measures to prevent contamination of land and groundwater. Land contaminated by former waste disposal, industrial and similar activities is frequently discovered during changes to land use - for example, from industrial to residential use. In most cases these can be managed at the time that the change of land use occurs. Some sites however, present a potential risk to human health or to the environment and must be dealt with as a priority. Such sites are typically subject to clean-up and/or management under EPA directions.

WHAT ARE PRIORITY SITES?

Priority Sites are sites for which EPA has issued a Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the *Environment Protection Act 1970*. Typically these are sites where pollution of land and/or groundwater presents a potential risk to human health or to the environment. The condition of these sites is not compatible with the current or approved use of the site without active management to reduce the risk to human health and the environment. Such management can include clean up, monitoring and/or institutional controls.

The Priority Sites Register does not list sites managed by voluntary agreements or sites subject to management by planning controls (e.g. sites managed in accordance with a section 173 agreement under the *Planning and Environment Act 1987*). Land purchasers should be aware of these limitations and make their own enquiries. A site is listed on the Priority Sites Register when EPA issues a Clean Up Notice or a Pollution Abatement Notice (relevant to land and/or groundwater). A notice is a means by which EPA formalises requirements to manage pollution. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with. This is formalised through a Notice of Revocation pursuant to section 60B of the Act.

DISCLAIMER

Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it.

To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

FURTHER INFORMATION

Additional information is available from:
EPA Information Centre
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)
www.epa.vic.gov.au

Municipality	Suburb	Address	Issue	Notice Number
Ararat Rural City Council	ARARAT	28 Grano ST	Former Industrial Site. Requires assessment and/or clean up.	0090001739
Ararat Rural City Council	ARARAT	Mcellan ST	Railway yard. Requires assessment and/or clean up.	0090001744
Ararat Rural City Council	ARARAT	Mcellan ST	Former Industrial Site. Requires assessment and/or clean up.	0090005943
Ballarat City Council	BALLARAT	Canadian Gully Reserve, Geelong RD	Historical deposit of mine tailings. Requires assessment and/or clean up.	0090000484
Ballarat City Council	BALLARAT	1003 Humfray ST	Former Industrial Site. Requires assessment and/or clean up.	0090001857
Ballarat City Council	BALLARAT	Volume 6747 Folio 260	Current Industrial Site. Requires assessment and/or clean up.	0090001913
Ballarat City Council	WARRENHEIP	Ballarat-Burnumbest RD	Accidental spill/leak (non-industrial site). Requires ongoing management.	0090002430
Ballarat City Council	MOUNT CLEAR	3 WHITEHORSE RD	Former Landfill. Requires ongoing management.	0090003912
Ballarat City Council	MOUNT CLEAR	Whitehorse RD	Former Landfill. Requires assessment and/or clean up.	0090004286
Ballarat City Council	MOUNT CLEAR	Whitehorse RD	Former Landfill. Requires assessment and/or clean up.	0090004287
Ballarat City Council	BUNKERS HILL	856 Greenhaighs RD	Current Industrial Site. Requires ongoing management.	0090004647



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Protection
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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

PRIORITY SITES REGISTER

Information as at 31 January 2016

Municipality	Suburb	Address	Issue	Notice Number
Banyule City Council	GREENSBOROUGH	131 Grimshaw ST	Current Service Station. Requires assessment and/or clean up.	0090002585
Bass Coast Shire Council	WONTHAGGI	C/a 15 Section 55 Cameron St	Former Landfill. Requires ongoing management.	0090003536
Bass Coast Shire Council	RHYLL	309 COWES-RHYLL RD	Former Landfill. Requires ongoing management.	0090003978
Bass Coast Shire Council	RHYLL	309 COWES-RHYLL RD	Former Landfill. Requires assessment and/or clean up.	0090003979
Bass Coast Shire Council	INVERLOCH	25 WILLIAMS ST	Current Service Station. Requires assessment and/or clean up.	0090006454
Bayside City Council	CHELTENHAM	16 Hamlet ST	Current Industrial Site. Requires ongoing management.	0090001671
Bayside City Council	BRIGHTON	316 New ST	Former Service Station. Requires assessment and/or clean up.	0090003677
Brimbank City Council	DEER PARK	753 Tilburn RD	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090000182
Brimbank City Council	SYDENHAM	362 SYDENHAM RD	Former Landfill. Requires assessment and/or clean up.	0090000921
Brimbank City Council	SUNSHINE NORTH	47 MCINTYRE RD	Former Industrial Site. Requires ongoing management.	0090001549
Brimbank City Council	DEER PARK	765 BALLARAT RD	Former Industrial Site. Requires assessment and/or clean up.	0090001886
Brimbank City Council	BROOKLYN	Bunting RD	Former Landfill. Requires ongoing management.	0090002743
Brimbank City Council	SUNSHINE	16 THIRD AV	Current Industrial Site. Requires assessment and/or clean up.	0090003227
Brimbank City Council	BROOKLYN	594 Geelong RD	Former Landfill. Requires ongoing management.	0090003478
Brimbank City Council	KEILOR DOWNS	Green Gully RD	Former Landfill. Requires ongoing management.	0090003524
Brimbank City Council	BROOKLYN	44 McDonald RD	Former Landfill. Requires ongoing management.	0090003591
Brimbank City Council	SYDENHAM	362 SYDENHAM RD	Former Landfill. Requires ongoing management.	0090003753
Brimbank City Council	SUNSHINE	6 FIRST AV	Illegal dumping. Requires assessment and/or clean up.	0090004622
Brimbank City Council	Sunshine North	56 Baldwin AV	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up.	0090004979
Brimbank City Council	TULLAMARINE	6 Prima Court ELSNER CT	Illegal dumping. Requires assessment and/or clean up.	0090005495
Buloke Shire Council	BIRCHIP	CA 53B-D Parish of Wimbirchip, SUNRAYSIA HWY	Illegal dumping. Requires assessment and/or clean up.	0090005616
Campaspe Shire Council	BAMAWM EXTENSION	1133 ECHUCA-MITHAMQ RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090001746
Campaspe Shire Council	KYABRAM	Graham RD	Former Landfill. Requires ongoing management.	0090003562
Campaspe Shire Council	KYABRAM	Graham RD	Former Landfill. Requires ongoing management.	0090003563
Campaspe Shire Council	ECHUCA	Echuca Landfill Echuca-Kyabram RD	Former Landfill. Requires ongoing management.	0090003568
Campaspe Shire Council	ECHUCA	Echuca Landfill Echuca-Kyabram RD	Former Landfill. Requires ongoing management.	0090003569
Campaspe Shire Council	DIGGERA	O'DONNELL RD	Former Landfill. Requires ongoing management.	0090003588
Cardinia Shire Council	PAKENHAM	570 Bald Hill Road	Former Landfill. Requires ongoing management.	0090003597
Casey City Council	NARRE WARREN	188 QUARRY RD	Former Landfill. Requires ongoing management.	0090003600
Central Goldfields Shire Council	CARISBROOK	128 WILLIAMS RD	Former Landfill. Requires ongoing management.	0090003666
Central Goldfields Shire Council	MARYBOROUGH	63 HIGH ST	Current Service Station. Requires assessment and/or clean up.	0090005850
Colac Otway Shire Council	COLAC	Bruce ST	Former Landfill. Requires ongoing management.	0090001484
Colac Otway Shire Council	COROROOKE	Factory RD	Current Industrial Site. Requires assessment and/or clean up.	0090002082
Colac Otway Shire Council	MARENGO	Roberts RD	Former Landfill. Requires ongoing management.	0090003634
Colac Otway Shire Council	COLAC	Bruce ST	Former Landfill. Requires ongoing management.	0090003696



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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

PRIORITY SITES REGISTER

Information as at 31 January 2016

Municipality	Suburb	Address	Issue	Notice Number
Corangamite Shire Council	GLENORMISTON	Terang-Morlake RD	Former Landfill	0090003621
Corangamite Shire Council	GLENORMISTON	Terang-Morlake RD	Former Landfill, Requires ongoing management	0090003622
Darebin City Council	PRESTON	67 High ST	Former Service Station, Requires assessment and/or clean up	0090001449
Darebin City Council	PRESTON	194 Bell ST	Former Industrial Site, Requires assessment and/or clean up	0090002088
Darebin City Council	NORTHCOTE	Clifton ST	Former Landfill, Requires ongoing management	0090003493
Darebin City Council	RESERVOIR	87 Newlands RD	Former Landfill, Requires ongoing management	0090003908
Darebin City Council	PRESTON	74 RAGLAN ST	Former Industrial Site, Requires assessment and/or clean up	0090005520
Darebin City Council	PRESTON	62 Albert ST	Current Industrial Site, Requires ongoing management	0090006171
Darebin City Council	THORNBURY	11 THEOBALD ST	Illegal dumping, Requires assessment and/or clean up	0090006347
East Gippsland Shire Council	ORROST	44 Salisbury ST	Former Service Station, Requires assessment and/or clean up	0090001568
Frankston City Council	Frankston	McClelland DR	Former Landfill, Requires ongoing management	0090003594
Frankston City Council	FRANKSTON	3 ROSELLA ST	Current Industrial Site, Requires assessment and/or clean up	0090006242
Frankston City Council	FRANKSTON SOUTH	4 GOLF LINKS RD	Current Service Station, Requires assessment and/or clean up	0090006300
Glen Eira City Council	CAULFIELD SOUTH	371 Hawthorn RD	Former Service Station, Requires assessment and/or clean up	0090001592
Glen Eira City Council	CAULFIELD SOUTH	818 Glen Huntly RD	Former Service Station, Requires assessment and/or clean up	0090004221
Greater Bendigo City Council	MYERS FLAT	28 WILLIAMS RD	Industrial waste has been dumped at the site, Requires assessment and/or clean up	0090004173
Greater Bendigo City Council	White Hills	(Crown Allotment 432E Section E)	Industrial waste has been dumped at the site, Requires assessment and/or clean up	0090004649
Greater Bendigo City Council	CALIFORNIA GULLY	45 Sandhurst RD	Current petroleum storage site, Requires assessment and/or clean up	0090004999
Greater Bendigo City Council	BENDIGO	Crown Allotment 432E, Section E Parish of Sandhurst, Bendigo	Former Landfill, Requires ongoing management	0090006184
Greater Bendigo City Council	Huntly	28 Cahill Road	Current Industrial Site, Requires assessment and/or clean up	0090006353
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill, Requires ongoing management	0090006608
Greater Dandenong City Council	DANDENONG SOUTH	Greens Road, GREENS RD	Former Industrial Site, Requires ongoing management	0090001391
Greater Dandenong City Council	SPRINGVALE	917 Princes HWY	Former Industrial Site, Requires assessment and/or clean up	0090001557
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill, Requires ongoing management	0090003693
Greater Dandenong City Council	SPRINGVALE SOUTH	Clarke RD	Former Landfill, Requires ongoing management	0090003648
Greater Dandenong City Council	SPRINGVALE SOUTH	Clarke RD	Former Landfill, Requires ongoing management	0090003649
Greater Dandenong City Council	SPRINGVALE SOUTH	Clarke RD	Former Landfill, Requires ongoing management	0090003850
Greater Dandenong City Council	DANDENONG	230 Frankston-Dandenong RD	Former Service Station, Requires assessment and/or clean up	0090004119
Greater Dandenong City Council	DANDENONG SOUTH	185 Dandenong-Hastings RD	Former Landfill, Requires ongoing management	0090004214
Greater Dandenong City Council	KEYSBOROUGH	151 CHAPEL RD	Land and/or groundwater impacted by intensive animal industry, Requires assessment and/or clean up	0090005579
Greater Dandenong City Council	SPRINGVALE	310 Springvale RD	Current Service Station, Requires assessment and/or clean up	0090006022
Greater Dandenong City Council	Bangholme	Cnr Thompson Road and Worsley Road	Current Industrial Site, Requires assessment and/or clean up	0090006248



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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

PRIORITY SITES REGISTER

Information as at 31 January 2016

Municipality	Suburb	Address	Issue	Notice Number
Greater Geelong City Council	CORIO	80 REFINERY RD	Current petroleum storage site. Requires ongoing management.	009000024
Greater Geelong City Council	CORIO	Off Hargur RD	Former Service Station. Requires assessment and/or clean up.	0090000782
Greater Geelong City Council	LARA	Princes HWY	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up.	0090001012
Greater Geelong City Council	GEELONG NORTH	1 Roseneath ST	Former chemical storage facility. Requires assessment and/or clean up.	0090001664
Greater Geelong City Council	DRYSDALE	87 High ST	Current Service Station. Requires ongoing management.	0090001808
Greater Geelong City Council	CORIO	83 Purnell RD	Current Service Station. Requires ongoing management.	0090002343
Greater Geelong City Council	CORIO	1900 BIDDLECOMBE AV	Current landfill. Requires assessment and/or clean up.	0090002361
Greater Geelong City Council	MANFOLD HEIGHTS	35 Shannon AV	Former Service Station. Requires assessment and/or clean up.	0090004088
Greater Geelong City Council	NORTH GEELONG	843 MELBOURNE RD	Former Industrial Site. Requires assessment and/or clean up.	0090004124
Greater Geelong City Council	NORLANE	5 PRINCES HWY	Former Industrial Site. Requires assessment and/or clean up.	0090004128
Greater Geelong City Council	NORLANE	80 NORTH SHORE RD	Current Industrial Site. Requires assessment and/or clean up.	0090004132
Greater Geelong City Council	CORIO	80 REFINERY RD	Current Industrial Site. Requires assessment and/or clean up.	0090004218
Greater Geelong City Council	MARSHALL	55 WOOLSCOUR LANE	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090004722
Greater Geelong City Council	POINT HENRY	420 Point Henry RD	Former Industrial Site. Requires assessment and/or clean up.	0090005302
Greater Geelong City Council	BELMONT	180 Barwon Heads RD	Former petroleum storage site. Requires ongoing management.	0090005312
Greater Geelong City Council	GEELONG WEST	151 Church ST	Former Service Station. Requires ongoing management.	0090005443
Greater Geelong City Council	MOOLAP	132 POINT HENRY RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090005545
Greater Geelong City Council	LOVELY BANKS	225 STACEYS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090005898
Greater Geelong City Council	BALLAN	1 5511 Western FWY	Current Service Station. Requires ongoing management.	0090006079
Greater Geelong City Council	CORIO	248 Princes HWY	Current petroleum storage site. Requires ongoing management.	0090006254
Greater Geelong City Council	GEELONG	Former South Geelong LANDFILL South & West of Geelong W Wool Railway L	Former Landfill. Requires assessment and/or clean up.	0090006355
Greater Shepparton City Council	SHEPPARTON NORTH	280 Daldy RD	Former Industrial Site. Requires assessment and/or clean up.	0090001776
Greater Shepparton City Council	COSGROVE	205 COSGROVE-LEMNOS RD	Former Landfill. Requires ongoing management.	0090003551
Hepburn Shire Council	CRESWICK	18 Clunes RD	Former Service Station. Requires assessment and/or clean up.	0090000263
Hepburn Shire Council	CRESWICK	Cla 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires ongoing management.	0090003560
Hepburn Shire Council	DAYLESFORD	47 RAGLAN ST	Current Service Station. Requires ongoing management.	0090004373
Hobsons Bay City Council	ALTONA	541 Kororoit Creek RD	Current chemical storage facility. Requires assessment and/or clean up.	0090000425
Hobsons Bay City Council	NEWPORT	Underground Section Of Petroleum Pipelines That Run Under Champion Rd	Current Industrial Site. Requires ongoing management.	0090000598
Hobsons Bay City Council	NEWPORT	Burleigh ST	Current petroleum storage site. Requires assessment and/or clean up.	0090001325
Hobsons Bay City Council	NEWPORT	Underground Section Of Petroleum Pipelines That Run Under Champion Rd	Current Industrial Site. Requires assessment and/or clean up.	0090001458



Environment
Protection
Authority Victoria | epa.vic.gov.au

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

PRIORITY SITES REGISTER

Information as at 31 January 2016

Municipality	Suburb	Address	Issue	Notice Number
Hobsons Bay City Council	ALTONA MEADOWS	306 Queen St.	Current Service Station. Requires assessment and/or clean up.	0090002186
Hobsons Bay City Council	SOUTH KINGSVILLE	38 Blackshaws Rd.	Former Industrial Site. Requires ongoing management.	0090002381
Hobsons Bay City Council	WILLIAMSTOWN	12 Seaview PDE	Current Industrial Site. Requires ongoing management.	0090002444
Hobsons Bay City Council	ALTONA	Elfield Meadows Estate Defined By Volume 10426	Waste Acid Sulfate Soils. Requires ongoing management.	0090002765
Hobsons Bay City Council	SPOTSWOOD	144 HALL ST	Current Industrial Site. Requires assessment and/or clean up.	0090003301
Hobsons Bay City Council	ALTONA	401 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090003368
Hobsons Bay City Council	ALTONA	QUEENS STREET	Former Landfill. Requires ongoing management.	0090003472
Hobsons Bay City Council	BROOKLYN	Harle Rd	Former Landfill. Requires ongoing management.	0090003487
Hobsons Bay City Council	ALTONA NORTH	Kyle Rd	Former Landfill. Requires ongoing management.	0090003527
Hobsons Bay City Council	NEWPORT	Underground Section Of Petroleum Pipelines That Run Under Champion Rd	Current Industrial Site. Requires assessment and/or clean up.	0090005042
Hobsons Bay City Council	ALTONA	541 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090005374
Hobsons Bay City Council	SPOTSWOOD	512 Melbourne RD	Railway yard. Requires ongoing management.	0090005636
Hobsons Bay City Council	SPOTSWOOD	18 Drake St	Former petroleum storage site. Requires assessment and/or clean up.	0090005771
Hobsons Bay City Council	SPOTSWOOD	512 Melbourne RD	Railway yard. Requires assessment and/or clean up.	0090006054
Hobsons Bay City Council	NEWPORT	411 DOUGLAS PDE	Current petroleum storage site. Requires assessment and/or clean up.	0090006202
Horsesham Rural City Council	Longerenong	Corner of West and Centre Roads	Current Industrial Site. Requires assessment and/or clean up.	0090006364
Hume City Council	BULLA	316 Loemans RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090000177
Hume City Council	CAMPBELLFIELD	1735 Sydney RD	Current Industrial Site. Requires assessment and/or clean up.	0090002375
Hume City Council	CRAIGIEBURN	Craigieburn RD	Former Landfill. Requires ongoing management.	0090003107
Hume City Council	CAMPBELLFIELD	5 REO CR	Current Industrial Site. Requires assessment and/or clean up.	0090003276
Hume City Council	CRAIGIEBURN	Craigieburn RD	Former Landfill. Requires ongoing management.	0090003475
Hume City Council	CAMPBELLFIELD	Mahoneys RD	Former Landfill. Requires ongoing management.	0090003496
Hume City Council	TULLAMARINE	Western AV	Former Landfill. Requires ongoing management.	0090003530
Hume City Council	DIGGERS REST	65 EDWARDS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090003640
Hume City Council	CAMPBELLFIELD	Bolinda RD	Former Landfill. Requires ongoing management.	0090003793
Hume City Council	CAMPBELLFIELD	Bolinda RD	Former Landfill. Requires ongoing management.	0090003794
Hume City Council	CAMPBELLFIELD	26 GLENBARRY RD	Illegal dumping. Requires assessment and/or clean up.	0090003863
Hume City Council	Tullamarine	105 ANNANDALE RD	Illegal dumping. Requires assessment and/or clean up.	0090004146
Hume City Council	CAMPBELLFIELD	2 8 REO CR	Former chemical storage facility. Requires assessment and/or clean up.	0090004284
Hume City Council	CAMPBELLFIELD	29 HALLEY CR	Illegal dumping. Requires assessment and/or clean up.	0090004877
Hume City Council	SUNBURY	46 DEVERALL RD	Illegal dumping. Requires assessment and/or clean up.	0090005274
Hume City Council	CAMPBELLFIELD	2 8 REO CR	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090005565
Hume City Council	Tullamarine	105 ANNANDALE RD	Former Landfill. Requires assessment and/or clean up.	0090005586



Environment Protection Authority Victoria epa.vic.gov.au

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

PRIORITY SITES REGISTER

Information as at 31 January 2016

Municipality	Suburb	Address	Issue	Notice Number
Hume City Council	DIGGERS REST	250 DUNCANS LANE	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006005
Hume City Council	WILDWOOD	420 WILDWOOD RD.	Illegal dumping. Requires assessment and/or clean up.	0090006345
Kingston City Council	MOORABBIN	1-10 Edden ST.	Former Industrial Site. Requires ongoing management.	0090002273
Kingston City Council	CLAYTON SOUTH	Clayton and Ryans RD.	Former Landfill. Requires ongoing management.	0090003507
Kingston City Council	CLAYTON SOUTH	8 Elder ST.	Former Landfill. Requires ongoing management.	0090003610
Kingston City Council	CHELSEA	Scotch PDE	Former Landfill. Requires ongoing management.	0090003613
Kingston City Council	DINGLEY VILLAGE	370 Old Dandenong RD.	Former Landfill. Requires ongoing management.	0090003632
Kingston City Council	CLAYTON SOUTH	623 HEATHERTON RD.	Former Landfill. Requires assessment and/or clean up.	0090003855
Kingston City Council	DINGLEY VILLAGE	Spring Road & Rowan Road (As per Annexure A in PAN: 90003857)	Former Landfill. Requires assessment and/or clean up.	0090003857
Kingston City Council	CLAYTON SOUTH	Former Clayton Road Landfill Carr. Clayton Road & Ryans Road.	Former Landfill. Requires ongoing management.	0090004253
Kingston City Council	CLAYTON SOUTH	FRASER RD.	Current landfill. Requires ongoing management.	0090006001
Kingston City Council	MENTONE	17 BALCOMBE RD.	Former petroleum storage site. Requires assessment and/or clean up.	0090006641
Knox City Council	Wantirna	750A Boronia RD.	Illegal dumping. Requires assessment and/or clean up.	0090000181
Knox City Council	WANTIRNA SOUTH	CATHIES LANE CATHIES LANE	Former Landfill. Requires ongoing management.	0090000475
Knox City Council	WANTIRNA SOUTH	CATHIES LANE CATHIES LANE	Former Landfill. Requires ongoing management.	0090003738
Latrobe City Council	TRARALGON SOUTH	Loy Yang B3H Bantons Lane	Ash pond with a Groundwater Attenuation Zone. Requires ongoing management.	0090002894
Latrobe City Council	MORWELL	Lot RES1 PS449978 MARYVALE ROAD.	Former Landfill. Requires ongoing management.	0090006257
Latrobe City Council	Haines Oak	SPI - 9LIPP3273/PH - 52587503	Former Landfill. Requires ongoing management.	0090006916
Macedon Ranges Shire Council	BULLENGROOK	Hobbs RD.	Former Landfill. Requires ongoing management.	0090003582
Macedon Ranges Shire Council	LANCEFIELD	Baynton (Lot 15 LP209950) RD.	Former Landfill. Requires ongoing management.	0090005294
Macedon Ranges Shire Council	ROMSEY	2-33 MAIN ST.	Current Service Station. Requires assessment and/or clean up.	0090005361
Macedon Ranges Shire Council	WOODEND	130 High ST.	Current Service Station. Requires ongoing management.	0090005669
Macedon Ranges Shire Council	KYNETON	Reedsdale (Lot 240IPP2979) RD.	Former Landfill. Requires ongoing management.	0090006370
Manningham City Council	PARK ORCHARDS	20 STINTONS RD.	Illegal dumping. Requires assessment and/or clean up.	0090005987
Manningham City Council	PARK ORCHARDS	20 STINTONS RD.	Illegal dumping. Requires assessment and/or clean up.	0090005988
Manningham City Council	PARK ORCHARDS	20 STINTONS RD.	Illegal dumping. Requires assessment and/or clean up.	0090005989
Mansfield Shire Council	MANSFIELD	Monkey Gully RD.	Former Landfill. Requires ongoing management.	0090005736
Manlybyrning City Council	YARRAVILLE	1 High ST.	Former Industrial Site. Requires ongoing management.	0090000134
Manlybyrning City Council	BROOKLYN	550 GEELONG RD.	Former Industrial Site. Requires assessment and/or clean up.	0090002056
Manlybyrning City Council	YARRAVILLE	221 Whitehall ST.	Former Industrial Site. Requires ongoing management.	0090003331
Manlybyrning City Council	FOOTSCRAY	Farnsworth AV.	Former Landfill. Requires ongoing management.	0090003484
Manlybyrning City Council	MAIDSTONE	9 WILLIAMSON RD.	Former Industrial Site. Requires assessment and/or clean up.	0090003757
Manlybyrning City Council	MAIDSTONE	9 WILLIAMSON RD.	Former Industrial Site. Requires assessment and/or clean up.	0090003769
Manlybyrning City Council	BROOKLYN	550 GEELONG RD.	Illegal dumping. Requires assessment and/or clean up.	0090004455



Environment
Protection
Authority Victoria epa.vic.gov.au

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

PRIORITY SITES REGISTER

Information as at 31 January 2015

Municipality	Suburb	Address	Issue	Notice Number
Manbyrnong City Council	YARRAVILLE	325 WHITEHALL STREET	Former Industrial Site. Requires assessment and/or clean up.	0090004781
Manbyrnong City Council	TOTTENHAM	1 AMANDA RD	Current chemical storage facility. Requires assessment and/or clean up.	0090004939
Manbyrnong City Council	BRAYBROOK	30 SOUTH RD	Former Industrial Site. Requires assessment and/or clean up.	0090005436
Manbyrnong City Council	YARRAVILLE	2A FRANCIS ST	Former Industrial Site. Requires assessment and/or clean up.	0090006320
Marcondah City Council	RINGWOOD EAST	18 Mount Dandenong RD	Current Service Station. Requires assessment and/or clean up.	0090005725
Melbourne City Council	PORT MELBOURNE	1 WEST GATE FWY	Current Service Station. Requires assessment and/or clean up.	0090006609
Melton Shire Council	PLUMPTON	1 Holden RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up.	0090000169
Melton Shire Council	PLUMPTON	627 Plumpton RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up.	0090000300
Melton Shire Council	MELTON SOUTH	2 FERRIS RD	Former Landfill. Requires ongoing management.	0090003479
Melton Shire Council	MELTON SOUTH	2 FERRIS RD	Former Landfill. Requires ongoing management.	0090003480
Melton Shire Council	MELTON	Ferris RD	Former Landfill. Requires ongoing management.	0090003481
Melton Shire Council	PLUMPTON	627 PLUMPTON RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up.	0090003893
Melton Shire Council	PLUMPTON	627 PLUMPTON RD	Illegal dumping. Requires assessment and/or clean up.	0090004146
Melton Shire Council	MELTON SOUTH	2 FERRIS RD	Former Landfill. Requires ongoing management.	0090005053
Mildura Rural City Council	MILDURA	42 NINTH ST	Former petroleum storage site. Requires assessment and/or clean up.	0090004105
Mildura Rural City Council	OUYEN	48 FARRELL ST	Former petroleum storage site. Requires assessment and/or clean up.	0090004611
Mildura Rural City Council	KOORLONG	Twentieth ST	Former Landfill. Requires ongoing management.	0090005287
Mildura Rural City Council	MILDURA	CA Lot 12 & 13, ETIWANDA AV	Former Landfill. Requires ongoing management.	0090005614
Mildura Rural City Council	MILDURA	211 NINTH ST	Former petroleum storage site. Requires ongoing management.	0090005843
Mildura Rural City Council	MILDURA	220 TENTH ST	Former petroleum storage site. Requires assessment and/or clean up.	0090005846
Mildura Rural City Council	NICHOLS POINT	63 CURETON (Lot 3, LP218256) AV	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006181
Mildura Rural City Council	NICHOLS POINT	63 CURETON (Lot 3, LP218256) AV	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006182
Mildura Rural City Council	OUYEN	52 FARRELL (CA19 SECTION 3) PP5521) ST	Former petroleum storage site. Requires ongoing management.	0090006302
Mitchell Shire Council	SEYMOUR	117 Wimple ST	Current Industrial Site. Requires assessment and/or clean up.	0090001737
Mitchell Shire Council	BROADFORD	High ST	Former Landfill. Requires ongoing management.	0090003542
Mitchell Shire Council	SEYMOUR	Lot 11TP41415 HUME AND HOVELL ROAD	Former Landfill. Requires ongoing management.	0090006118
Moira Shire Council	YARRAWONGA	61 Channel RD	Former Landfill. Requires ongoing management.	0090003536
Moira Shire Council	YARRAWONGA	61 Channel RD	Former Landfill. Requires assessment and/or clean up.	0090003543
Moira Shire Council	YARRAWONGA	61 Channel RD	Former Landfill. Requires ongoing management.	0090003544
Moira Shire Council	NUMURKAH	Parish Of Katunga C/O 14 Sect D, Naring Rd	Former Landfill. Requires ongoing management.	0090003595
Moira Shire Council	NUMURKAH	50 NARING RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up.	0090005817
Moira Shire Council	MUCKATAH	Lot 2LP216470 Benalla-Tocumwal Rd	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090005924
Moira Shire Council	MUCKATAH	Lot 2LP30239 Benalla-Tocumwal Road	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006425
Moira Shire Council	MUCKATAH	Lot 2LP216470 Benalla-Tocumwal Rd	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006578



Environment Protection Authority Victoria epa.vic.gov.au

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

PRIORITY SITES REGISTER

Information as at 31 January 2016

Municipality	Suburb	Address	Issue	Notice Number
Moira Shire Council	MUCKATAH	Lot 2 LP90239 Benalla-Tocumwal Road	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006579
Monash City Council	CLAYTON	1555 CENTRE RD	Current Industrial Site. Requires ongoing management.	0090004468
Moonee Valley City Council	ASCOT VALE	556 MT ALEXANDER RD	Current Service Station. Requires assessment and/or clean up.	0090004429
Moonee Valley City Council	MOONEE PONDS	783 Mt Alexander RD	Current Service Station. Requires ongoing management.	0090006414
Moorabool Shire Council	MADDINGLEY	Side Of Kerrs RD	Former Landfill. Requires ongoing management.	0090003631
Moorabool Shire Council	FISKVILLE	Geelong-Ballan RD	Current Industrial Site. Requires assessment and/or clean up.	0090004570
Moorabool Shire Council	FISKVILLE	Geelong-Ballan RD	Current Industrial Site. Requires assessment and/or clean up.	0090004571
Moreland City Council	Brunswick	225 and 227-231 Barkly Street	Former Industrial Site. Requires ongoing management.	0090004382
Moreland City Council	BRUNSWICK	225 and 227-231 Barkly Street	Former Industrial Site. Requires ongoing management.	0090004520
Mornington Peninsula Shire Council	SOMERVILLE	182 Eramosa RD	Illegal dumping. Requires assessment and/or clean up.	0090005097
Mornington Peninsula Shire Council	MOUNT ELIZA	250 Moorooduc HWY	Former Landfill. Requires ongoing management.	0090000477
Mornington Peninsula Shire Council	RYE	2233 POINT NEPEAN RD	Current Service Station. Requires ongoing management.	0090006658
Mornington Peninsula Shire Council	ROSEBUD WEST	119 Truemans RD	Former Landfill. Requires ongoing management.	0090003616
Mornington Peninsula Shire Council	CRIB POINT	2 Lens ST	Former Landfill. Requires ongoing management.	0090003619
Mornington Peninsula Shire Council	MOUNT ELIZA	250 Moorooduc HWY	Former Landfill. Requires ongoing management.	0090003744
Mornington Peninsula Shire Council	CRIB POINT	The Esplanade	Former Industrial Site. Requires ongoing management.	0090006084
Mount Alexander Shire Council	Castlemaine	74 Tomkies Road Lane	Contaminated soil is retained and managed onsite. Requires ongoing management.	0090004156
Moynie Shire Council	PORT FAIRY	Badhams LANE	Former Landfill. Requires ongoing management.	0090003625
Moynie Shire Council	ALLANSFORD	5331 Great Ocean RD	Current Industrial Site. Requires ongoing management.	0090004322
Nilumbik Shire Council	PANTON HILL	165 MOTSCHALL RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090002083
Nilumbik Shire Council	KANGAROO GROUND	105 GRAHAM RD	Former Landfill. Requires ongoing management.	0090003505
Nilumbik Shire Council	YARRAMBAT	250 Yan Yean RD	Former Landfill. Requires ongoing management.	0090005073
Northern Grampians Shire Council	STAWELL	25 Horsham RD	Former Industrial Site. Requires assessment and/or clean up.	0090005537
Northern Grampians Shire Council	Stawell	Crown Allotment 136K Parish of Illawarra	Industrial waste has been dumped at the site. Requires ongoing management.	0090006260
Northern Grampians Shire Council	Stawell	Crown Allotment 136K Parish of Illawarra	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006261
Northern Grampians Shire Council	Stawell	TSE2 CA1 Sec5 CA4 Sec5 CA5 Sec5 CA6 Sec5 CA18V Sec2 CA18W Sec2	Current Industrial Site. Requires assessment and/or clean up.	0090005460
Northern Grampians Shire Council	Stawell	TSE2 CA1 Sec5 CA4 Sec5 CA5 Sec5 CA6 Sec5 CA18V Sec2 CA18W Sec2	Current Industrial Site. Requires assessment and/or clean up.	0090004461
Port Phillip City Council	ELWOOD	54A MARINE PDE	Current Service Station. Requires ongoing management.	0090005724
Port Phillip City Council	PORT MELBOURNE	337 WILLIAMSTOWN RD	Former Service Station. Requires assessment and/or clean up.	0090006428
Shire of Wellington	WEST SALE	Cnr Prince's Highway and Sale-Gowarr Road	Current Industrial Site. Requires assessment and/or clean up.	0090006357
Southern Grampians Shire Council	PENSHURST	5188 PENSHURST WARRNAMBOOL RD	Illegal dumping. Requires assessment and/or clean up.	0090005839
Southern Grampians Shire Council	PENSHURST	14 PENSHURST-DUNKELD RD	Current Industrial Site. Requires assessment and/or clean up.	0090006268



Environment
Protection
Authority Victoria epa.vic.gov.au

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

PRIORITY SITES REGISTER

Information as at 31 January 2016

Municipality	Suburb	Address	Issue	Notice Number
South Gippsland Shire Council	FOSTER	4090 SOUTH GIPPSLAND HWY	Former Landfill. Requires ongoing management.	0090003633
South Gippsland Shire Council	FOSTER	4090 SOUTH GIPPSLAND HWY	Former Landfill. Requires ongoing management.	0090003747
Stannington City Council	PRAHRAN	549 HIGH ST	Current Service Station. Requires ongoing management.	0090006245
Surf Coast Shire Council	ANGLESEA	POWER STATION CAMP RD	Former Industrial Site. Requires assessment and/or clean up.	0090006380
Swan Hill Rural City Council	Swan Hill	3 Hastings Street	Current petroleum storage site. Requires assessment and/or clean up.	0090003573
Swan Hill Rural City Council	PENTAL ISLAND	LOT 4 PPS37291, 1211 PENTAL ISLAND ROAD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006076
Toyong Shire Council	BETHANGA	4 MARTIN ST	Former Landfill. Requires ongoing management.	0090003564
Wangaratta Rural City Council	WANGARATTA	Alld. 5 Sec. 42C Township of Wangaratta	Industrial waste has been dumped at the site. Requires ongoing management.	0090006286
Wangaratta Rural City Council	WANGARATTA SOUTH	99 SHANLEY ST	Current Industrial Site. Requires assessment and/or clean up.	0090006346
Warrambool City Council	WARRAMBOOL	Braithwaite ST	Former Landfill. Requires ongoing management.	0090003637
Wellington Shire Council	TRARALGON	Loy Yang Switchyard Bartons LANE	Ash pond with a Groundwater Attenuation Zone. Requires ongoing management.	0090002693
Wellington Shire Council	YARRAM	Off Yarram Traralgon RD	Former Landfill. Requires ongoing management.	0090003055
Wellington Shire Council	LONGFORD	746 LONGFORD-LOCH SPORT RD	Former Landfill. Requires ongoing management.	0090003791
Wellington Shire Council	LONGFORD	746 LONGFORD-LOCH SPORT RD	Former Landfill. Requires ongoing management.	0090003792
West Wimmera Shire Council	NEUARPURR	LOT 3 TP420739	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006657
West Wimmera Shire Council	BENAYED	375 RIPLEY PARK RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006659
Whitehorse City Council	BOX HILL	14 Federation ST	Former Landfill. Requires ongoing management.	0090003495
Whitehorse City Council	BLACKBURN	2 CENTRAL RD	Former Service Station. Requires assessment and/or clean up.	0090004262
Whittlesea City Council	THOMASTOWN	342 Settlement RD	Former Service Station. Requires assessment and/or clean up.	0090001958
Whittlesea City Council	EPPING	500 Cooper ST	Former Landfill. Requires ongoing management.	0090003490
Whittlesea City Council	EPPING	490 COOPER ST	Former Landfill. Requires ongoing management.	0090003502
Whittlesea City Council	THOMASTOWN	240 HIGH ST	Former Service Station. Requires assessment and/or clean up.	0090004077
Wodonga Rural City Council	WODONGA	3437 Beechworth-Wodonga RD	Former Landfill. Requires ongoing management.	0090003548
Wyndham City Council	LAVERTON NORTH	41 LEAKES RD	Former Industrial Site. Requires ongoing management.	0090003389
Wyndham City Council	LITTLE RIVER	480 EDGARS RD	Illegal dumping. Requires assessment and/or clean up.	0090004276
Wyndham City Council	LAVERTON NORTH	103 Pipe RD	Current Industrial Site. Requires assessment and/or clean up.	0090004912
Wyndham City Council	LAVERTON NORTH	41 LEAKES RD	Former Industrial Site. Requires ongoing management.	0090006212
Yarra City Council	RICHMOND	3-21a Kent St 1/4-14/4 Little Buckingham St	Former Industrial Site. Requires ongoing management.	0090001920
Yarra City Council	FITZROY NORTH	433 SMITH ST	Former Industrial Site. Requires ongoing management.	0090004363
Yarra Ranges Shire Council	COLDSTREAM	Ingram RD	Former Landfill. Requires ongoing management.	0090003838
Yarra Ranges Shire Council	COLDSTREAM	Ingram RD	Former Landfill. Requires ongoing management.	0090003839
Yarra Ranges Shire Council	HEALESVILLE	Mt Riddell RD	Former Landfill. Requires ongoing management.	0090003840
Yarra Ranges Shire Council	HEALESVILLE	Mt Riddell RD	Former Landfill. Requires ongoing management.	0090003841



Environment Protection Authority Victoria epa.vic.gov.au

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

PRIORITY SITES REGISTER

Information as at 31 January 2016

Municipality	Suburb	Address	Issue	Notice Number
Yarra Ranges Shire Council	KILSYTH	276 Fussell RD	Former Industrial Site. Requires assessment and/or clean up.	0090006104
Yarra Ranges Shire Council	KILSYTH	276 Fussell RD	Former Industrial Site. Requires assessment and/or clean up.	0090006105
Yarra Ranges Shire Council	KILSYTH	276 Fussell RD	Former Industrial Site. Requires assessment and/or clean up.	0090006106
Yarra Ranges Shire Council	KILSYTH	276 Fussell RD	Former Industrial Site. Requires assessment and/or clean up.	0090006107
Yarra Ranges Shire Council	HEALESVILLE	265 MAROONDAH HWY	Former Industrial Site. Requires assessment and/or clean up.	0090006510



Environment
Protection
Authority Victoria epa.vic.gov.au

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

Appendix D

Laboratory Results Summary Tables
NATA Laboratory Reports
Chain of Custody Documentation

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Table D1(a)
Determination of EILs using the Hamon et al (2004) method

Residential and Open Space										
Sample No.	Sample Depth (m bgl)	Strata	Sample Date	Metals and Metalloids						
				Iron (mg/kg)	Iron (%)	Aged Zinc (mg/kg)	Aged Copper (mg/kg)	Chromium (III) (mg/kg)	Aged Nickel (mg/kg)	Aged Lead (mg/kg)
Phase Coefficient (α)				0.588	0.412	0.77	0.102	0.35		
Constant for 95th percentile line (c)				1.529	1.295	3.215	1.311	0.258		
Added Contaminant Limits (ACL)				230	95	190	30	1,800		
Ambient Background Concentrations (ABC)				37	19	93	27	4		
Calculated EIL (ACL - ABC)				267	114	783	87	1,794		
BH1-1		Natural	18.5.16	16000	1.6	45	23	117	33	6
BH4-1		Natural	18.5.16	11000	1.1	36	18	89	26	4
BH5-1		Natural	18.5.16	10000	1.0	34	17	82	24	4
BH7-1		Natural	18.5.16	14000	1.4	41	21	106	30	5
BH8-1		Natural	18.5.16	12000	1.2	38	19	94	27	4
BH10-1		Natural	18.5.16	10000	1.0	34	17	82	24	4
BH11-1		Natural	18.5.16	9900	1.0	34	17	82	24	4

Preliminary Site Investigation for Contamination
Proposed Residential Subdivision
Lots 1 and 2 on PO713446, Cobram

Project: 79454.00
May 2016

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

Table D2
Comparison of Soil Laboratory Results to
NEPM HLUHSL A Criteria

Douglas Partners

D16/57191

Page 334 of 453

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

Douglas Partners
Geotechnics | Environment | Groundwater

CHAIN OF CUSTODY DESPATCH SHEET

Project Name: Cobram
Project Number: 79454.00
DP Contact Person: Ben Harley
Prior storage: Esky / Fridge

To: ALS
22 Dalmore Drive
Scoresby

Ph: Tuyen Nguyen
Attn: Tuyen Nguyen

Date relinquished: 20.5.16
Results required by: 27.5.16
Turnaround requirements: standard

LAB REFERENCE: 16-24919

Laboratory Sample Receipt Stamp

Sample Receipt:
24 samples in 4 eskies

Signed: *[Signature]*
Date: 19/05/16

Sample ID	Sample Type	Sample Date	Lab ID	EPA Screen*	Metals**, TRH,	PAH	OCF	Notes
BH1-1	Soil	18.5.16			✓	✓	✓	*EPA IWRG621 Table 2 Clean Fill Screen **As, Cd, Cr, Cu, Pb, Hg, Mo, Ni, Sn, Se, Ag, Zn, Fe
BH1-2	Soil	18.5.16						
BH2-1	Soil	18.5.16		✓				
BH2-2	Soil	18.5.16						
BH3-1	Soil	18.5.16			✓	✓	✓	
BH3-2	Soil	18.5.16						
BH4-1	Soil	18.5.16			✓	✓	✓	
BH4-2	Soil	18.5.16						
BH4A-1	Soil	18.5.16						
BH5-1	Soil	18.5.16			✓	✓	✓	
BH5-2	Soil	18.5.16						
BH6-1	Soil	18.5.16						
BH6-2	Soil	18.5.16						
BH7-1	Soil	18.5.16			✓	✓	✓	
BH7-2	Soil	18.5.16						

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



CHAIN OF CUSTODY DESPATCH SHEET

Project Name: Cobram
Project Number: 79454.00
DP Contact Person: Ben Harley
Prior storage: Esky / Fridge

To: ALS
22 Dalmore Drive
Scoresby

Ph: Tuyen Nguyen
Attn: 24 samples in 2 eskies

Sample Receipt:

Signed:

Date:

Date relinquished: 20.5.16
Results required by: 27.5.16
Turnaround requirements: standard

LAB REFERENCE: _____

Laboratory Sample Receipt Stamp

Sample ID	Sample Type	Sample Date	Lab ID	EPA Screen*	Metals**, TRH,	PAH	OCP	Notes
BH8-1	Soil	18.5.16			✓		✓	
BH8-2	Soil	18.5.16						
BH9-1	Soil	18.5.16		✓				
BH9-2	Soil	18.5.16						
BH9A-1	Soil	18.5.16					✓	
BH10-1	Soil	18.5.16			✓	✓	✓	
BH10-2	Soil	18.5.16						
BH10A-1	Soil	18.5.16						
BH11-1	Soil	18.5.16			✓	✓	✓	
BH11-2	Soil	18.5.16						
BH11A-1								

* No BH 3-2.
* 2x BH 2-2.

163

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

Environmental Division (Water Resources Group)

A trading name of:
Ecolife Australia Pty Ltd ABN: 94 105 060 320
Caribbean Business Park, 22 Dalmire Drive, Scoresby, VIC 3179
www.alsglobal.com.au www.als.com.au



Sample Receipt Advice (SRA)

Client: Douglas Partners Pty Ltd 231 Normanby Road SOUTH MELBOURNE VIC 3205.	Client Contact: Ben Harley Phone: 9673 3534 Mobile: 0408223196 Fax: 9673 3599 Email: ben.harley@douglaspartners.com.au
--	---

Batch Summary: ALS Water Resources Group Batch No : 16-24919

Date Received : 20-May-2016
Scheduled Reporting Date : 27-May-2016
Client Job Ref : 79454.00 - Cobram
No. of Sample(s) : 26
Program : Misc.
Purchase Order : 125037
NATA report : Reqd.
Lab. Contact : Tuyen Nguyen
Phone: (03) 8756 8116
Email: Tuyen.Nguyen@alsglobal.com

Consignment /Sample Information:

COC Received : YES YES COC is complete, correct and unambiguous: YES YES

- Samples are Chilled.
- All samples have been received as described in the COC.
- Samples have been received in appropriate containers with correct preservatives.
- All samples were received in good condition.
- Samples have been provided with adequate time to commence analysis in accordance with the relevant holding times.

Comments:

Disclaimer : This document contains privileged and confidential information intended only for the use of the addressee. If you are not the addressee, you are hereby notified that you must not disseminate, copy or take action of its contents. If you have received this document in error, please notify the ALS Water Resources Group immediately.

ALS Water Resources Group

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

CERTIFICATE OF ANALYSIS

Page 1 of 35

ALS water

Batch No: 16-24919
Final Report: 560353

Client: Douglas Partners Pty Ltd
Contact: Ben Harley
Address: 231 Normandy Road
SOUTH MELBOURNE VIC 3205

Client Program Ref: 79454.00 - Cobram
ALS Program Ref: DOUGLAS
PO No: 125037

Laboratory: Scoresby Laboratory
Address: Caribbean Business Park, 22 Dalmore Drive, Scoresby, VIC 3179
Phone: 03 8756 8000
Fax: 03 9763 1862
Contact: Tuyen Nguyen
Client Manager: Tuyen.Nguyen@alsglobal.com

Date Sampled: 18-May-2016
Date Samples Received: 20-May-2016
Date Issued: 26-May-2016

The sample(s) referred to in this report were analysed by the following method(s) under NATA accreditation No. 592.
The hash # below indicates methods not covered by NATA accreditation in the performance of this service.

Analysis	Method	Laboratory	Analysis	Method	Laboratory
BTEX	CM047	Scoresby	CHC	CM045	Scoresby
Total Fluoride	EK040TSC	Scoresby	HVOL	CM047	Scoresby
Moisture	CM041	Scoresby	MS Total Metals	CM050 C	Scoresby
PAH	CM043	Scoresby	PCB	CM048	Scoresby
Phenols(Halo)	CM056	Scoresby	Phenols(NonHalo)	CM056	Scoresby
TRH F2	# EP071WRG	Scoresby	TRH & TPH (P-C10)	EP071WRG	Scoresby

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Signatories:
These results have been electronically signed by the authorised signatories indicated below. Electronic signing has been carried out in compliance with procedures specified in 2.1 CFR Part 11.

Name	Title
Chatura Perera	Team Leader Nutrients
Hao Zhang	Team Leader Organics
John Earl	Team Leader Metals
Hos Nguyen	Analyst
Joseph De Alwis	Analyst
Kosta Christopoulos	Deputy Team Leader Organics

RIGHT SOLUTIONS | RIGHT PARTNER

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page 2 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

LOR = Limit of reporting. When a reported LOR is higher than the standard LOR, this may be due to high moisture content, insufficient sample or matrix interference.
CAS Number = Chemistry Abstract Services Number. The analytical procedures in this report (including in house methods) are developed from internationally recognised procedures such as those published by USEPA, APHA and NERM.

Analysis	Client Sample ID	Sample No.	Sample Date	Sample Type	CAS #	LOR
BTEXN	BH1-1	4777854	18/05/16	SOIL	71-43-2	<0.5
Benzene	BH2-1	4777856	18/05/16	SOIL	71-43-2	<0.5
BTEXN	BH3-1	4777859	18/05/16	SOIL	108-88-3	<0.5
Toluene	BH4-1	4777864	18/05/16	SOIL	108-88-3	<0.5
BTEXN	BH5-1	4777865	18/05/16	SOIL	100-41-4	<0.5
Ethyl Benzene					100-41-4	<0.5
BTEXN					108-38-3	<0.5
Xylene - m,p					108-38-3	<0.5
BTEXN					95-47-6	<0.5
Xylene - o					95-47-6	<0.5
BTEXN					91-20-3	<0.5
Naphthalene					91-20-3	<0.5
BTEXN					1330-20-7	<0.5
Total Xylenes					1330-20-7	<0.5
BTEXN					BTEX (Sum)	<0.5
Analysis						
CHC					624-86-2	<0.1
1,2,3,4-tetrachlorobenzene					624-86-2	<0.1
CHC					634-90-2	<0.1
1,2,3,5-tetrachlorobenzene					634-90-2	<0.1
CHC					87-61-6	<0.1
1,2,3-Trichlorobenzene					87-61-6	<0.1
CHC					95-94-3	<0.1
1,2,4,5-Tetrachlorobenzene					95-94-3	<0.1
CHC					123-82-1	<0.1
1,2,4-Trichlorobenzene					123-82-1	<0.1
CHC					95-50-1	<0.1
1,2-Dichlorobenzene					95-50-1	<0.1
CHC					108-70-3	<0.1
1,3,5-Trichlorobenzene					108-70-3	<0.1
CHC					541-73-1	<0.1
1,3-Dichlorobenzene					541-73-1	<0.1
CHC					109-46-7	<0.1
1,4-Dichlorobenzene					109-46-7	<0.1
CHC					91-59-7	<0.1
2-Chloronaphthalene					91-59-7	<0.1
CHC					98-87-3	<0.1
Benzal Chloride					98-87-3	<0.1
CHC					98-07-7	<0.1
Benzochloride					98-07-7	<0.1
CHC					100-44-7	<0.1
Benzylchloride					100-44-7	<0.1
CHC					57-72-1	<0.1
Hexachloroethane					57-72-1	<0.1
CHC					87-68-3	<0.1
Hexachlorobutadiene					87-68-3	<0.1
CHC					77-47-4	<0.1
Hexachlorocyclopentadiene					77-47-4	<0.1
CHC					809-93-5	<0.1
Pentachlorobenzene					809-93-5	<0.1
Analysis						
HVOL					630-20-6	<0.5
1,1,1,2-Tetrachloroethane					630-20-6	<0.5
HVOL					79-34-5	<0.5
1,1,2,2-Tetrachloroethane					79-34-5	<0.5

Samples not collected by ALS and are tested as received.
A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191

Page 3 of 35
Batch No: 16-24819
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram



Client Sample ID	Sample No.	Sample Date	Sample Type	mg/kg	477854	477856	477859	477862	477864	477865
					BH1-1	BH2-1	BH3-1	BH4-1	BH4A-1	BH5-1
					18/05/16	18/05/16	18/05/16	18/05/16	18/05/16	18/05/16
					SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
HVOL	75-34-3		1,1-Dichloroethane	<0.5		<0.5				
HVOL	75-35-4		1,1-Dichloroethene	<0.5		<0.5				
HVOL	563-58-6		1,1-Dichloropropane	<0.5		<0.5				
HVOL	96-18-4		1,2,3-Trichloropropane	<0.5		<0.5				
HVOL	96-12-8		1,2-Dibromo-3-Chloropropane	<0.5		<0.5				
HVOL	540-58-0(cis)		1,2-Dichloroethene (cis)	<0.5		<0.5				
HVOL	540-59-0(trans)		1,2-Dichloroethene (trans)	<0.5		<0.5				
HVOL	107-06-2		1,2-Dichloroethane	<0.5		<0.5				
HVOL	78-37-5		1,2-Dichloropropane	<0.5		<0.5				
HVOL	142-28-9		1,3-Dichloropropane	<0.5		<0.5				
HVOL	10084-01-5		1,3-Dichloropropene (cis)	<0.5		<0.5				
HVOL	10084-02-6		1,3-Dichloropropene (trans)	<0.5		<0.5				
HVOL	594-20-7		2,2-Dichloropropane	<0.5		<0.5				
HVOL	95-49-8		2-Chlorotoluene	<0.5		<0.5				
HVOL	106-43-4		4-Chlorotoluene	<0.5		<0.5				
HVOL	74-97-5		Bromochloromethane	<0.5		<0.5				
HVOL	75-27-4		Bromodichloromethane	<0.5		<0.5				
HVOL	109-86-1		Bromobenzene	<0.5		<0.5				
HVOL	75-25-2		Bromoform (Tribromomethane)	<0.5		<0.5				
HVOL	96-23-5		Carbon Tetrachloride	<0.5		<0.5				
HVOL	87-66-3		Chloroform (Trichloromethane)	<0.5		<0.5				
HVOL	108-90-7		Chlorobenzene	<0.5		<0.5				
HVOL	124-48-1		Dibromochloromethane	<0.5		<0.5				
HVOL	74-95-3		Dibromomethane	<0.5		<0.5				
HVOL	108-93-4		1,2-Dibromoethane	<0.5		<0.5				
HVOL	75-09-2		Dichloromethane	<1		<1				
HVOL	75-69-4		Trichlorofluoromethane (CFC11)	<2		<2				
HVOL	127-18-4		Tetrachloroethene	<0.5		<0.5				
HVOL	75-01-4		Vinyl Chloride (Monomer)	<1		<1				
HVOL	71-55-6		1,1,1-Trichloroethane	<0.5		<0.5				
HVOL	79-00-5		1,1,2-Trichloroethane	<0.5		<0.5				
HVOL	79-01-6		Trichloroethene	<0.5		<0.5				

Samples not collected by ALS and are tested as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MMS24. Plate count results <10 per mL and >300 per mL are deemed as approximate. MMS52. Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page: 4 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Analysis	Analyte	CAS #	LOR	Sample No.	Client Sample ID	Sample Date	Sample Type	4777854		4777856		4777859		4777862		4777864		4777865		
								BH1-1	BH2-1	BH3-1	BH4-1	BH4A-1	BH5-1	BH1-1	BH2-1	BH3-1	BH4-1	BH4A-1	BH5-1	
MAH	Styrene	100-42-5	<0.5 mg/kg																	
Analysis	Analysis	CAS #	LOR																	
CCP	BHC (alpha isomer)	319-84-6	<0.05 mg/kg																	
CCP	α-Endosulphan	959-98-8	<0.05 mg/kg																	
CCP	Aldrin	309-00-2	<0.05 mg/kg																	
CCP	BHC (beta isomer)	319-85-7	<0.05 mg/kg																	
CCP	β-Endosulphan	33213-65-9	<0.05 mg/kg																	
CCP	Chlordane	57-74-9	<0.05 mg/kg																	
CCP	cis-Chlordane	5103-71-9	<0.05 mg/kg																	
CCP	trans-Chlordane	5103-74-2	<0.05 mg/kg																	
CCP	BHC (delta isomer)	319-86-8	<0.05 mg/kg																	
CCP	DDD	72-54-8	<0.05 mg/kg																	
CCP	DDE	72-55-9	<0.05 mg/kg																	
CCP	DDT	50-29-3	<0.05 mg/kg																	
CCP	Dieldrin	60-57-1	<0.05 mg/kg																	
CCP	Sum of alpha-, beta-, and Endosulphan	115-29-7	<0.05 mg/kg																	
CCP	Endosulfan Sulfate	1031-07-8	<0.05 mg/kg																	
CCP	Endrin	72-20-8	<0.05 mg/kg																	
CCP	Endrin Aldehyde	7421-93-4	<0.05 mg/kg																	
CCP	Endrin Ketone	59494-70-5	<0.05 mg/kg																	
CCP	Hexachlorobenzene	118-74-1	<0.05 mg/kg																	
CCP	Heptachlor Epoxide	1024-57-3	<0.05 mg/kg																	
CCP	Heptachlor	76-44-8	<0.05 mg/kg																	
CCP	BHC (gamma isomer) [Lindane]	58-89-9	<0.05 mg/kg																	
CCP	Methoxychlor	72-43-5	<0.05 mg/kg																	
CCP	Oxythiorane	27304-13-8	<0.05 mg/kg																	
CCP	Sum of DDD, DDE and DDT	DDT+DDE+DDD	<0.05 mg/kg																	
CCP	Sum of Aldrin and Dieldrin	309-00-2*	<0.05 mg/kg																	
Analysis	Analysis	CAS #	LOR																	
PAH	Acenaphthene	83-32-9	<0.1 mg/kg																	
PAH	Acenaphthylene	208-96-3	<0.1 mg/kg																	
PAH	Anthracene	120-12-7	<0.1 mg/kg																	

Samples not collected by ALS and are tested as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MMS24: Plate count results <10 per mL and >300 per mL are deemed as approximate. MMS26: Plate count results <2 500 per mL and >250 000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16/57191

Page: Page 5 of 35
Batch No: 16-24819
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Analyte	CAS #	LOR	Sample No.			
			4777854	4777855	4777859	4777862
Sample ID	Sample Date	Sample Type	4777854	4777855	4777859	4777862
PAH	66-55-3	<0.1 mg/kg	BH1-1 18/05/16 SOIL	BH2-1 18/05/16 SOIL	BH3-1 18/05/16 SOIL	BH4-1 18/05/16 SOIL
Benz(a)anthracene		<0.1	<0.1	<0.1	<0.1	<0.1
Benz(b)fluoranthene		<0.1	<0.1	<0.1	<0.1	<0.1
Benz(k)fluoranthene		<0.1	<0.1	<0.1	<0.1	<0.1
Benz(a)pyrene		<0.1	<0.1	<0.1	<0.1	<0.1
Benzofluoranthene		<0.1	<0.1	<0.1	<0.1	<0.1
Chrysene		<0.1	<0.1	<0.1	<0.1	<0.1
Dibenz(a,h)anthracene		<0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene		<0.1	<0.1	<0.1	<0.1	<0.1
Fluorene		<0.1	<0.1	<0.1	<0.1	<0.1
Indeno(1,2,3-cd)pyrene		<0.1	<0.1	<0.1	<0.1	<0.1
Naphthalene		<0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene		<0.1	<0.1	<0.1	<0.1	<0.1
Pyrene		<0.1	<0.1	<0.1	<0.1	<0.1
Total PAH		<0.1	<0.1	<0.1	<0.1	<0.1
PAH		<0.1	<0.1	<0.1	<0.1	<0.1
Bar_TEO_DME		<0.1	<0.1	<0.1	<0.1	<0.1
Bar_TEO_0.5k		<0.1	<0.1	<0.1	<0.1	<0.1
Bar_TEO_LOR		0.1	0.1	0.1	0.1	0.1
Bar_TEO_LOR		0.2	0.2	0.2	0.2	0.2
PCB		<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1016		<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1221		<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1232		<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1242		<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1248		<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1254		<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1260		<0.1	<0.1	<0.1	<0.1	<0.1
Total PCBs		<0.1	<0.1	<0.1	<0.1	<0.1
Phenols(Halo)		<0.5	<0.5	<0.5	<0.5	<0.5
4-Chloro-3-Methylphenol		<0.5	<0.5	<0.5	<0.5	<0.5
2-Chlorophenol		<0.5	<0.5	<0.5	<0.5	<0.5
2,4-Dichlorophenol		<0.5	<0.5	<0.5	<0.5	<0.5
2,6-Dichlorophenol		<0.5	<0.5	<0.5	<0.5	<0.5
Phenols(Halo)		<0.5	<0.5	<0.5	<0.5	<0.5
Phenols(Halo)		<0.5	<0.5	<0.5	<0.5	<0.5

Samples not collected by ALS and are tested as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MMS2: Plate count results <10 per mL and >300 per mL are deemed as approximate. MMS2c: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page 8 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

LOR = Limit of reporting. When a reported LOR is higher than the standard LOR, this may be due to high moisture content, insufficient sample or matrix interference.
CAS Number = Chemistry Abstract Services Number. The analytical procedures in this report (including in-house methods) are developed from internationally recognised procedures such as those published by USEPA, APHA and NEPM.

Analysis	Analyte	CAS #	LOR	477889	477871	477873	477875	477876	477879
				Client Sample ID					
				BH7-1	BH8-1	BH9-1	BH9A-1	BH10-1	BH11-1
				18/05/16	18/05/16	18/05/16	18/05/16	18/05/16	18/05/16
				SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
BTEXN	Benzene	71-43-2	<0.5			<0.5			
BTEXN	Toluene	104-88-3	<0.5			<0.5			
BTEXN	Ethyl Benzene	106-41-4	<0.5			<0.5			
BTEXN	Xylenes - m,p	108-38-3	<0.5			<0.5			
BTEXN	Xylenes - o	95-47-6	<0.5			<0.5			
BTEXN	Naphthalene	91-20-3	<0.5			<0.5			
BTEXN	Total Xylenes	1330-20-7	<0.5			<0.5			
BTEXN	BTEX (Sum)		<0.5			<0.5			
Analysis	Analyte	CAS #	LOR						
CHC	1,2,3,4-Tetrachlorobenzene	834-86-2	<0.1			<0.1			
CHC	1,2,3,5-Tetrachlorobenzene	834-90-2	<0.1			<0.1			
CHC	1,2,3-Trichlorobenzene	97-61-8	<0.1			<0.1			
CHC	1,2,4,5-Tetrachlorobenzene	95-94-3	<0.1			<0.1			
CHC	1,2,4-Trichlorobenzene	120-82-1	<0.1			<0.1			
CHC	1,2-Dichlorobenzene	95-50-1	<0.1			<0.1			
CHC	1,3,5-Trichlorobenzene	108-70-3	<0.1			<0.1			
CHC	1,3-Dichlorobenzene	541-73-1	<0.1			<0.1			
CHC	1,4-Dichlorobenzene	106-46-7	<0.1			<0.1			
CHC	2-Chloronaphthalene	91-58-7	<0.1			<0.1			
CHC	Benzal Chloride	98-87-3	<0.1			<0.1			
CHC	Benzotrifluoride	98-07-7	<0.1			<0.1			
CHC	Benzylchloride	100-44-7	<0.1			<0.1			
CHC	Hexachloroethane	67-72-1	<0.1			<0.1			
CHC	Hexachlorocyclopentadiene	87-68-3	<0.1			<0.1			
CHC	Hexachloropropylidene	77-47-4	<0.1			<0.1			
CHC	Pentachlorobenzene	808-93-3	<0.1			<0.1			
Analysis	Analyte	CAS #	LOR						
HVOL	1,1,1,2-Tetrachloroethane	630-20-8	<0.5			<0.5			
HVOL	1,1,2,2-Tetrachloroethane	78-34-5	<0.5			<0.5			

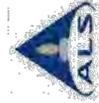
Samples not collected by ALS and are tested as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MMS24 Plate count results <10 per mL and >300 per mL are deemed as approximate. MMS26 Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16157191

Page 9 of 35
Batch No: 16-24919
Report Number: 580353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Sample No.	Client Sample ID	Sample Date	Sample Type	477819				
				477819	477819	477819	477819	477819
HVOL	75-34-3	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	75-35-4	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	563-58-5	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	95-18-4	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	95-12-8	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	503-59-0(cis)	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	503-59-0(trans)	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	107-06-2	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	75-57-5	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	142-28-9	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	10061-01-5	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	10081-02-8	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	584-20-7	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	95-46-5	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	106-43-4	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	74-97-5	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	75-27-4	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	108-85-1	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	75-25-2	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	56-23-5	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	67-66-3	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	108-90-7	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	124-48-1	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	74-95-3	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	108-93-4	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	75-05-2	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	75-69-4	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	127-18-4	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	75-01-4	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	71-55-6	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	78-10-3	18/05/16	SOIL	477819	477819	477819	477819	477819
HVOL	78-01-5	18/05/16	SOIL	477819	477819	477819	477819	477819

Samples not collected by ALS and are listed as received.

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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page: 6 of 35
Batch No: 16-24819
Report Number: 560363
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Analyte	CAS #	LOR	Sample No.	Client Sample ID	Sample Date	Sample Type	477854		477856		477859		477862		477864		477865	
							BH1-1	BH2-1	BH3-1	BH4-1	BH4-1	BH5-1	BH4-1	BH5-1	BH4-1	BH5-1	BH4-1	BH5-1
Phenols(Halo)	4901-51-3	<0.5			18/05/16	SOIL		<0.5		<0.5								<0.5
Phenols(Halo)	58-90-2	<0.5			18/05/16	SOIL		<0.5		<0.5								<0.5
Phenols(Halo)	93-85-5	<0.5			18/05/16	SOIL		<0.5		<0.5								<0.5
Phenols(Halo)	95-95-4	<0.5			18/05/16	SOIL		<0.5		<0.5								<0.5
Phenols(Halo)	88-06-2	<0.5			18/05/16	SOIL		<0.5		<0.5								<0.5
Phenols(Halo)	64743-03-9(Hal)	<0.5			18/05/16	SOIL		<0.5		<0.5								<0.5
Analysis			LOR															
Phenols(NonHalo)	108-95-2	<0.5			18/05/16	SOIL		<0.5		<0.5								<0.5
Phenols(NonHalo)	1319-77-3	<1			18/05/16	SOIL		<1		<1								<1
Phenols(NonHalo)	105-87-9	<0.5			18/05/16	SOIL		<0.5		<0.5								<0.5
Phenols(NonHalo)	51-28-5	<30			18/05/16	SOIL		<30		<30								<30
Phenols(NonHalo)	534-82-1	<10			18/05/16	SOIL		<10		<10								<10
Phenols(NonHalo)	88-75-5	<0.5			18/05/16	SOIL		<0.5		<0.5								<0.5
Phenols(NonHalo)	100-02-7	<0.5			18/05/16	SOIL		<0.5		<0.5								<0.5
Phenols(NonHalo)	131-82-5	<30			18/05/16	SOIL		<30		<30								<30
Phenols(NonHalo)	88-85-7	<10			18/05/16	SOIL		<10		<10								<10
Phenols(NonHalo)	64743-03-9(Non)	<30			18/05/16	SOIL		<30		<30								<30
Analysis			LOR															
Moisture	MOISTCOORTE	<2			18/05/16	% w/wet w		10		10								<2
pH	pH Lab	<0.1			18/05/16	Units		8.1		8.1								<0.1
Total Fluoride	16984-48-8	<100			18/05/16	mg/kg		280		280								<100
Cyanide	57-125	<5			18/05/16	mg/kg		<5		<5								<5
Total Cr 6+ DA	18540-28-9	<1			18/05/16	mg/kg		<1		<1								<1
Analysis			LOR															
MS Total Metals	7440-38-2	<5			18/05/16	mg/kg		<5		<5								<5
MS Total Metals	7440-43-9	<0.2			18/05/16	mg/kg		<0.2		<0.2								<0.2
MS Total Metals	7440-47-3	<5			18/05/16	mg/kg		18		13								13
MS Total Metals	7440-50-8	<5			18/05/16	mg/kg		10		19								19
MS Total Metals	7439-89-6	<5			18/05/16	mg/kg		16000		10000								10000
MS Total Metals	7439-92-1	<5			18/05/16	mg/kg		14		12								12
MS Total Metals	7439-97-8	<0.05			18/05/16	mg/kg		<0.05		<0.05								<0.05
MS Total Metals	7439-98-7	<5			18/05/16	mg/kg		<5		<5								<5
MS Total Metals	7440-02-0	<5			18/05/16	mg/kg		14		8								8

Samples not collected by ALS and are tested as received.
A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page: 10 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Analysis	Analyte	CAS #	LOR	Sample No.	Client Sample ID			
					Sample Date	Sample Type	Result	Unit
MAH	Styrene	100-42-5	<0.5	4177873	BH9-I	SOIL	<0.5	
OCF	BHC (alpha isomer)	319-84-6	<0.05	4177875	BH9-I	SOIL	<0.05	
OCF	a-Endosulphat	959-98-8	<0.05	4177876	BH10-I	SOIL	<0.05	
OCF	Aldrin	309-00-2	<0.05	4177877	BH9-I	SOIL	<0.05	
OCF	BHC (beta isomer)	319-85-7	<0.05	4177878	BH10-I	SOIL	<0.05	
OCF	b-Endosulphat	33273-85-9	<0.05	4177879	BH10-I	SOIL	<0.05	
OCF	Chlordane	57-74-9	<0.05	4177880	BH10-I	SOIL	<0.05	
OCF	o-Chlordane	5103-71-9	<0.05	4177881	BH10-I	SOIL	<0.05	
OCF	trans-Chlordane	5103-74-2	<0.05	4177882	BH10-I	SOIL	<0.05	
OCF	BHC (delta isomer)	319-86-8	<0.05	4177883	BH10-I	SOIL	<0.05	
OCF	DDD	72-54-8	<0.05	4177884	BH10-I	SOIL	<0.05	
OCF	DDE	72-55-9	<0.05	4177885	BH10-I	SOIL	<0.05	
OCF	DDT	50-29-3	<0.05	4177886	BH10-I	SOIL	<0.05	
OCF	Dieldrin	60-57-1	<0.05	4177887	BH10-I	SOIL	<0.05	
OCF	Sum of alpha-, beta- and Endosulphat	115-29-7	<0.05	4177888	BH10-I	SOIL	<0.05	
OCF	Endosulfan Sulfate	1031-07-8	<0.05	4177889	BH10-I	SOIL	<0.05	
OCF	Endrin	72-20-8	<0.05	4177890	BH10-I	SOIL	<0.05	
OCF	Endrin Aldehyde	7421-93-4	<0.05	4177891	BH10-I	SOIL	<0.05	
OCF	Endrin Ketone	53494-70-5	<0.05	4177892	BH10-I	SOIL	<0.05	
OCF	Hexachlorbenzene	118-74-1	<0.05	4177893	BH10-I	SOIL	<0.05	
OCF	Heptachlor Epoxide	1024-57-3	<0.05	4177894	BH10-I	SOIL	<0.05	
OCF	Heptachlor	76-44-8	<0.05	4177895	BH10-I	SOIL	<0.05	
OCF	BHC (gamma isomer) [Lindane]	58-98-9	<0.05	4177896	BH10-I	SOIL	<0.05	
OCF	Methoxychlor	72-43-5	<0.05	4177897	BH10-I	SOIL	<0.05	
OCF	Orychlorane	27304-13-8	<0.05	4177898	BH10-I	SOIL	<0.05	
OCF	Sum of DDD, DDE and DDT	DDT-DDE-DDD	<0.05	4177899	BH10-I	SOIL	<0.05	
OCF	Sum of Aldrin and Dieldrin	309-00-2 *	<0.05	4177900	BH10-I	SOIL	<0.05	
PAH	Acenaphthene	83-32-9	<0.1	4177901	BH10-I	SOIL	<0.1	
PAH	Acenaphthylene	208-96-8	<0.1	4177902	BH10-I	SOIL	<0.1	
PAH	Anthracene	120-12-7	<0.1	4177903	BH10-I	SOIL	<0.1	

Samples not collected by ALS and are listed as reserved.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MM52-E Plate count results <10 per mL and >300 per mL are deemed as approximate. MM52-E Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page: Page 12 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Sample No.	Client Sample ID	Sample Date	Sample Type	Analysis	Result	477889	477871	477873	477875	477876	477879
Phenols(Halo)	2,3,4,5-Tetrachlorophenol	4900-51-3	mg/kg	<0.5							
Phenols(Halo)	2,3,4,6-Tetrachlorophenol	58-90-2	mg/kg	<0.5							
Phenols(Halo)	2,3,5,6-Tetrachlorophenol	833-95-5	mg/kg	<0.5							
Phenols(Halo)	2,4,5-Trichlorophenol	95-95-4	mg/kg	<0.5							
Phenols(Halo)	2,4,6-Trichlorophenol	88-06-2	mg/kg	<0.5							
Phenols(Halo)	Total Phenols (Halogenated)	64743-03-9(Hal)	mg/kg	<0.5							
Analysis	CAS #	LOR									
Phenols(NonHalo)	Phenol	108-95-2	mg/kg	<0.5							
Phenols(NonHalo)	Total Cresols	1319-77-3	mg/kg	<1							
Phenols(NonHalo)	2,4-Dimethylphenol	105-67-9	mg/kg	<0.5							
Phenols(NonHalo)	2,4-Dinitrophenol	51-28-5	mg/kg	<30							
Phenols(NonHalo)	2-Methyl-4,6-Dinitrophenol	534-52-1	mg/kg	<10							
Phenols(NonHalo)	2-Nitrophenol	88-75-5	mg/kg	<0.5							
Phenols(NonHalo)	4-Nitrophenol	100-02-7	mg/kg	<0.5							
Phenols(NonHalo)	2-Cyanoxy-1,4-Dinitrophenol	131-89-5	mg/kg	<30							
Phenols(NonHalo)	Dioxobp	88-86-7	mg/kg	<10							
Phenols(NonHalo)	Total Phenols (non Halogenated)	64743-03-9(Non)	mg/kg	<30							
Analysis	CAS #	LOR									
Moisture	Moisture %		% w/w	10							
pH	pH units		Units	6.0							
Total Fluoride	Total Fluoride as F	16984-48-8	mg/kg	230							
Cyanide	Cyanide as CN	57-12-5	mg/kg	<5							
Total Cr 6+ DA	Hexavalent Chromium (Total) Soil DA	18540-29-9	mg/kg	<1							
Analysis	CAS #	LOR									
MS Total Metals	Arsenic	7440-38-2	mg/kg	<5							
MS Total Metals	Cadmium	7440-43-5	mg/kg	<0.2							
MS Total Metals	Chromium	7440-47-3	mg/kg	<5							
MS Total Metals	Copper	7440-50-9	mg/kg	<5							
MS Total Metals	Iron	7439-89-6	mg/kg	<10							
MS Total Metals	Lead	7439-92-1	mg/kg	<5							
MS Total Metals	Mercury	7439-97-6	mg/kg	<0.05							
MS Total Metals	Molybdenum	7439-98-7	mg/kg	<5							
MS Total Metals	Nickel	7440-02-0	mg/kg	<5							

Samples not collected by ALS and are tested as received.
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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16/57191

Page: Page 13 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Analyte	CAS #	LOR	Client Sample ID		Sample Date	Sample Type	477879	477876	477875	477873	477871	477869
			BH11-1	BH10-1								
MS Total Metals	7182-49-2	<3		BH11-1	18/05/16	SOIL	<3	<3	<3	<3	<3	<3
MS Total Metals	7440-22-4	<5		BH10-1	18/05/16	SOIL	<5	<5	<5	<5	<5	<5
MS Total Metals	7440-31-5	<5		BH11-1	18/05/16	SOIL	<5	<5	<5	<5	<5	<5
MS Total Metals	7440-66-6	<5		BH10-1	18/05/16	SOIL	90	26	26	71	36	36
Analysis												
TRH (C6-C10) & TPH (C6-C9)	C6-C9	<20		BH11-1	18/05/16	SOIL	<20	<20	<20	<20	<20	<20
TRH (C6-C10) & TPH (C6-C10)	C6-C10	<20		BH10-1	18/05/16	SOIL	<20	<20	<20	<20	<20	<20
TRH (C6-C10) & TRH (C6-C10) minus BTEX	F1-BTEX	<20		BH11-1	18/05/16	SOIL	<20	<20	<20	<20	<20	<20
Analysis												
TRH F2	TRH-C10-C16 minus Naphthalene	<20		BH11-1	18/05/16	SOIL	<20	<20	<20	<20	<20	<20
TRH & TPH	C10-C14	<20		BH10-1	18/05/16	SOIL	<20	<20	<20	<20	<20	<20
TRH & TPH	C15-C28	<50		BH11-1	18/05/16	SOIL	<50	<50	<50	<50	<50	<50
TRH & TPH	C29-C36	<50		BH10-1	18/05/16	SOIL	<50	<50	<50	<50	<50	<50
TRH & TPH	TRH-C10-C16	<20		BH11-1	18/05/16	SOIL	<20	<20	<20	<20	<20	<20
TRH & TPH	TRH-C16-C34	<50		BH10-1	18/05/16	SOIL	<50	<50	<50	<50	<50	<50
TRH & TPH	TRH-C34-C40	<50		BH11-1	18/05/16	SOIL	<50	<50	<50	<50	<50	<50
TRH & TPH	Sum of TRH-C10-C40	<50		BH10-1	18/05/16	SOIL	<50	<50	<50	<50	<50	<50

Samples not collected by ALS and are listed as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MMS24: Plate count results <10 per mL and >100 per mL are deemed as approximate. MMS26: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page: 14 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

QUALITY CONTROL - BLANKS

QC Blanks are an 'analyte free' matrix in which all applicable reagents have been added in the same proportion as in standard samples and are an internal monitor for laboratory contamination.

Lab Sample ID	Client Sample ID	Analysis	Analyte	Units	Value
4781964	QC - Blank	pH	pH units		5.8
4784447	QC - Blank	Moisture	Moisture %	% wet wt	100
4786189	QC - Blank	Total Cr 6+ DA	Hexavalent Chromium (Total) Sol/DA	mg/kg	<1
4783742	QC - Blank	MS Total Metals	Arsenic	mg/kg	<5
4783742	QC - Blank	MS Total Metals	Cadmium	mg/kg	<0.2
4783742	QC - Blank	MS Total Metals	Chromium	mg/kg	<5
4783742	QC - Blank	MS Total Metals	Copper	mg/kg	<5
4783742	QC - Blank	MS Total Metals	Iron	mg/kg	<10
4783742	QC - Blank	MS Total Metals	Lead	mg/kg	<5
4783742	QC - Blank	MS Total Metals	Mercury	mg/kg	<0.05
4783742	QC - Blank	MS Total Metals	Molybdenum	mg/kg	<5
4783742	QC - Blank	MS Total Metals	Nickel	mg/kg	<5
4783742	QC - Blank	MS Total Metals	Selenium	mg/kg	<1
4783742	QC - Blank	MS Total Metals	Silver	mg/kg	<5
4783742	QC - Blank	MS Total Metals	Tin	mg/kg	<5
4783742	QC - Blank	MS Total Metals	Zinc	mg/kg	<5
4783854	QC - Blank	MAH	Styrene	mg/kg	<0.5
4783854	QC - Blank	BTEXN	Benzene	mg/kg	<0.5
4783854	QC - Blank	BTEXN	Toluene	mg/kg	<0.5
4783854	QC - Blank	BTEXN	Ethyl Benzene	mg/kg	<0.5
4783854	QC - Blank	BTEXN	Xylene - m/tp	mg/kg	<1
4783854	QC - Blank	BTEXN	Xylene - O	mg/kg	<0.5
4783854	QC - Blank	BTEXN	Naphthalene	mg/kg	<0.5
4783854	QC - Blank	BTEXN	Total Xylenes	mg/kg	<1
4783854	QC - Blank	BTEXN	BTEX (Sum)	mg/kg	<1

Samples not collected by ALS and are tested as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MM52: Plate count results <10 per mL and >300 per mL are deemed as approximate. MM52: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16/57191

Page: Page 15 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd.
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analysis	Value
4783878	OC-Blank	TRH (C5-C10) & F1	mg/kg
4783878	OC-Blank	TRH (C5-C10) & F1	<20
4783878	OC-Blank	TRHG-C10 minus BTEX	mg/kg
4783878	OC-Blank	TRHG-C10 minus BTEX	<20
4783920	OC-Blank	TRH & TPH (>C10)	mg/kg
4783920	OC-Blank	TRH & TPH (>C10)	<20
4783920	OC-Blank	TPH C10-C14	mg/kg
4783920	OC-Blank	TPH C10-C14	<20
4783920	OC-Blank	TPH C15-C28	mg/kg
4783920	OC-Blank	TPH C15-C28	<50
4783920	OC-Blank	TPH C29-C35	mg/kg
4783920	OC-Blank	TPH C29-C35	<50
4783920	OC-Blank	TRH-C10-C16	mg/kg
4783920	OC-Blank	TRH-C10-C16	<20
4783920	OC-Blank	TRH-C16-C34	mg/kg
4783920	OC-Blank	TRH-C16-C34	<50
4783920	OC-Blank	TRH-C34-C40	mg/kg
4783920	OC-Blank	TRH-C34-C40	<50
4783920	OC-Blank	Sum of TRH-C10-C40	mg/kg
4783920	OC-Blank	Sum of TRH-C10-C40	<50
4784569	OC-Blank	PAH	mg/kg
4784569	OC-Blank	PAH	<0.1
4784569	OC-Blank	Acenaphthene	mg/kg
4784569	OC-Blank	Acenaphthene	<0.1
4784569	OC-Blank	Acenaphthylene	mg/kg
4784569	OC-Blank	Acenaphthylene	<0.1
4784569	OC-Blank	Anthracene	mg/kg
4784569	OC-Blank	Anthracene	<0.1
4784569	OC-Blank	Benzo(a)anthracene	mg/kg
4784569	OC-Blank	Benzo(a)anthracene	<0.1
4784569	OC-Blank	Benzo(a)pyrene	mg/kg
4784569	OC-Blank	Benzo(a)pyrene	<0.1
4784569	OC-Blank	Benzo(b)fluoranthene	mg/kg
4784569	OC-Blank	Benzo(b)fluoranthene	<0.1
4784569	OC-Blank	Benzo(g,h,i)perylene	mg/kg
4784569	OC-Blank	Benzo(g,h,i)perylene	<0.1
4784569	OC-Blank	Chrysene	mg/kg
4784569	OC-Blank	Chrysene	<0.1
4784569	OC-Blank	Benzo(k)fluoranthene	mg/kg
4784569	OC-Blank	Benzo(k)fluoranthene	<0.1
4784569	OC-Blank	Dibenz(a,h)anthracene	mg/kg
4784569	OC-Blank	Dibenz(a,h)anthracene	<0.1
4784569	OC-Blank	Fluoranthene	mg/kg
4784569	OC-Blank	Fluoranthene	<0.1
4784569	OC-Blank	Fluorene	mg/kg
4784569	OC-Blank	Fluorene	<0.1
4784569	OC-Blank	Indeno(1,2,3-cd)pyrene	mg/kg
4784569	OC-Blank	Indeno(1,2,3-cd)pyrene	<0.1
4784569	OC-Blank	Naphthalene	mg/kg
4784569	OC-Blank	Naphthalene	<0.1
4784569	OC-Blank	Phenanthrene	mg/kg
4784569	OC-Blank	Phenanthrene	<0.1
4784569	OC-Blank	Pyrene	mg/kg
4784569	OC-Blank	Pyrene	<0.1
4784569	OC-Blank	Total PAH	mg/kg
4784569	OC-Blank	Total PAH	<0.1
4784569	OC-Blank	BaP TEQ (zero)	mg/kg
4784569	OC-Blank	BaP TEQ (zero)	<0.1
4784569	OC-Blank	BaP TEQ (nat LOR)	mg/kg
4784569	OC-Blank	BaP TEQ (nat LOR)	0.1
4784569	OC-Blank	BaP TEQ (LOR)	mg/kg
4784569	OC-Blank	BaP TEQ (LOR)	0.2
4784574	OC-Blank	OCF	mg/kg
4784574	OC-Blank	OCF	<0.05
4784574	OC-Blank	BHC (alpha isomer)	mg/kg
4784574	OC-Blank	BHC (alpha isomer)	<0.05
4784574	OC-Blank	a-Erbsulphur	mg/kg
4784574	OC-Blank	a-Erbsulphur	<0.05

Samples not collected by ALS and are tested as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MMS2c: Plate count results <10 per mL and >300 per mL are deemed as approximate. MMS2b: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculator results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page: 17 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analysis	Analyte	Value
4784552	QC - Blank	CHC	1,2,3,5-Tetrachlorobenzene	<0.1
4784552	QC - Blank	CHC	1,2,3-Trichlorobenzene	<0.1
4784552	QC - Blank	CHC	1,2,4,5-Tetrachlorobenzene	<0.1
4784552	QC - Blank	CHC	1,2,4-Trichlorobenzene	<0.1
4784552	QC - Blank	CHC	1,2-Dichlorobenzene	<0.1
4784552	QC - Blank	CHC	1,3,5-Trichlorobenzene	<0.1
4784552	QC - Blank	CHC	1,3-Dichlorobenzene	<0.1
4784552	QC - Blank	CHC	1,4-Dichlorobenzene	<0.1
4784552	QC - Blank	CHC	2-Chloronaphthalene	<0.1
4784552	QC - Blank	CHC	Benzal Chloride	<0.1
4784552	QC - Blank	CHC	Benzotrifluoride	<0.1
4784552	QC - Blank	CHC	Benzylchloride	<0.1
4784552	QC - Blank	CHC	Hexachloroethane	<0.1
4784552	QC - Blank	CHC	Hexachlorobutadiene	<0.1
4784552	QC - Blank	CHC	Hexachlorocyclopentadiene	<0.1
4784552	QC - Blank	CHC	Pentachlorobenzene	<0.1
4784552	QC - Blank	Phenols (Halo)	4-Chloro-3-Methylphenol	<0.5
4784552	QC - Blank	Phenols (Halo)	2-Chlorophenol	<0.5
4784552	QC - Blank	Phenols (Halo)	2,4-Dichlorophenol	<0.5
4784552	QC - Blank	Phenols (Halo)	2,6-Dichlorophenol	<0.5
4784552	QC - Blank	Phenols (Halo)	Penachlorophenol	<0.5
4784552	QC - Blank	Phenols (Halo)	2,3,4,5-Tetrachlorophenol	<0.5
4784552	QC - Blank	Phenols (Halo)	2,3,4,6-Tetrachlorophenol	<0.5
4784552	QC - Blank	Phenols (Halo)	2,3,5,6-Tetrachlorophenol	<0.5
4784552	QC - Blank	Phenols (Halo)	2,4,5-Trichlorophenol	<0.5
4784552	QC - Blank	Phenols (Halo)	2,4,6-Trichlorophenol	<0.5
4784552	QC - Blank	Phenols (Halo)	Total Phenols (Halogenated)	<0.5
4784557	QC - Blank	Phenols (NonHalo)	Phenol	<0.5
4784557	QC - Blank	Phenols (NonHalo)	Total Cresols	<1
4784557	QC - Blank	Phenols (NonHalo)	2,4-Dimethylphenol	<0.5
4784557	QC - Blank	Phenols (NonHalo)	2,6-Dimethylphenol	<0.5
4784557	QC - Blank	Phenols (NonHalo)	2-Methyl-4,6-Dinitrophenol	<10
4784557	QC - Blank	Phenols (NonHalo)	2-Nitrophenol	<0.5

Samples not collected by ALS and are tested as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MMS24: Plate count results <10 per mL and >300 per mL are deemed as approximate. MMS26: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

D16/57191

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page: 18 of 35
Batch No: 16-24519
Report Number: 580353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analysis	Analyte	Value
4784557	OC-Blank	Phenols(NonHalo)	4-Nitrophenol	ng/kg
4784557	OC-Blank	Phenols(NonHalo)	2-Cyanoethyl-4,6-Dinitrophenol	ng/kg
4784557	OC-Blank	Phenols(NonHalo)	Dioxin	ng/kg
4784557	OC-Blank	Phenols(NonHalo)	Total Phenols (non Halogenated)	ng/kg
4783859	OC-Blank	HVOL	1,1,1,2-Tetrachloroethane	<0.5
4783859	OC-Blank	HVOL	1,1,2,2-Tetrachloroethane	<0.5
4783859	OC-Blank	HVOL	1,1-Dichloroethane	<0.5
4783859	OC-Blank	HVOL	1,1-Dichloroethene	<0.5
4783859	OC-Blank	HVOL	1,1-Dichloropropane	<0.5
4783859	OC-Blank	HVOL	1,2,3-Trichloropropane	<0.5
4783859	OC-Blank	HVOL	1,2-Dibromo-3-Chloropropane	<0.5
4783859	OC-Blank	HVOL	1,2-Dichloroethene (cis)	<0.5
4783859	OC-Blank	HVOL	1,2-Dichloroethene (trans)	<0.5
4783859	OC-Blank	HVOL	1,2-Dichloroethane	<0.5
4783859	OC-Blank	HVOL	1,2-Dichloropropane	<0.5
4783859	OC-Blank	HVOL	1,3-Dichloropropane	<0.5
4783859	OC-Blank	HVOL	1,3-Dichloropropene (cis)	<0.5
4783859	OC-Blank	HVOL	1,3-Dichloropropene (trans)	<0.5
4783859	OC-Blank	HVOL	2,2-Dichloropropane	<0.5
4783859	OC-Blank	HVOL	2-Chloroethene	<0.5
4783859	OC-Blank	HVOL	4-Chlorotoluene	<0.5
4783859	OC-Blank	HVOL	Bromochloromethane	<0.5
4783859	OC-Blank	HVOL	Bromodichloromethane	<0.5
4783859	OC-Blank	HVOL	Bromobenzene	<0.5
4783859	OC-Blank	HVOL	Bromofom (Tribromomethane)	<0.5
4783859	OC-Blank	HVOL	Carbon Tetrachloride	<0.5
4783859	OC-Blank	HVOL	Chloroform (Trichloromethane)	<0.5
4783859	OC-Blank	HVOL	Chlorobenzene	<0.5
4783859	OC-Blank	HVOL	Dibromochloromethane	<0.5
4783859	OC-Blank	HVOL	Dibromomethane	<0.5
4783859	OC-Blank	HVOL	1,2-Dibromoethane	<0.5
4783859	OC-Blank	HVOL	Dichloromethane	<1
4783859	OC-Blank	HVOL	Trichlorofluoromethane (CFCl ₃)	<2
4783859	OC-Blank	HVOL	Tetrachloroethene	<0.5

Samples not collected by ALS and are listed as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MMS26: Plate count results <10 per mL and >300 per mL are deemed as approximate. MMS26: Plate count results <2,500 per mL and >150,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page: 18 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analysis	Analyte	Sample Value	Duplicate Value	% RPD
4783959	QC - Blank	HVOL	Vinyl Chloride (Monomer)	mg/kg	<1	
4783959	QC - Blank	HVOL	1,1-Dichloroethane	mg/kg	<0.5	
4783959	QC - Blank	HVOL	1,1,2-Trichloroethane	mg/kg	<0.5	
4783959	QC - Blank	HVOL	Trichloroethylene	mg/kg	<0.5	

QUALITY CONTROL - DUPLICATES

QC Data for duplicates is calculated on raw, unrounded values. Laboratory duplicates are randomly selected samples tested by the laboratory to maintain method precision and provide information on sample homogeneity.
RPD = Relative Percentage Difference for duplicate determinations. RPD's that fall outside the general acceptance criteria will be attributed to non-homogeneity of samples or results of low magnitudes.

Lab Sample ID	Client Sample ID	Analysis	Analyte	Sample Value	Duplicate Value	% RPD	
4781976	BH2-1	Total Fluoride	Total Fluoride as F	mg/kg	260	300	14.9
4783938	NCP	Moisture	Moisture %	% w/wet w	17	17	1.3
4783723	BH2-1	pH	pH units	Units	8.1	7.9	2.4
4786430	NCP	Cyanide	Cyanide as CN	mg/kg	<5	<5	0
4783743	NCP	MS Total Metals	Arsenic	mg/kg	6	6	0.1
4783743	NCP	MS Total Metals	Cadmium	mg/kg	<0.2	<0.2	0
4783743	NCP	MS Total Metals	Chromium	mg/kg	59	59	1.4
4783743	NCP	MS Total Metals	Copper	mg/kg	29	30	2.7
4783743	NCP	MS Total Metals	Iron	mg/kg	35000	33000	5.0
4783743	NCP	MS Total Metals	Lead	mg/kg	54	58	3.8
4783743	NCP	MS Total Metals	Mercury	mg/kg	0.14	0.14	3.6
4783743	NCP	MS Total Metals	Molybdenum	mg/kg	<5	<5	0
4783743	NCP	MS Total Metals	Nickel	mg/kg	39	92	3.1
4783743	NCP	MS Total Metals	Selenium	mg/kg	<3	<3	0
4783743	NCP	MS Total Metals	Silver	mg/kg	<5	<5	0
4783743	NCP	MS Total Metals	Tin	mg/kg	<5	<5	0
4783743	NCP	MS Total Metals	Zinc	mg/kg	82	85	3.5
4783745	BH1-1	MS Total Metals	Arsenic	mg/kg	<5	<5	0
4783745	BH1-1	MS Total Metals	Cadmium	mg/kg	<0.2	<0.2	0
4783745	BH1-1	MS Total Metals	Chromium	mg/kg	18	18	1.2
4783745	BH1-1	MS Total Metals	Copper	mg/kg	10	10	1.8
4783745	BH1-1	MS Total Metals	Iron	mg/kg	16000	15000	9.9

Samples not collected by ALS and are tested as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page: 22 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analysis	mg/kg	Sample Value	Duplicate Value	% RPD
4783918	NCP	TRH & TPH (C10)	mg/kg	<50	<50	0
4783918	NCP	TPH C15-C28	mg/kg	<50	<50	0
4783918	NCP	TRH & TPH (C10)	mg/kg	<50	<50	0
4783918	NCP	TRH & TPH (C10)	mg/kg	<20	<20	0
4783918	NCP	TRH & TPH (C10)	mg/kg	<50	<50	0
4783918	NCP	TRH & TPH (C10)	mg/kg	<50	<50	0
4783918	NCP	TRH & TPH (C10)	mg/kg	<50	<50	0
4783918	NCP	Sum of TRH-C10-C40	mg/kg	<50	<50	0
4784563	NCP	Acenaphthene	mg/kg	<0.1	<0.1	0
4784563	NCP	Acenaphthylene	mg/kg	<0.1	<0.1	0
4784563	NCP	Anthracene	mg/kg	<0.1	<0.1	0
4784563	NCP	Benzo(a)anthracene	mg/kg	<0.1	<0.1	0
4784563	NCP	Benzo(a)pyrene	mg/kg	<0.1	<0.1	0
4784563	NCP	Benzo(b)fluoranthene	mg/kg	<0.1	<0.1	0
4784563	NCP	Benzo(g)fluoranthene	mg/kg	<0.1	<0.1	0
4784563	NCP	Chrysene	mg/kg	<0.1	<0.1	0
4784563	NCP	Dibenz(a,h)anthracene	mg/kg	<0.1	<0.1	0
4784563	NCP	Fluoranthene	mg/kg	<0.1	<0.1	0
4784563	NCP	Fluorene	mg/kg	<0.1	<0.1	0
4784563	NCP	Indeno(1,2,3-cd)pyrene	mg/kg	<0.1	<0.1	0
4784563	NCP	Naphthalene	mg/kg	<0.1	<0.1	0
4784563	NCP	Phenanthrene	mg/kg	<0.1	<0.1	0
4784563	NCP	Pyrene	mg/kg	<0.1	<0.1	0
4784563	NCP	Total PAH	mg/kg	<0.1	<0.1	0
4784563	NCP	BaP TEQ (zero)	mg/kg	<0.1	<0.1	0
4784563	NCP	BaP TEQ (nat LOR)	mg/kg	0.1	0.1	0.0
4784563	NCP	BaP TEQ (LOR)	mg/kg	0.2	0.2	0.0
4784565	NCP	Acenaphthene	mg/kg	<0.1	<0.1	0
4784565	NCP	Acenaphthylene	mg/kg	<0.1	<0.1	0
4784565	NCP	Anthracene	mg/kg	<0.1	<0.1	0
4784565	NCP	Benzo(a)anthracene	mg/kg	<0.1	<0.1	0
4784565	NCP	Benzo(a)pyrene	mg/kg	<0.1	<0.1	0
4784565	NCP	Benzo(b)fluoranthene	mg/kg	<0.1	<0.1	0
4784565	NCP	Benzo(g)fluoranthene	mg/kg	<0.1	<0.1	0
4784565	NCP	Chrysene	mg/kg	<0.1	<0.1	0
4784565	NCP	Dibenz(a,h)anthracene	mg/kg	<0.1	<0.1	0
4784565	NCP	Fluoranthene	mg/kg	<0.1	<0.1	0
4784565	NCP	Fluorene	mg/kg	<0.1	<0.1	0

Samples not collected by ALS and are tested as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16/57191

Page: Page 25 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analysis	mg/kg	Sample Value	Duplicate Value	% RPD
4784572	BH11-1	OCP	mg/kg	<0.05	<0.05	0
4784572	BH11-1	DDT	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Dieldrin	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Sum of alpha-, beta- and Endosulphan	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Endosulfan Sulfate	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Endrin	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Endrin Aldehyde	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Endrin Ketone	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Hexachlorobenzene	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Heptachlor Epoxide	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Heptachlor	mg/kg	<0.05	<0.05	0
4784572	BH11-1	BHC (gamma isomer) [Lindane]	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Methoxychlor	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Oxychlorane	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Sum of DDD, DDE and DDT	mg/kg	<0.05	<0.05	0
4784572	BH11-1	Sum of Aldrin and Dieldrin	mg/kg	<0.05	<0.05	0
Lab Sample ID Client Sample ID Analysis						
4784575	NCP	PCB	mg/kg	<0.1	<0.1	0
4784575	NCP	Aroclor 1016	mg/kg	<0.1	<0.1	0
4784575	NCP	Aroclor 1221	mg/kg	<0.1	<0.1	0
4784575	NCP	Aroclor 1232	mg/kg	<0.1	<0.1	0
4784575	NCP	Aroclor 1242	mg/kg	<0.1	<0.1	0
4784575	NCP	Aroclor 1248	mg/kg	<0.1	<0.1	0
4784575	NCP	Aroclor 1254	mg/kg	<0.1	<0.1	0
4784575	NCP	Aroclor 1260	mg/kg	<0.1	<0.1	0
4784575	NCP	Total PCBs	mg/kg	<0.1	<0.1	0
Lab Sample ID Client Sample ID Analysis						
4784550	NCP	CHC	mg/kg	<0.1	<0.1	0
4784550	NCP	1,2,3,4-Tetrachlorobenzene	mg/kg	<0.1	<0.1	0
4784550	NCP	1,2,3,5-Tetrachlorobenzene	mg/kg	<0.1	<0.1	0
4784550	NCP	1,2,3-Trichlorobenzene	mg/kg	<0.1	<0.1	0
4784550	NCP	1,2,4,5-Tetrachlorobenzene	mg/kg	<0.1	<0.1	0
4784550	NCP	1,2,4-Trichlorobenzene	mg/kg	<0.1	<0.1	0
4784550	NCP	1,2-Dichlorobenzene	mg/kg	<0.1	<0.1	0
4784550	NCP	1,3,5-Trichlorobenzene	mg/kg	<0.1	<0.1	0
4784550	NCP	1,3-Dichlorobenzene	mg/kg	<0.1	<0.1	0
4784550	NCP	1,4-Dichlorobenzene	mg/kg	<0.1	<0.1	0
4784550	NCP	2-Chloronaphthalene	mg/kg	<0.1	<0.1	0

Samples not collected by ALS and are tested as received.

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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16157191

Page: 27 of 35
Batch No: 16-24919
Report Number: 560363
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analyte	mg/kg	Sample Value	Duplicate Value	% RPD
4784553	NCP	Phenols(NonHalo)	mg/kg	<10	<10	0
4784553	NCP	2-Methyl-4,6-Dinitrophenol	mg/kg	<0.5	<0.5	0
4784553	NCP	2-Nitrophenol	mg/kg	<0.5	<0.5	0
4784553	NCP	4-Nitrophenol	mg/kg	<30	<30	0
4784553	NCP	2-Cyanoxy-4,6-Dinitrophenol	mg/kg	<10	<10	0
4784553	NCP	Diosebt	mg/kg	<30	<30	0
4784553	NCP	Total Phenols (non Halogenated)	mg/kg	<0.5	<0.5	0
4784555	NCP	Phenol	mg/kg	<1	<1	0
4784555	NCP	Phenols(NonHalo)	mg/kg	<0.5	<0.5	0
4784555	NCP	Total Cresols	mg/kg	<0.5	<0.5	0
4784555	NCP	2,4-Dimethylphenol	mg/kg	<10	<10	0
4784555	NCP	2,4-Dinitrophenol	mg/kg	<0.5	<0.5	0
4784555	NCP	2-Methyl-4,6-Dinitrophenol	mg/kg	<0.5	<0.5	0
4784555	NCP	2-Nitrophenol	mg/kg	<0.5	<0.5	0
4784555	NCP	4-Nitrophenol	mg/kg	<30	<30	0
4784555	NCP	2-Cyanoxy-4,6-Dinitrophenol	mg/kg	<10	<10	0
4784555	NCP	Diosebt	mg/kg	<30	<30	0
4784555	NCP	Total Phenols (non Halogenated)	mg/kg	<0.5	<0.5	0
Analysis						
4783856	NCP	1,1,1,2-Tetrachloroethane	mg/kg	<0.5	<0.5	0
4783856	NCP	1,1,2,2-Tetrachloroethane	mg/kg	<0.5	<0.5	0
4783856	NCP	1,1-Dichloroethane	mg/kg	<0.5	<0.5	0
4783856	NCP	1,1-Dichloroethene	mg/kg	<0.5	<0.5	0
4783856	NCP	1,1-Dichloropropene	mg/kg	<0.5	<0.5	0
4783856	NCP	1,2,3-Trichloropropene	mg/kg	<0.5	<0.5	0
4783856	NCP	1,2-Dibromo-3-Chloropropene	mg/kg	<0.5	<0.5	0
4783856	NCP	1,2-Dichloroethene [cis]	mg/kg	<0.5	<0.5	0
4783856	NCP	1,2-Dichloroethene [trans]	mg/kg	<0.5	<0.5	0
4783856	NCP	1,2-Dichloroethane	mg/kg	<0.5	<0.5	0
4783856	NCP	1,2-Dichloropropane	mg/kg	<0.5	<0.5	0
4783856	NCP	1,3-Dichloropropane [cis]	mg/kg	<0.5	<0.5	0
4783856	NCP	1,3-Dichloropropane [trans]	mg/kg	<0.5	<0.5	0
4783856	NCP	2,2-Dichloropropane	mg/kg	<0.5	<0.5	0
4783856	NCP	2-Chlorotoluene	mg/kg	<0.5	<0.5	0
4783856	NCP	4-Chlorotoluene	mg/kg	<0.5	<0.5	0
4783856	NCP	Bromodichloromethane	mg/kg	<0.5	<0.5	0

Samples not collected by ALS and are tested as received.

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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16/57191

Page: Page 29 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analysis	Sample Value	Duplicate Value	% RPD
4783858	BH2-1	Bromobenzene	mg/kg	<0.5	0
4783858	BH2-1	Bromofom (Tribromomethane)	mg/kg	<0.5	0
4783858	BH2-1	Carbon Tetrachloride	mg/kg	<0.5	0
4783858	BH2-1	Chloroform (Trichloromethane)	mg/kg	<0.5	0
4783858	BH2-1	Chlorobenzene	mg/kg	<0.5	0
4783858	BH2-1	Dibromochloromethane	mg/kg	<0.5	0
4783858	BH2-1	Dibromomethane	mg/kg	<0.5	0
4783858	BH2-1	1,2-Dibromoethane	mg/kg	<0.5	0
4783858	BH2-1	Dichloromethane	mg/kg	<1	0
4783858	BH2-1	Trichlorofluoromethane (CFC11)	mg/kg	<2	0
4783858	BH2-1	Tetrachloroethene	mg/kg	<0.5	0
4783858	BH2-1	Vinyl Chloride (Monomer)	mg/kg	<1	0
4783858	BH2-1	1,1,1-Trichloroethane	mg/kg	<0.5	0
4783858	BH2-1	1,1,2-Trichloroethane	mg/kg	<0.5	0
4783858	BH2-1	Trichloroethene	mg/kg	<0.5	0

QUALITY CONTROL - SPIKES

QC Data for spikes is calculated on raw 'unrounded' values. Laboratory spikes are randomly selected samples in which the analytes in question have been artificially introduced and recovered via standard analysis and are used to provide information on potential matrix effects on analyte recoveries.

Spike recoveries that fall outside the general acceptance criteria will be attributed to sample matrix interference or results of high magnitudes.

NCP: Non-Customer Parent (sample quality is representative of the analytical batch but the sample that was QC tested belongs to a customer not pertaining to the report.)

Lab Sample ID	Client Sample ID	Analysis	Sample Value	Expected Value	% Recovery
4786429	NCP	Cyanide	mg/kg	20	101
4783744	NCP	MS Total Metals	mg/kg	100	104
4783744	NCP	MS Total Metals	mg/kg	140	96.8
4783744	NCP	MS Total Metals	mg/kg	0.14	107
4783744	NCP	MS Total Metals	mg/kg	100	100
4783746	BH1-1	MS Total Metals	mg/kg	100	109
4783746	BH1-1	MS Total Metals	mg/kg	18	89.4
4783746	BH1-1	MS Total Metals	mg/kg	110	103
4783746	BH1-1	MS Total Metals	mg/kg	1.0	111
4783746	BH1-1	MS Total Metals	mg/kg	100	89.5

Samples not collected by ALS and are tested as received.

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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16/57191

Page 30 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analysis	mg/kg	Sample Value	Expected Value	% Recovery
4783746	BH1-1	MS Total Metals	Nickel	14	110	81.0
4783746	BH1-1	MS Total Metals	Tin	<5	100	106
4783746	BH1-1	MS Total Metals	Zinc	40	130	82.0
4783754	NCP	MS Total Metals	Arsenic	<5	100	88.0
4783754	NCP	MS Total Metals	Cadmium	<0.2	100	109
4783754	NCP	MS Total Metals	Chromium	8	110	103
4783754	NCP	MS Total Metals	Copper	<5	100	88.0
4783754	NCP	MS Total Metals	Lead	<5	100	109
4783754	NCP	MS Total Metals	Mercury	<0.05	1.0	109
4783754	NCP	MS Total Metals	Molybdenum	<5	100	97.0
4783754	NCP	MS Total Metals	Nickel	<5	100	90.7
4783754	NCP	MS Total Metals	Selenium	43	100	88.4
4783754	NCP	MS Total Metals	Tin	<5	100	108
4783754	NCP	MS Total Metals	Zinc	<5	100	88.9
4783862	NCP	MAH	Styrene	<0.5	4.8	91.1
4783849	NCP	BTEXN	Benzene	<0.5	4.7	95.6
4783849	NCP	BTEXN	Toluene	<0.5	4.7	87.5
4783849	NCP	BTEXN	Ethyl Benzene	<0.5	4.7	96.5
4783849	NCP	BTEXN	Xylene-m&p	41	9.3	95.1
4783849	NCP	BTEXN	Xylene-o	<0.5	4.7	94.2
4783849	NCP	BTEXN	Naphthalene	<0.5	4.7	70.0
4783872	NCP	TRH C6-C10 & F1	TPH C6-C8	<20	130	94.9
4783872	NCP	TRH C6-C10 & F1	TRH C6-C10	<20	130	98.4
4783913	NCP	TRH & TPH (>C10)	TPH C15-C28	<50	940	86.4
4783915	NCP	TRH & TPH (>C10)	TRH+C16-C34	<50	950	84.1
4783915	NCP	TRH & TPH (>C10)	TPH C15-C28	<50	920	81.8
4783917	BH1-1	TRH & TPH (>C10)	TRH+C16-C34	<50	930	80.0
4783917	BH1-1	TRH & TPH (>C10)	TPH C15-C28	<50	870	94.1
4784554	NCP	PAH	TRH+C16-C34	<50	880	91.5
4784554	NCP	PAH	Acenaphthene	<0.1	1.5	88.2

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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16/517191

Page 31 of 35
Batch No. 16-24519
Report Number 560353
Client Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Sample Value:	Expected Value:	% Recovery
4784554 NCP PAH Acenaphthylene mg/kg <0.1 1.5 97.4		
4784554 NCP PAH Anthracene mg/kg <0.1 1.5 89.8		
4784554 NCP PAH Benz(a)anthracene mg/kg <0.1 1.5 93.2		
4784554 NCP PAH Benz(b)fluoranthene mg/kg <0.1 1.5 86.6		
4784554 NCP PAH Benz(g)h)pyrene mg/kg <0.1 1.5 88.6		
4784554 NCP PAH Benz(k)fluoranthene mg/kg <0.1 1.5 89.6		
4784554 NCP PAH Chrysene mg/kg <0.1 1.5 91.0		
4784554 NCP PAH Dibenzo(a,h)anthracene mg/kg <0.1 1.5 76.4		
4784554 NCP PAH Fluoranthene mg/kg <0.1 1.5 84.4		
4784554 NCP PAH Fluorene mg/kg <0.1 1.5 92.4		
4784554 NCP PAH Indeno(1,2,3-cd)pyrene mg/kg <0.1 1.5 95.0		
4784554 NCP PAH Naphthalene mg/kg <0.1 1.5 89.8		
4784554 NCP PAH Phenanthrene mg/kg <0.1 1.5 93.8		
4784554 NCP PAH Pyrene mg/kg <0.1 1.5 85.4		
4784556 NCP PAH Acenaphthene mg/kg <0.1 1.4 95.2		
4784556 NCP PAH Acenaphthylene mg/kg <0.1 1.4 99.6		
4784556 NCP PAH Anthracene mg/kg <0.1 1.4 101		
4784556 NCP PAH Benz(a)anthracene mg/kg <0.1 1.4 89.4		
4784556 NCP PAH Benz(b)fluoranthene mg/kg <0.1 1.4 99.2		
4784556 NCP PAH Benz(g)h)pyrene mg/kg <0.1 1.4 90.6		
4784556 NCP PAH Benz(k)fluoranthene mg/kg <0.1 1.4 101		
4784556 NCP PAH Chrysene mg/kg <0.1 1.4 98.6		
4784556 NCP PAH Dibenzo(a,h)anthracene mg/kg <0.1 1.4 97.0		
4784556 NCP PAH Fluoranthene mg/kg <0.1 1.4 83.4		
4784556 NCP PAH Fluorene mg/kg <0.1 1.4 90.8		
4784556 NCP PAH Indeno(1,2,3-cd)pyrene mg/kg <0.1 1.4 99.6		
4784556 NCP PAH Naphthalene mg/kg <0.1 1.4 101		
4784556 NCP PAH Phenanthrene mg/kg <0.1 1.4 96.6		
4784556 NCP PAH Pyrene mg/kg <0.1 1.4 100		
4784558 BH11-1 PAH Acenaphthene mg/kg <0.1 1.4 75.8		
4784558 BH11-1 PAH Acenaphthylene mg/kg <0.1 1.4 99.8		
4784558 BH11-1 PAH Anthracene mg/kg <0.1 1.4 87.2		
4784558 BH11-1 PAH Benz(a)anthracene mg/kg <0.1 1.4 83.4		

Samples not collected by ALS are listed as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MMS24: Plate count results <10 per mL and >300 per mL are deemed as approximate. MMS26: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page: 32 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Farmers Pty Ltd
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analysis	mg/kg	Sample Value	Expected Value	% Recovery
4784568	BH11-1	PAH	mg/kg	<0.1	1.4	81.6
4784568	BH11-1	PAH	mg/kg	<0.1	1.4	103
4784568	BH11-1	PAH	mg/kg	<0.1	1.4	90.2
4784568	BH11-1	PAH	mg/kg	<0.1	1.4	101
4784568	BH11-1	PAH	mg/kg	<0.1	1.4	82.8
4784568	BH11-1	PAH	mg/kg	<0.1	1.4	82.0
4784568	BH11-1	PAH	mg/kg	<0.1	1.4	87.8
4784568	BH11-1	PAH	mg/kg	<0.1	1.4	90.4
4784568	BH11-1	PAH	mg/kg	<0.1	1.4	88.0
4784571	NCP	Analysis	mg/kg	<0.05	3.0	88.9
4784571	NCP	OCF	mg/kg	<0.05	1.5	83.4
4784571	NCP	OCF	mg/kg	<0.05	1.5	80.6
4784571	NCP	OCF	mg/kg	<0.05	2.4	91.4
4784571	NCP	OCF	mg/kg	<0.05	1.5	82.6
4784571	NCP	OCF	mg/kg	<0.05	3.0	82.9
4784571	NCP	OCF	mg/kg	<0.05	1.5	84.0
4784571	NCP	OCF	mg/kg	<0.05	1.5	81.8
4784571	NCP	OCF	mg/kg	<0.05	3.0	92.6
4784571	NCP	OCF	mg/kg	<0.05	1.5	88.0
4784571	NCP	OCF	mg/kg	<0.05	1.5	91.8
4784571	NCP	OCF	mg/kg	<0.05	1.5	73.6
4784571	NCP	OCF	mg/kg	<0.05	1.5	85.0
4784571	NCP	OCF	mg/kg	<0.05	1.5	81.0
4784571	NCP	OCF	mg/kg	<0.05	1.5	88.8
4784571	NCP	OCF	mg/kg	<0.05	1.5	75.6
4784571	NCP	OCF	mg/kg	<0.05	1.5	87.2
4784571	NCP	OCF	mg/kg	<0.05	2.7	91.2
4784571	NCP	OCF	mg/kg	<0.05	1.5	78.2
4784571	NCP	OCF	mg/kg	<0.05	1.5	80.6
4784571	NCP	OCF	mg/kg	<0.05	3.0	88.2
4784571	NCP	OCF	mg/kg	<0.05	1.5	74.8

Samples not collected by ALS and are tested as received.

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FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)

D16/57191



Page 33 of 35
Batch No: 16-74919
Report Number: 660353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analysis	mg/kg	Sample Value	Expected Value	% Recovery
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	114
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	117
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	95.4
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	115
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	117
4784573	BH11-1	OCF	mg/kg	<0.05	2.9	89.5
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	90.6
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	88.4
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	110
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	82.0
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	97.2
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	57.2
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	119
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	80.2
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	123
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	92.8
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	84.4
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	99.4
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	85.4
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	75.0
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	113
4784573	BH11-1	OCF	mg/kg	<0.05	1.4	90.6
Lab Sample ID Client Sample ID Analysis						
4784576	NCP	PCB	mg/kg	<0.1	2.7	89.8
4784576	NCP	PCB	mg/kg	<0.1	2.6	91.4
Lab Sample ID Client Sample ID Analysis						
4784551	NCP	CHC	mg/kg	<0.1	1.5	89.2
4784551	NCP	CHC	mg/kg	<0.1	1.5	95.6
4784551	NCP	CHC	mg/kg	<0.1	3.0	88.8
4784551	NCP	CHC	mg/kg	<0.1	1.5	91.4
4784551	NCP	CHC	mg/kg	<0.1	1.5	100
4784551	NCP	CHC	mg/kg	<0.1	1.5	99.8
4784551	NCP	CHC	mg/kg	<0.1	1.5	98.4
4784551	NCP	CHC	mg/kg	<0.1	1.5	107
4784551	NCP	CHC	mg/kg	<0.1	1.5	89.2

Samples not collected by ALS and are listed as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MMS26: Plate count results <10 per mL and >300 per mL are deemed as approximate. MMS26: Plate count results <2,500 per mL and >500,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



Page 34 of 36
Batch No: 16-24919
Report Number: 560383
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

Lab Sample ID	Client Sample ID	Analysis	Sample Value	Expected Value	% Recovery
4784551	NCP	CHC	<0.1	1.5	97.0
4784551	NCP	CHC	<0.1	1.5	91.8
4784551	NCP	CHC	<0.1	1.5	97.8
4784551	NCP	CHC	<0.1	1.5	99.4
4784551	NCP	CHC	<0.1	1.5	95.0
4784551	NCP	CHC	<0.1	1.5	75.4
4784551	NCP	CHC	<0.1	1.5	88.8
Lab Sample ID Client Sample ID Analysis					
4784559	NCP	Phenols(Halo)	<0.5	1.5	81.4
4784559	NCP	Phenols(Halo)	<0.5	1.5	91.4
4784559	NCP	Phenols(Halo)	<0.5	1.5	85.8
4784559	NCP	Phenols(Halo)	<0.5	1.5	88.5
4784559	NCP	Phenols(Halo)	<0.5	3.0	84.4
4784559	NCP	Phenols(Halo)	<0.5	1.5	85.2
4784559	NCP	Phenols(Halo)	<0.5	1.5	84.5
4784559	NCP	Phenols(Halo)	<0.5	1.5	86.0
4784561	NCP	Phenols(Halo)	<0.5	1.4	94.0
4784561	NCP	Phenols(Halo)	<0.5	1.4	94.0
4784561	NCP	Phenols(Halo)	<0.5	1.4	99.2
4784561	NCP	Phenols(Halo)	<0.5	1.4	84.0
4784561	NCP	Phenols(Halo)	<0.5	2.9	101
4784561	NCP	Phenols(Halo)	<0.5	1.4	90.4
4784561	NCP	Phenols(Halo)	<0.5	1.4	98.4
4784561	NCP	Phenols(Halo)	<0.5	1.4	92.8
Lab Sample ID Client Sample ID Analysis					
4784554	NCP	Phenols(NonHalo)	<0.5	1.5	87.8
4784554	NCP	Phenols(NonHalo)	<1	4.5	86.5
4784554	NCP	Total Cresols	<0.5	1.5	87.0
4784554	NCP	2,4-Dimethylphenol	<0.5	1.5	73.2
4784556	NCP	Phenols(NonHalo)	<0.5	1.4	95.2
4784556	NCP	Phenols(NonHalo)	<1	4.3	92.8
4784556	NCP	Total Cresols	<0.5	1.4	94.0
4784556	NCP	Phenols(NonHalo)	<0.5	1.4	75.6
4784556	NCP	2-Nitrophenol	<0.5	1.4	75.6

Samples not collected by ALS and are tested as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling unless otherwise stated. MMS24 - Plate count results < 10 per mL and > 300 per mL are deemed as approximate. MMS26 - Plate count results < 2,500 per mL and > 250,000 per mL are deemed as approximate. Calculated results are based on raw data.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



D16157191

Page: 35 of 35
Batch No: 16-24919
Report Number: 560353
Client: Douglas Partners Pty Ltd
Client Program Ref: 79454.00 - Cobram

			Sample Value	Expected Value	% Recovery
4783857	NCP	HVOL	<0.5	4.8	72.9
4783857	NCP	HVOL	<0.5	4.8	95.6
4783857	NCP	HVOL	<0.5	4.8	87.3
4783857	NCP	HVOL	<0.5	4.8	109
4783857	NCP	HVOL	<0.5	4.8	85.1
4783857	NCP	HVOL	<0.5	4.8	94.5
4783857	NCP	HVOL	<0.5	4.8	90.4
4783857	NCP	HVOL	<0.5	4.8	85.3
4783857	NCP	HVOL	<0.5	4.8	93.7
4783857	NCP	HVOL	<0.5	4.8	89.5
4783857	NCP	HVOL	<0.5	4.8	94.2
4783857	NCP	HVOL	<0.5	4.8	90.1
4783857	NCP	HVOL	<0.5	4.8	87.7
4783857	NCP	HVOL	<0.5	4.8	87.4
4783857	NCP	HVOL	<0.5	4.8	73.9
4783857	NCP	HVOL	<0.5	4.8	87.7
4783857	NCP	HVOL	<0.5	4.8	91.9
4783857	NCP	HVOL	<0.5	4.8	95.8
4783857	NCP	HVOL	<0.5	4.8	87.1
4783857	NCP	HVOL	<0.5	4.8	82.8
4783857	NCP	HVOL	<1	4.8	92.3
4783857	NCP	HVOL	<2	4.8	88.0
4783857	NCP	HVOL	<1	4.8	86.7
4783857	NCP	HVOL	<0.5	4.8	89.1
4783857	NCP	HVOL	<0.5	4.8	72.3
4783857	NCP	HVOL	<0.5	4.8	91.8
4783857	NCP	HVOL	<0.5	4.8	90.5

Samples not collected by ALS and are tested as received.

A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced on the day of receipt and within 24 hours of sampling, unless otherwise stated. MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on/ray Bfa.

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

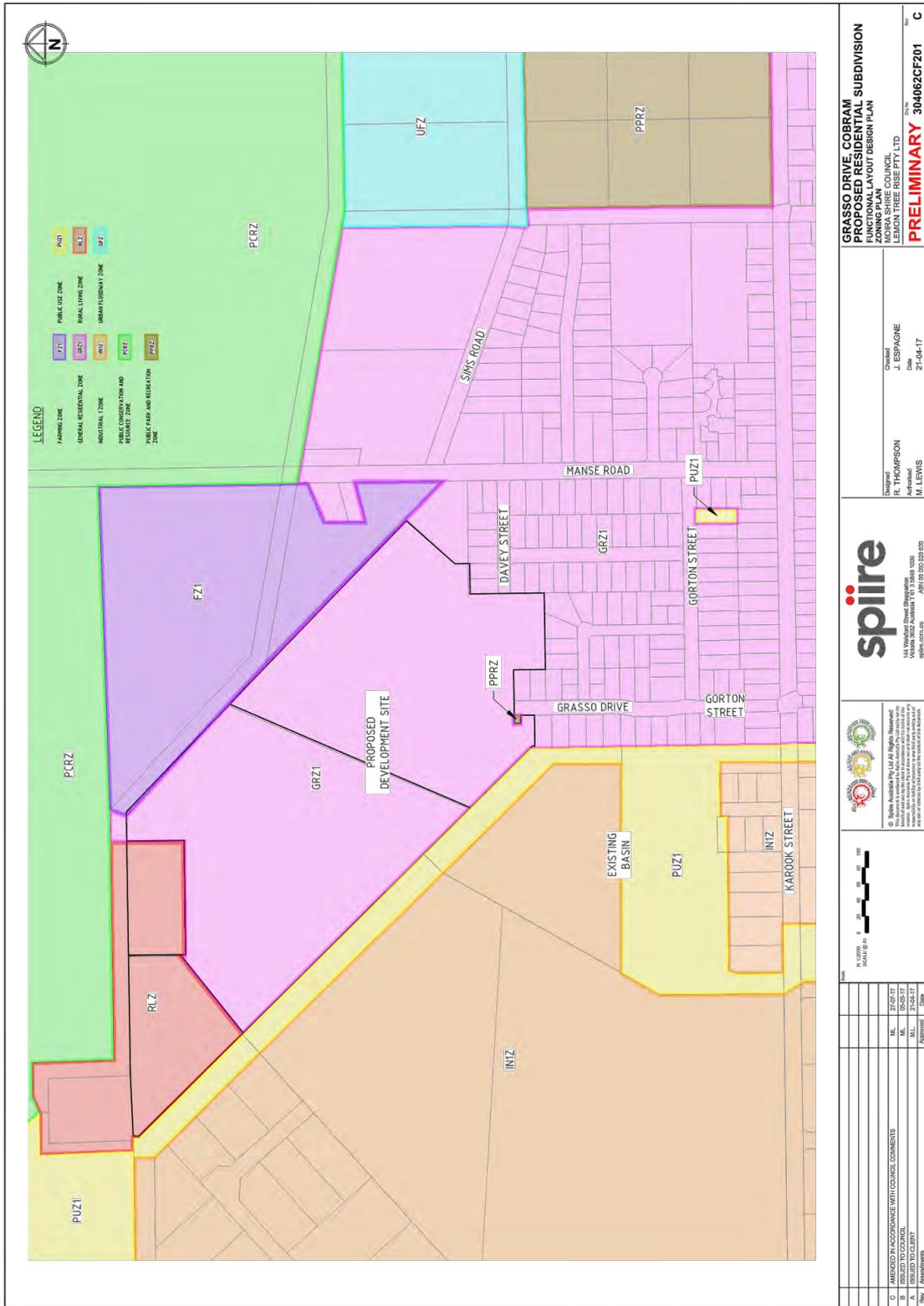
DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

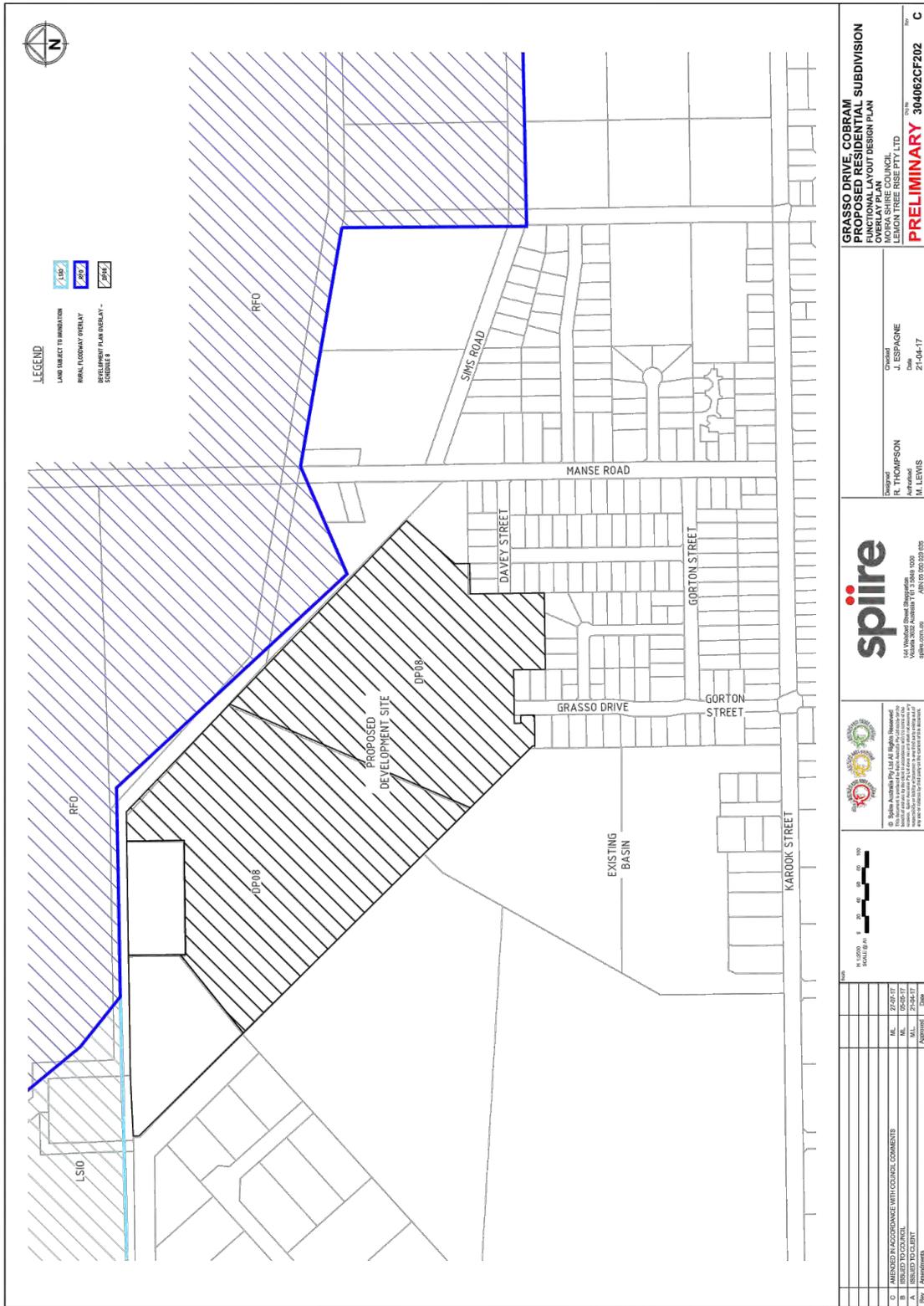
DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



**GRASSO DRIVE, COBRAM
PROPOSED RESIDENTIAL SUBDIVISION
FUNCTIONAL LAYOUT DESIGN PLAN**

Prepared by: R. THOMPSON
Checked by: J. ESPAGNE
Date: 27-Oct-17

Project No: 304062CF202
Scale: G

spire
MOIRA SHIRE COUNCIL
LEMON TREE REEF PTY LTD

PRELIMINARY

APPROVALS:

Date	Applicant	Approved	Date
27-10-17	M.L.		27-10-17
	M.L.		

COMMENTS:

1. APPROVED BY COUNCIL WITH COMMENTS

2. ISSUED TO COURT

3. APPROVED BY COUNCIL WITH COMMENTS

4. ISSUED TO COURT

5. APPROVED BY COUNCIL WITH COMMENTS

6. ISSUED TO COURT

7. APPROVED BY COUNCIL WITH COMMENTS

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97. APPROVED BY COUNCIL WITH COMMENTS

98. ISSUED TO COURT

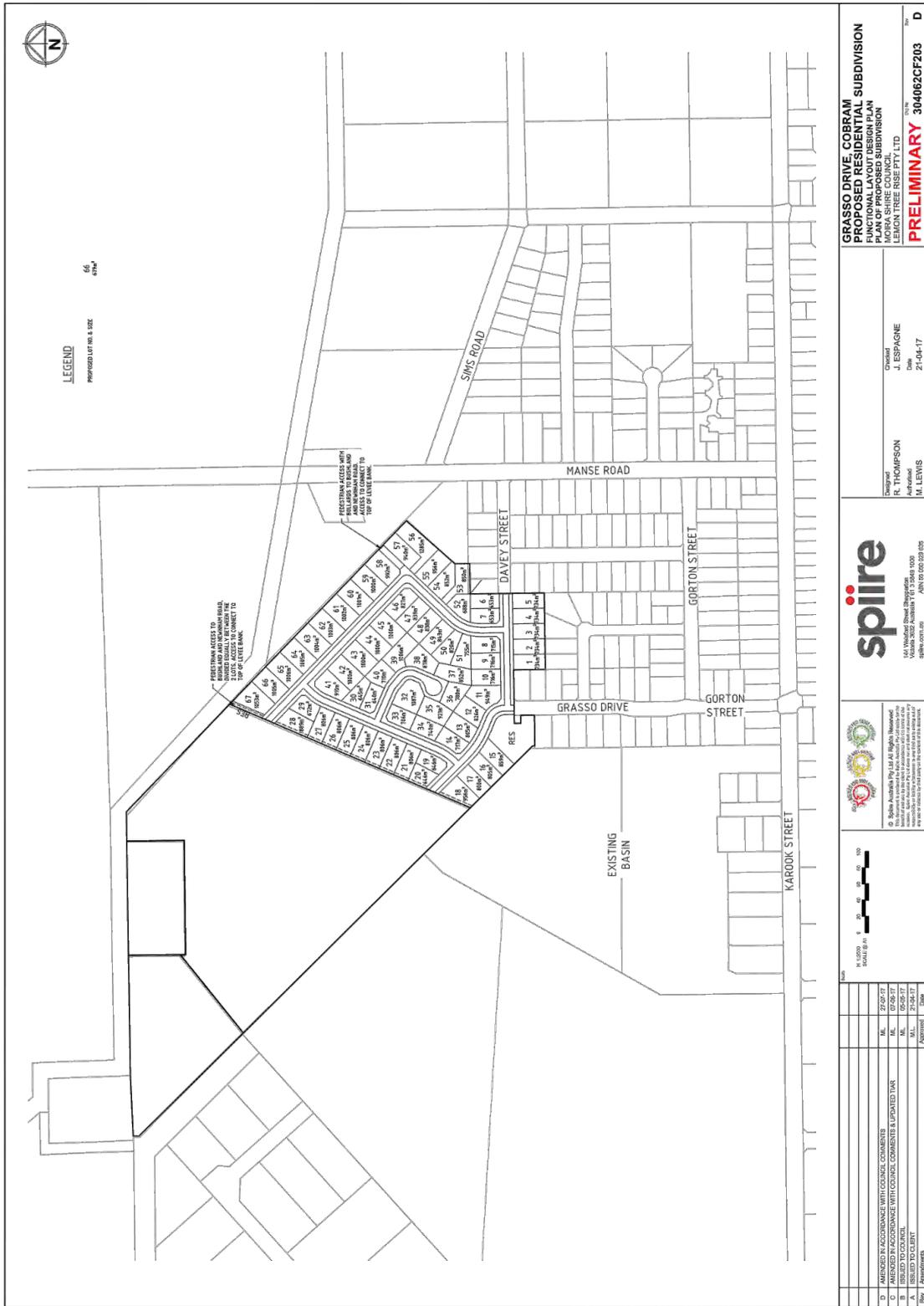
99. APPROVED BY COUNCIL WITH COMMENTS

100. ISSUED TO COURT

FILE NO: F16/512
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 9.4.2

DEVELOPMENT PLAN FOR GRASSO DRIVE, COBRAM (cont'd)



FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA**

RECOMMENDATION

It is recommended that Council approve Planning Permit Application 5/2017/49 for use and development Hangar at 10 John Duigan Drive, Yarrowonga and issue a Notice of Decision to Grant a Permit subject to the following conditions:

1. Before the development start(s), 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 will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) *Hangars are to be constructed from new Colorbond with a minimum thickness of 0.47mm.*
 - b) *Colorbond sheeting colour that are cream or off-white.*
2. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Prior to the commencement of the use, all roof water from buildings and surface water from hard paved areas must be collected and conveyed to a drainage easement or to the legal point of discharge so as to prevent storm water nuisance to adjoining land.
4. Prior to the commencement of the use, the proposed hangar must have a point of access known as a vehicle crossing that serves that lot. All new and existing vehicle crossings as shown on the endorsed plan must be constructed and sealed to the standards of Council's Infrastructure Design Manual, Clause 12.9 (Vehicle Access), and to the satisfaction of the Responsible Authority.
5. Care is to be taken to preserve the condition of existing infrastructure adjacent to the site. If any damage to existing infrastructure occurs as a result of this development, the affected infrastructure is to be replaced by the applicant, at the applicant's cost to the specification and satisfaction of the Responsible Authority.
6. No construction materials or earth is to be placed or stored outside the site area or on adjoining road reserves. This does not apply to road or footpath construction works on adjoining roads required as part of this permit.
7. Before any works commence:
 - a) on or adjacent to the taxiway, plans and specifications for the proposed works must be submitted to and approved by the Aerodrome Manager, and
 - b) a 'Method of Working Plan' must be submitted by the contractor undertaking the works to the Aerodrome Manager and approved in accordance with the requirements of Section 10.11 of the Civil Aviation Safety Regulations (CASR 1998) Part 139 Manual of Standards – Aerodromes.
8. The use and development must be managed so that the amenity of the area or locality, in the opinion of the Responsible Authority, is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the land;
 - b) appearance of any building, works or materials;
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour,

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

steam, soot, ash, dust, waste water, waste products, grit or oil; and
d) presence of vermin.

9. The subject land must be kept neat and tidy at all times and its appearance must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality.
10. All loading and unloading of vehicles must at all times be undertaken within the curtilage of the subject land, unless agreed otherwise by the Responsible Authority.
11. This permit will expire if one of the following circumstances applies:
 - The development and use is/are not started within two years of the date of this permit.
 - The development is not completed within two years of the date of commencement.The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the expiry of the permit where the development has not yet started, or within 12 months where the development has commenced.

Planning Note

1. Before undertaking any works on public land or roads, the applicant must obtain a permit from the relevant authority giving Consent to Work within a Road Reserve.

1. Executive Summary

Planning Permit Application 5/2017/49 was lodged for the use and development of a hangar at 10 John Duigan Drive, Yarrawonga.

There are two triggers for a planning permit:

- Clause 36.01-1 – Use in the Public Use Zone
- Clause 36.01-2 – Buildings and works in the Public Use Zone

The application was advertised and referred and two objections were received. This is the reason that the decision has been referred to Council.

The application has been assessed and, subject to compliance with conditions the application has been found to be consistent with the Planning Scheme, specifically the Public Use Zone in which the proposal is located and relevant policies contained within the State and Local Planning Policy Frameworks.

The proposed development, subject to conditions is in accordance with the orderly development of the area. It is recommended that the Planning Permit Application 5/2017/49 be approved, subject to conditions.

2. Background and Options

Application details

Applicant: Rodney Williams
Owners: Rodney Williams

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

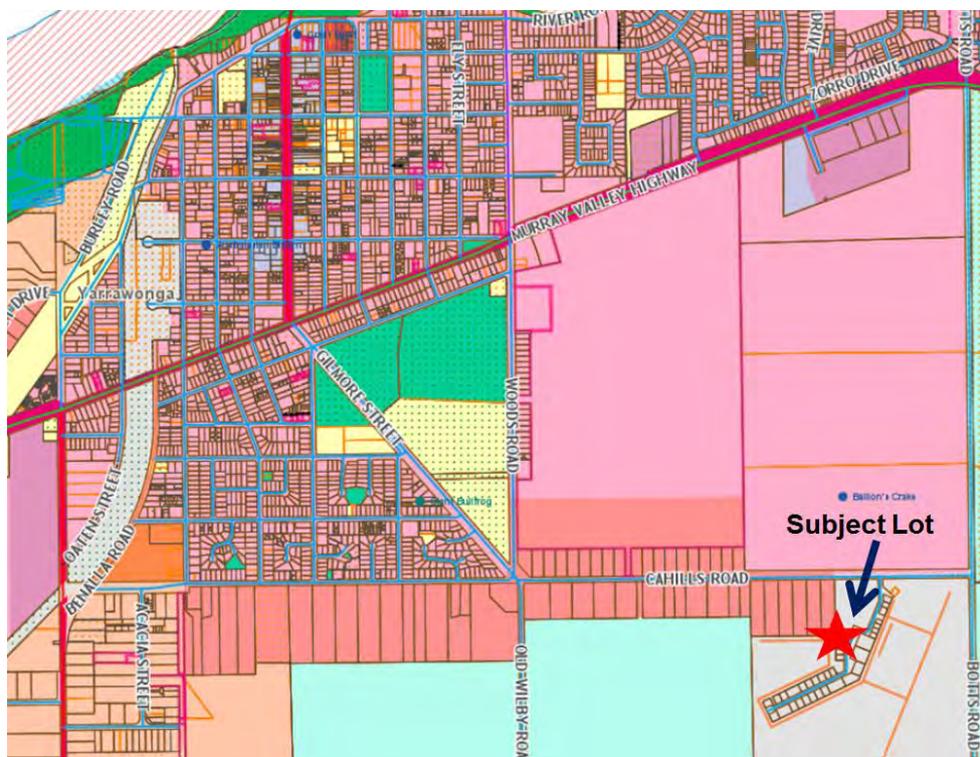
ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

Property Address: 10 John Duigan Drive, Yarrowonga
Title description Lot 48 PS443401
Site Area: 1276m²
File No: 5201749
Zone: Public Use Zone (PUZ4 – Transport)
Overlays: Nil

Locality and subject land

The subject lot is located at the Yarrowonga Aerodrome which is located to the south east of Yarrowonga.



The subject lot is located in the close to large residential blocks on Cahills Road. It is currently vacant and adjoins aerodrome lands to the north and a developed block to the south with an existing hangar.

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**



ARTISTS IMPRESSION

Key Issues

- Objections Received
- Compliance with Section 173 Agreement

Options

Council has the option to defer its decision for further assessment, issue a notice of refusal or issue a notice of decision to grant a permit.

3. Financial Implications

In the event that Council's decision is appealed at VCAT, any cost associated with attending and responding to an appeal would need to be funded.

4. Risk Management

If Council decides to grant a permit and conditions are not fulfilled, it may become a compliance issue.

5. Internal and External Consultation

Internal Consultation

The application was referred internally to Infrastructure Planning and to the Aerodrome Manager. Neither has objected to the issue of a permit subject to compliance with conditions.

Section 173 Agreement (S173)

The Aerodrome Manager's referral response highlighted the Section 173 Agreement (AD202903H) on title as regards the materials of the proposed hangar. This will be discussed below.

The hangar design, which proposes concrete tilt wall panels, does not accord with the requirements of the agreement which states:

Hangars are to be constructed from new Colorbond with a minimum thickness of .47mm. Hangars are to be constructed on a concrete floor, which satisfies building regulation standards (usually reinforced concrete with minimum depth of 150mm). Colorbond sheeting colours are required to be cream or off-white.

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

The applicant, as part of a request for further information, was asked to demonstrate that the design complies but no demonstration was provided.

A condition will be set out to require the hangar be redesigned to meet the requirements of the Section 173 agreement.

External Consultation

The application was not referred externally.

Public Consultation

Public Notice of the application was given under Section 52 of the *Planning and Environment Act 1987*. Letters were sent to adjoining and nearby landowners.

Two objections were received from landowners in the vicinity and are attached here. The applicant has submitted a response to the objections which is also attached. Copies were sent to the objectors. One objector responded requesting a meeting on site. The other chose not to respond.

The applicant has requested that we proceed to Council. It is their contention that there would be no benefit to meeting on site as their written response set out their position.

The basis of the objections are summarised and the officer's comments are provided in the following table:

Basis of objection	Officer's Comments
Overdevelopment	<p>Both objections highlighted concerns regarding the size of the proposed hangar. One objection focused on the impact of the height on solar access at 12 John Duigan Drive. Another highlighted the lack of landscaping around the hangar.</p> <p>There are no requirements in the Public Use Zone (PUZ) to guide design and subject to compliance with the Building Regulations a building of any size, subject to aerodrome related height restrictions, can be constructed. There is no prohibition to limit the size of the proposed hangar. Nor does the PUZ allow conditions to be set out limiting development.</p> <p>Regarding landscaping the Aerodrome Manager has indicated that this should be limited for safety reasons at the aerodrome.</p>
Residential Amenity	<p>There is apparently a proposal to create a caretakers residence on the lot to the south and the impact on residential amenity was raised in one objection.</p> <p>The subject lot is in the Public Use Zone (PUZ4 - Transport). Caretakers dwellings are not afforded the same</p>

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

	<p>level of amenity protection as other types of residences. Especially if they have not yet been built.</p> <p>The purpose of a caretakers dwelling is a place for a supervisor of a building, operation or plant to occupy. The primary use of the land remains transport, not residential. Any impact of the proposed development on the amenity of future potential residents is considered a non-material consideration.</p>
Construction Concerns	<p>One objection raised concerns of the impact of the construction as the wall will be on the lot boundary. It states that this could undermine the existing structure to the south. Further it states that based on the materials used it may require the building to the south to be evacuated.</p> <p>A condition will be set out requiring alteration of the material to colorbond to comply with a Section 173 Agreement requirement. The building process will otherwise be controlled by the Building Permit process in accordance with the Building Regulations.</p>
Drainage	<p>One objector raised concerns regarding drainage on the site.</p> <p>The application was referred to our Infrastructure Planning Department who has set out conditions requiring that all roof and surface water must be conveyed to the legal point of discharge.</p>
Helicopter Nuisance	<p>One objector raised concerns regarding the impact of the helicopters to be stored in the hangar. The concerns can be surmised as relating to noise and helicopters traveling too close to a nearby residence.</p> <p>The use of the Yarrowonga Aerodrome for the landing and take-off of helicopters is established and does not trigger a new planning permit application. The control of traffic movements is not regulated by the <i>Planning and Environment Act 1987</i> or the Moira Planning Scheme.</p>

6. Regional Context

The application relates to the Yarrowonga Aerodrome which could be seen as having regional significance. The proposed hangar however is small in scale and therefore has no regional level interest.

7. Council Plan Strategy

The subject application accords with one of the four key strategies of the *Moira Shire Council Plan 2017-2021*. This is - *A thriving local economy*. The proposed hangar will

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

add investment to the aerodrome and this will help to improve its viability and drive the local economy.

8. Legislative / Policy Implications

The Planning and Environment Act 1987 and the Moira Planning Scheme set out the requirements for use and development of the land, including the requirements for public notice and referral.

State Planning Policy Framework (SPPF)

Clause 11.12-1 states that it is a State level objective for the Hume Region:

To develop a more diverse regional economy while managing and enhancing key regional economic assets.

The Yarrowonga Aerodrome is a key Council asset and the proposed use will help to diversify the local economy. The proposed use is in keeping with the established use of the aerodrome. The proposal will help to intensify this use without overburdening infrastructure.

Clause 11.12-4 states that it is an Objective in the Hume area for Infrastructure:

To improve people and freight movements and plan strategically for future infrastructure needs.

This is supported by the strategy to:

Plan for freight connectivity to the network that is flexible and adaptable to changes in the mix of commodities and freight logistic operations.

The use of these publicly zoned lands for two hangars accords with this objective and strategy.

Clause 18.04-3 sets out the SPPF's objectives and strategies for planning for airfields. It is an objective:

To facilitate the siting of airfields and extensions to airfields, restrict incompatible land use and development in the vicinity of airfields, and recognise and strengthen the role of airfields as focal points within the State's economic and transport infrastructure.

The proposed use and development accords with this objective and related strategies.

Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF)

Clause 21.04-4 sets out the Settlement Strategies for the Shire. In Yarrowonga it states that:

- *The existing use and future development of the Yarrowonga Aerodrome should be protected from and not impeded by the urban development of Yarrowonga;*
- *Development of the Yarrowonga Aerodrome will promote the commercial sustainability of the facility as a regionally significant transport link and leisure facility. Business and tourist development that can link with the airport will be encouraged.*

The proposed development will promote the commercial sustainability of the facility and therefore accords with the LPPF and MSS.

Public Use Zone

The subject lot is affected by the Public Use Zone - Transport (PUZ4). The purpose of the zone as set out in clause 36.01 is to recognise public land use and to provide for associated uses that are consistent with the intent of the public purpose.

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

The use of this land for aircraft hangars, being associated with transport, triggers a planning permit as it will not be undertaken by the public land manager (Clause 36.01-1 Section 2 use). The buildings and works also trigger a permit in accordance with Clause 36.01-2.

Clause 36.01-4 sets out the decision guidelines for applications in the PUZ. The key here is:

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The comments of any Minister or public land manager having responsibility for the care or management of the land or adjacent land.*
- *Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.*

The application was referred internally to the current Yarrowonga Aerodrome Manager who acts as the public land manager. The manager has not objected to the issuing of a permit.

It is considered that subject to a condition requiring that the application comply with the Section 173 agreement registered on title the application accords with these decision guidelines.

The subject lot is not affected by any overlay.

Particular Provisions

Clause 52.06 – Car Parking

One of the purposes of this particular provision is:

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.

The table in Clause 52.06-5 sets out the car parking requirements based on use. There is no requirement set out for an aerodrome. The applicant has indicated that the majority of the 10 car parking spaces proposed on site are located within the hangar building. There is a single external car parking space proposed to the east of the building, close to John Duigan Drive.

It is considered that the spaces provided are adequate to cater for the proposed use.

Clause 52.07 – Loading and Unloading

The purposes of this particular provision is:

To set aside land for loading and unloading commercial vehicles to prevent loss of amenity and adverse effect on traffic flow and road safety.

There is considered to be ample space within the hangar to allow loading and unloading. A condition will be set out to ensure that this does not occur in the road reserve.

General Provisions

Under Clause 65 of the planning scheme, the Responsible Authority must consider, amongst other things:

- The purpose of the zone, overlay or other provisions
- The orderly planning of the area
- The effect on the amenity of the area

It is considered that the application accords with these decision guidelines.

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

9. Environmental Impact

The proposed development is unlikely to have any impact on the environment subject to compliance with the proposed conditions.

10. Conflict of Interest Considerations

There are no officer conflict of interest issues to consider with this report.

11. Conclusion

The subject application was for the use and development of land for a hangar at 10 John Duigan Drive, Yarrawonga.

Subject to the conditions set out in the recommendation, it is considered that the proposal is consistent with the purpose and decision guidelines contained in the PUZ4. It is also compliant with the relevant particular provisions and the State and Local Planning Policy Framework.

It is concluded that the proposed development is in the interest of the orderly planning and development of the area. It is therefore recommended that the application be approved subject to the conditions set out.

Attachments

- 1 Objection 1
- 2 Objection 2
- 3 Response to Objection

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

ATTACHMENT No [1] - Objection 1

Martina Foley

From: [REDACTED]
Sent: Monday, 8 May 2017 9:44 AM
To: RecordsWebmaster
Cc: [REDACTED]
Subject: Development at Hanger 10 @ Yarrowonga Airport

To whom it may concern

We did not receive any official notification re the development of the above property, we are the owners of [REDACTED] and have notified Council of our address change on several occasions, it is [REDACTED] however we have been informed of this development by word of mouth and note the following concerns.

- We have solar panels on the North side of our roof and note that the proposed building may over shadow this as it is 1.6 m above our roof line.
- We have windows to the North and have concerns that natural lighting will be compromised
- We have plans to develop a Caretakers residence above the existing work shop which will require windows to the North and again Natural lighting will be compromised
- We have concerns that the footings may undermine our structure during construction
- We note that the new building is proposed to be constructed full height to the Eastern Boundary, this will overshadow a proposed out door area that we are planning and block any Northern Views from said structure.
- The construction of such a tilt panel building will require my Tenant to vacate our building during erection and stabilization of Concrete panels, this will be unacceptable.

I suggest a site meeting to review the proposed building so we can be assured that our concerns are being considered.

--

Yours sincerely,

[REDACTED]



This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender.

Views expressed in this message are those of the individual sender, and are not necessarily the views of the [REDACTED]

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FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

ATTACHMENT No [1] - Objection 1

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FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

ATTACHMENT No [2] - Objection 2

4th May 2017

Moira Shire Council

Attn: Martina Foley

Senior Town Planner

Dear Ms. Foley. Re: Application for planning permit no. 5/2017/049
10 John Duigan Drive, Yarrowonga.

I have viewed the full application and wish to question and comment.

Please note that my family and I support aerodrome activity and I am interested in the different aircraft coming and going nearby. My late husband [REDACTED] was a pilot of recreational ultralight and very involved in the aerodrome for many years. Now my sons [REDACTED] visit to maintain and use the small ultra-light aircraft in my hangar. They also fly in, in another plane and park on the grassed apron.

I had imagined the new neighbours' hanger would be a similar building to those on no 12, and 16 and others over the taxiway. No 12 and 16 do not show on your aerial view. However on perusal of the plan, I am seriously surprised by the dimensions of this proposed building. It is stated that the building is in keeping with others in the vicinity and the semi-rural status of the area. But it appears to be much larger and more industrial by using the concrete tilt construction method to cover the entire width of the site. Is this acceptable? Other hangars have a setback either side and are only half the size of the one proposed here.

As this is the first block on the right of John Duigan drive, the sight of a 40 x 5 m concrete wall will be rather confronting and a contrast to the street frontage. While I welcome the lack of windows in this eyesore, the landscaping would need to extend to the aerodrome reserve land to the North.

The hangar space will be used for helicopters. A 5 seat Bell Helicopter, is not a small recreational aircraft and will no doubt be very noisy as it runs up on site before take off. I have queried the actions of the other helicopter operator from a nearby hangar. Other aircraft are not permitted to take off from the taxiway and must taxi right around to the runway, but helicopters seem to have another view of how they should operate. The current helicopter pilot has flown quite close to my house and I think he could use a different route. This behaviour should not be seen as acceptable to someone new operating a helicopter from the aerodrome. Now I am told that CASA/ EPA has a guidelines stating that they must be clear of the nearest residence by at least 150 m and other aircraft by 30 m. If this is correct, his apron at the rear of my place would be within that distance. The right angle setup with my block[the only such situation on the airfield], will restrict the use my sons have to our land for ultralight parking.

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

ATTACHMENT No [2] - Objection 2

As I said I am accustomed to occasional loud aircraft noise from the runways, but question how this new hangar will operate. It is implied that the helicopter use will be infrequent and private not commercial. Can this be confirmed?

Drainage. The drain easement area is a low point and frequently swampy after rain, with nowhere for the water run to. I would welcome this being fixed, but putting a concrete barrier with a pipe under it will not fix this swamp, it will just move it all onto my property and into the hangar. Another solution is needed.

Currently I have a shallow grassed drain which joins this on the taxiway and can be mown, but if more water was directed to this area, where will it go on flat ground? I do not want a swampy situation on my side to develop. I already have this situation on my [REDACTED]. Frontage where there is no fall and it must soak away over time. My storm water is absorbed on site, in tanks and garden. Also it may restrict any plans my sons may have for usage and access to my hangar area.

I trust the plans can be revised to address my concerns.

Yours Faithfully

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUIGAN DRIVE, YARRAWONGA (cont'd)**

ATTACHMENT No [3] - Response to Objection



13 June 2017

Ref: 1144

Chief Executive
Moirā Shire Council
44 Station Street
COBRAM VIC 3643

Attention: Martina Foley, Senior Town Planner

By email only: info@moira.vic.gov.au

Dear Sir/Madam

Re: **Planning Permit Application No. 5/2017/49: Proposed use and development of the land for an aircraft hangar and ancillary office – 10 John Duigan Drive, Yarrowonga (Lot 48 PS443401)**

This firm acts for the Applicant.

Further to Council's letter to the Applicant dated 12 May 2017 please find responses at **Attachment 1**.

Should any further information be required I can be contacted on 02 6023 6844 or at james@blueprintplanning.com.au

Yours sincerely,
Blueprint Planning



/Encl.

'Neringa' Table Top Rd Table Top NSW 2643 M 0427 090 148 E james@blueprintplanning.com.au

TOWN PLANNING RESIDENTIAL COMMERCIAL INDUSTRIAL RURAL LAND USE DEVELOPMENT SUBDIVISION APPLICATIONS FEASIBILITY
PROJECT MANAGEMENT URS, VCAT & PLANNING PANEL REPRESENTATION LEP & PLANNING SCHEME AMENDMENTS NSW & VICTORIA



Blueprint Planning & Development Pty Ltd, as trustee for Blueprint Development Trust ACN 110 043 266 ABN 67 492 545 663

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUGAN DRIVE, YARRAWONGA (cont'd)**

ATTACHMENT No [3] - Response to Objection



Attachment 1

Issue raised (listed in no particular order)	Response
<p>We have solar panels on the north side of our roof and note that the proposed building may overshadow this as it is 1.6 m above our roof line.</p>	<p>Given the latitude of Yarrawonga in the southern hemisphere the extent of any overshadowing in the circumstances would be extremely minor and almost of zero impact.</p>
<p>We have windows to the north and have concerns that natural lighting will be compromised.</p>	<p>It is noted that the subject land is within the boundary of the Yarrawonga Aerodrome and is zoned Public Use Zone 4 - Transport (PUZ4 zone) under the <i>Moirra Planning Scheme (MPS)</i>.</p>
	<p>The 'Purpose' of the PUZ4 at clause 36.01 of the MPS is –</p> <p><i>To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i></p> <p><i>To recognise public land use for public utility and community services and facilities.</i></p> <p><i>To provide for associated uses that are consistent with the intent of the public land reservation or purpose.</i></p> <p>It is also noted that the subject land and surrounding land is affected by an Agreement (AD202903H) under section 173 of the <i>Planning and Environment Act 1987</i> (s173 Agreement) which is registered on land titles. Importantly this s173 Agreement requires (underlining provided for effect):</p> <ul style="list-style-type: none"> • the land be constructed with an aircraft hangar (clause 4.1); • the hangar and the land must be maintained (clause 5); • the hangar must be constructed using new Colorbond and a concrete floor (clause 6); and • notwithstanding anything in the MPS, the owner shall not use the land for anything other than the storage of aircraft and/or for the carrying on of any business or activity directly involving the use and/or repair of aircraft and/or for the carrying on of any business or activity involving the display and supply of aviation components or supplies (clause 9).

Planning Permit Application No. 5/2017/49:
Proposed use and development of the land for an aircraft hangar –
10 John Dugan Drive, Yarrawonga (Lot 48 P5442401)

| 1

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUGAN DRIVE, YARRAWONGA (cont'd)**

ATTACHMENT No [3] - Response to Objection



Attachment 1

Issue raised (listed in no particular order)	Response
<p>We have plans to develop a caretakers residence above the existing workshop which will require windows to the north and again natural lighting will be compromised.</p>	<p>Therefore, any contemplation that any land affected by the s173 Agreement could be lawfully used and developed for anything but a hangar for the storage of aircraft, and/or the carrying on of a specified aviation activity or business is misguided and erroneous.</p> <p>Therefore the possibility (whether real or not) that the windows of an existing adjoining building may be overshadowed is in the context of such overshadowing being an overshadowing effect on a commercial/industrial hangar used for a non-residential purpose.</p>
<p>We have concerns that the footings may undermine our structure during construction.</p>	<p>Reference is made to the above comments, and it is unreasonable to account for or respond to any hypothetical land use or development, and especially a land use and development which is contrary to the applicable s173 Agreement.</p>
<p>We note that the new building is proposed to be constructed full height to the eastern boundary and this will overshadow a proposed outdoor area that we are planning and block any northern views from said structure.</p>	<p>A dilapidation report will be prepared prior to any construction works commencing and any construction excavation that extends below the level of the base of the footings of an adjoining building, will if necessary and at the Applicant's own expense:</p> <ul style="list-style-type: none"> • protect and support the building, structure or work from possible damage from the excavation, and • where necessary, underpin the building, structure or work to prevent any such damage.
<p>The construction of such a tilt panel building will require my tenant to vacate our building during erection and stabilization of concrete panels, this will be unacceptable.</p>	<p>Reference is made to the above comments, and it is unreasonable to account for or respond to any hypothetical land use or development, and any possibility (whether real or not) that existing adjoining outdoor area may be overshadowed or have views reduced is in the context of such overshadowing or view reduction being an effect on a hangar used for a non-residential purpose.</p> <p>This hypothetical situation is most unlikely.</p>

Planning Permit Application No. 5/2017/49:
Proposed use and development of the land for an aircraft hangar –
10 John Dugan Drive, Yarrawonga (Lot 48 P5442401)

FILE NO: 5201749
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.4.3

**PLANNING PERMIT APPLICATION 5201749 FOR USE AND DEVELOPMENT -
HANGAR AT 10 JOHN DUGAN DRIVE, YARRAWONGA (cont'd)**

ATTACHMENT No [3] - Response to Objection



Attachment 1

Issue raised (listed in no particular order)	Response
<p>The proposed building is large and more industrial looking than other existing buildings and covers the entire site. Other hangars have a setback either side and are only half the size of the building proposed.</p>	<p>The proposed hangar is considered to comply with the applicable s173 Agreement and is considered to be appropriately located and designed in accordance with clauses 36.01-4 and 65.01 of the MPS, noting that no particular use, design or siting guidelines apply to the land that we are aware of.</p>
<p>The proposed building will contrast with the street frontage.</p>	
<p>The hangar will be used for helicopters which will be noisy and the helicopters may not comply with aviation regulations when taxiing or taking off or landing.</p>	<p>The hangar will be used for the storage of aircraft including helicopters consistent with the PUZ4 zone and the applicable s173 Agreement. The operation of all aircraft associated with the land will comply with all applicable aviation regulations.</p>
<p>Will the use of the hangar by helicopters be for private or commercial purposes?</p>	<p>The hangar will be used for the storage of aircraft. Including helicopters consistent with the PUZ4 zone and the applicable s173 Agreement.</p>
<p>Stormwater drainage issues.</p>	<p>The design and construction of all stormwater drainage will be to the satisfaction of Council's engineers.</p>

Planning Permit Application No. 5/2017/49:
Proposed use and development of the land for an aircraft hangar –
10 John Dugan Drive, Yarrawonga (Lot 48 P5442401)

| 3

FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.4

NAMING OF PRESCOTTS ROAD, YARRAWONGA SOUTH

RECOMMENDATION

That Council:

1. Adopt the name Burgess Road for submission to the Office of Geographic Names.
2. Advise all submitters of the decision and their rights of appeal to Office of Geographic Names.

1. Executive Summary

To address the public safety risks resulting from two roads having the same road name that are located within close proximity of each other, Council resolved to rename Prescotts Road, Yarrowonga South, with the interim name Burgess Road at its meeting held on 26 April 2017.

Council has since sought feedback in accordance with the Office of Geographic Names guidelines - "Naming Rules for Places in Victoria – Statutory requirements for naming roads, features and localities 2016"

Two submissions were received, one in favour of the Burgess commemoration and one strongly objecting.

Following the consideration of the feedback, it is recommended that Council proceed with the proposed name change in accordance with Principal (A) Ensuring public safety of the "Naming Rules for Places in Victoria – Statutory requirements for naming roads, features and localities 2016".

2. Background

At its meeting on 26 April 2017, Council resolved to adopt Burgess Road as the interim name for Prescotts Road, Yarrowonga South.

The need for the renaming resulted from a request from VicNames to investigate two roads with similar names "Prescott Road" being located in close proximity of each other. To ensure public safety for emergency services response, the Naming Rules recommend that no two rural roads located within 30 Kilometers of each other have the same duplicate names.

The name Burgess was selected from the parish plan as the name of original settlers of the area and has been assessed by Council Officers in meeting the Naming Rules.

Prescott Road, Telford, still has a descendant of the Prescott Family living on this road whereas there are no descendants of the Prescott Family living on Prescott Road, Yarrowonga South.

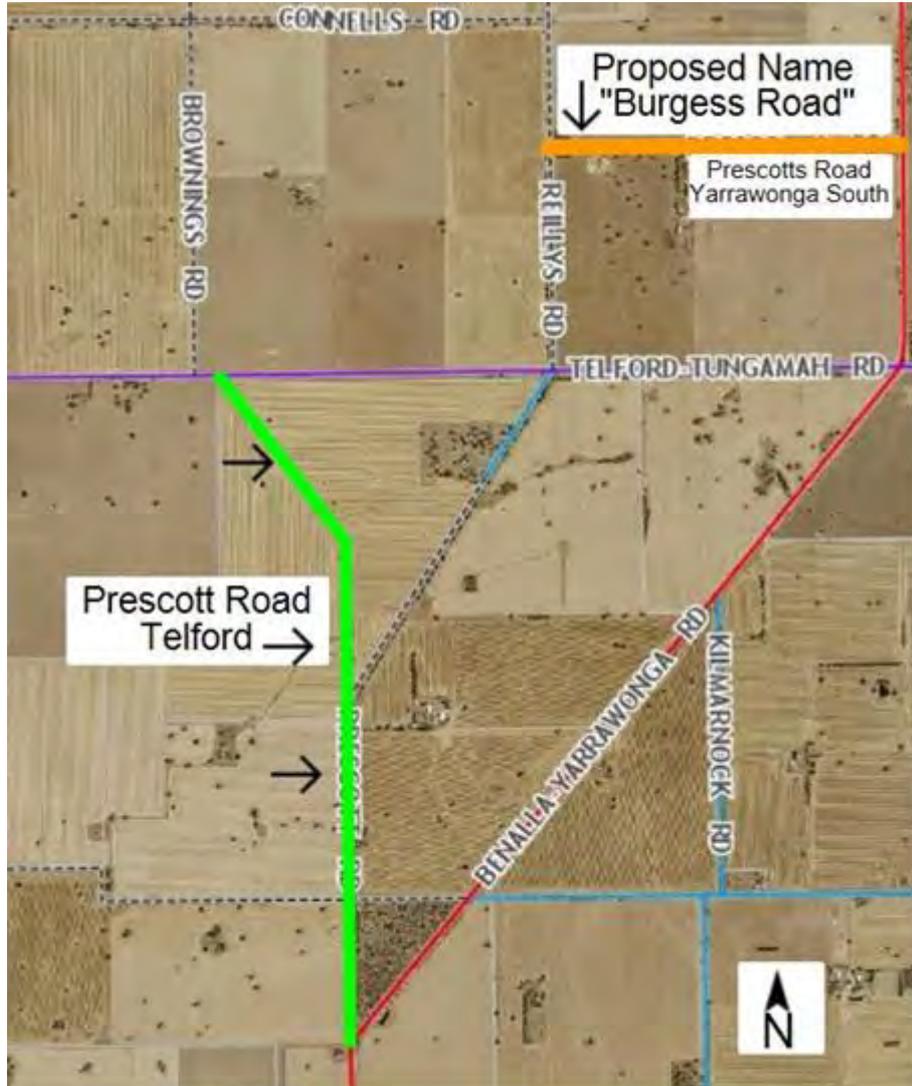
There were no suitable candidates within the Anzac Day Commemorative naming pool that was available for use as an alternative name.

The proposed renaming is depicted in the map below:

FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.4

NAMING OF PRESCOTTS ROAD, YARRAWONGA SOUTH (cont'd)



3. Risk Management

The precise naming of roads and geographical features is important for emergency services response in avoiding confusion of having duplicate road names in close proximity of each other. The Office of Geographic Names Guidelines "Naming Rules for Places in Victoria – Statutory requirements for naming roads, features and localities 2016" recommends no duplication of names for rural roads within 30 kilometers of each other. Both roads are within 2 kilometers of each other. The renaming of Telford Road, Yarrowonga South, eliminates this public safety risk in the event of an emergency services response to an incident.

4. Internal and External Consultation

Internal Consultation

This naming matter has been considered and the recommendation is supported by the internal road naming group which consists of staff representing the Assets, Revenue Services, Planning and Information Technology departments of Council.

FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.4

NAMING OF PRESCOTTS ROAD, YARRAWONGA SOUTH (cont'd)

External Consultation

Council sought feedback in accordance with the Office of Geographic Names Guidelines "Naming Rules for Places in Victoria – Statutory requirements for naming roads, features and localities 2016". This includes:

- Advertisement in the Yarrowonga Chronicle 3 May 2017.
- Letters sent to owners and occupiers of properties adjoining the road affected by the proposed road naming.

Two (2) submissions were received. Below is a summary of both submissions:

Submission Feedback	Officers Comments
<p>1) Strongly objected to the interim name and suggested that Prescott Road, Telford, be renamed instead as it has no mailing address whereas their property's mailing address is Prescotts Road Yarrowonga South.</p> <p>2) They believe they are the nearest surviving relatives of the Burgess Family and permission to use the name would not be given for reasons set out in their submission</p>	<p>1) Mailing address is confirmed being Prescotts Road, Yarrowonga South and will require changing with the adoption of the interim road name. Prescott Road, Telford, still has an abutting property owned by a descendent of the Prescott Family. Council Officers have since contacted this descendent who has since confirmed that their preference is for Prescott Road Yarrowonga South to be renamed as Burgess Road.</p> <p>2) The other submission received is from a Burgess great grandson who has given permission to use the Burgess Family name as the interim road name.</p>
<p>Supported the interim road name and as a Burgess great grandson, gave approval for the use of the family name as the interim road name.</p>	<p>Submission confirms the Burgess Family's permission to use the family name for the renaming of the road.</p>

Options

Option A - The alternative of renaming Prescott Road, Telford, was considered by the Council's Internal Naming Group. There are no houses addressed to Prescott Road, Telford, however one of the properties on this road is owned by a descendant of the Prescott family. The descendant was contacted by Council Officers after the period for submissions had closed. The descendant advised that Prescott Road, Telford, has a stronger claim to retaining the Prescott name and would be disappointed should Council propose to change it. The resident has also advised that Burgess Road while suitable for Yarrowonga South was less appropriate for Telford.

Option B – Under the Naming Rules Guidelines, Council does have the option to conduct a voting poll with the affected immediate community of the proposed name if Council feels that community support hasn't been well demonstrated. Owner-occupiers should be afforded two votes, i.e. one vote to the owner of the property and one vote to the occupier of the property.

Option C - Council must consider public safety in accordance with Principal (A) Ensuring public safety of the "Naming Rules for Places in Victoria – Statutory requirements for naming roads, features and localities 2016" be renaming one of the roads in order to

FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.4

NAMING OF PRESCOTTS ROAD, YARRAWONGA SOUTH (cont'd)

remove the naming duplication. The renaming of Prescotts Road, Yarrowonga South, to Burgess Road addresses this criterion.

The preferred option is Option C as it addresses the public safety concerns that have been raised by VicNames.

5. Legislative / Policy Implications

This process has been conducted in accordance with the Office of Geographic Names guidelines "The Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016 (the naming rules)".

6. Conflict of Interest Considerations

There are no known conflicts of interest relating to this report.

7. Conclusion

The renaming of Prescott Road, Yarrowonga South, to 'Burgess Road' is keeping in accordance with the Naming rules for places in Victoria - Statutory requirements for naming roads, features and localities 2016 – Principal (A) Ensuring Public Safety by removing the duplication of road names within 30km of each road.

Attachments

- 1 Support for naming
- 2 Parish Plan - Prescotts Road, Yarrowonga South
- 3 Parish Plan - Prescott Road, Telford

FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.4

NAMING OF PRESCOTTS ROAD, YARRAWONGA SOUTH (cont'd)

ATTACHMENT No [1] - Support for naming

31st May 2017

BOOMAHNOOMOONAH 3728

02 JUN 2017

The Chief Executive Officer
Moirā Shire Council
Po Box 578
COBRAM VIC 3643

Dear Mr Henderson

Re Proposed road Renaming of Prescotts road South Yarrowonga

As a Burgess great grandson, I certainly have no objection to the renaming of Prescotts road to Burgess road

The Burgess family were early pioneers to the South Yarrowonga district, the original selection is at the eastern end of this road and the property is still held by a descendant.

I think it would be a very fitting tribute to the Burgess family

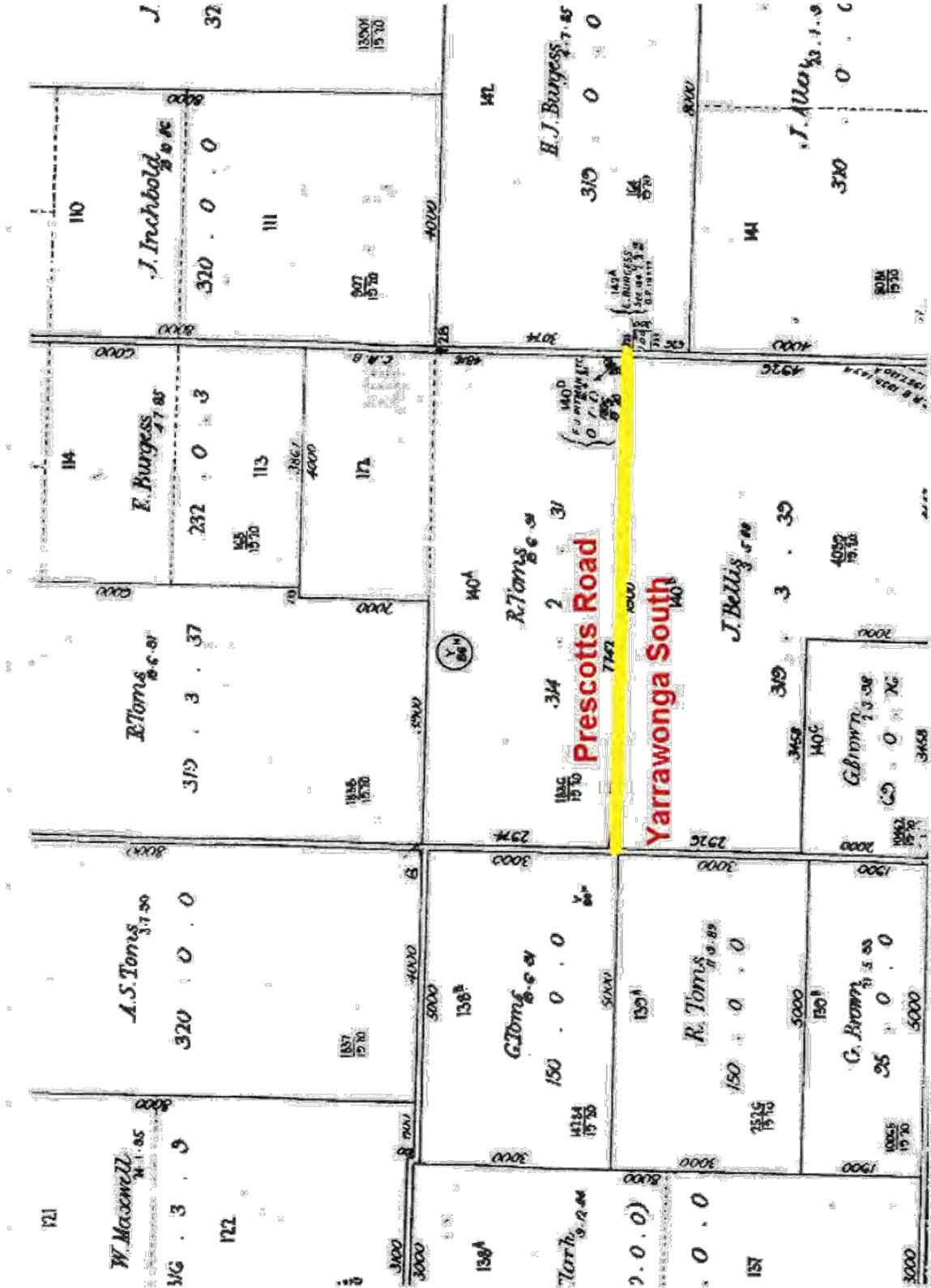
Yours Sincerely

FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.4

NAMING OF PRESCOTTS ROAD, YARRAWONGA SOUTH (cont'd)

ATTACHMENT No [2] - Parish Plan - Prescotts Road, Yarrawonga South



FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE

RECOMMENDATION

It is recommended that Council approve Planning Permit Application 5/2017/69 Use and Development – Renewable Energy Facility (Solar Farm) and Removal of Native Vegetation at 541 Sellicks Road, Drumanure, 408 Wunghnu Road, Drumanure and 430 Wunghnu Road, Drumanure and issue a Notice of Decision to grant a permit subject to the following conditions:

1. Before the *use and/or development* start(s), 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 will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with *the plans submitted with the application* but modified to show:
 - a) The footprint of all structures (excluding solar panels) on site.
 - b) The extent of solar panels on site showing no panels in the north eastern corner of the property.
2. Prior to the commencement of the use/development, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show:
 - a) Floor plans of the office and amenities block.
 - b) Elevations of the office and amenities block.
 - c) The height, material, color and type of fencing designed to minimise visual impact.
3. Before works commence on the development, a landscaping plan showing Vegetation buffers to address the visual amenity of the site for adjoining residents and passing traffic shall be approved by the Responsible Authority.

Where residential properties adjoin the development a higher level of screening is required than areas where only passing traffic will overlook the site.

In areas requiring a higher level of screening, the vegetation buffer shall comprise:

- A 4m access way between the property line and planted landscaped vegetation buffer strip
- A landscaped vegetation buffer strip of 10m in width
- A 4m access way between the landscaped vegetation buffer and the site security fence. (the 4m access way may be incorporated into the 15m wide fire break required by Condition 55).

Where the landscaping plan requires a lesser density of buffer the width of the landscaped vegetation buffer may be reduced to the responsible authority's satisfaction.

4. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
5. Upon cessation of the approved use the site must be reinstated as farming land to the satisfaction of the responsible authority.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

6. Prior to the commencement of the use, or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.
8. No native vegetation (including trees, shrubs, herbs and grasses) must be removed, lopped or destroyed unless a permit has been granted by the Responsible Authority.
9. Earthworks and works must not cause damage to native vegetation retained (including trees, shrubs, herbs and grasses) and to natural drainage lines and/or watercourses.
10. The removal of native vegetation must only occur to the extent permitted as shown on the endorsed plan/s (whether or not to comply with any statute, statutory rule or regulations or for any other reason), except with the formal written consent of the Responsible Authority. The removal must not cause damage to other native vegetation to be retained and to drainage lines, waterways and/or watercourses.
11. Prior to the commencement of the development, amended Biodiversity Assessment Report in accordance with the 'Permitted clearing of native vegetation – Biodiversity assessment guidelines' (Department of Environment, Land, Water and Planning) and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Biodiversity Assessment Report will be endorsed and will then form part of the permit. Three copies must be provided. The Biodiversity Assessment Report must be generally in accordance with *the Biodiversity Assessment Report submitted with the application* but modified to show:

two additional *Eucalyptus microcarpa*, grey box, proposed to be removed:
 - one located in the tree plantation to the west of the north property; and
 - one located along the old fence line, tracking north south, and is positioned to the north of the wetland/dam
12. Before any native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of and approved by the Responsible Authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of the Permitted clearing of native vegetation – Biodiversity assessment guidelines and the Native vegetation gain scoring manual (Department of Environment, Land, Water and Planning).

Offset evidence can be either:
 - a) an allocated native vegetation credit register extract from the Native Vegetation Credit Register; or
 - b) a security agreement to the required standard for the offset site or sites, including a 10-year Offset Management Plan to the satisfaction and approval of the Responsible Authority. The requirements noted in an approved and endorsed Offset Management

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

Plan must not be altered except with the written consent of the Responsible Authority.

Every year, for ten years from the date of approval of the Offset Management Plan, the applicant must provide to the Responsible Authority, notification of actions undertaken towards implementation of the Offset Management Plan, an offset site condition statement and site monitoring photographs.

13. Large limbs and trunks over 250mm diameter and stumps of trees approved for removal must be retained as logs to create habitat and dispersed throughout the offset area or at another location by written agreement with and to the satisfaction of the Responsible Authority.
14. Prior to the commencement of works, a Native Vegetation Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will form part of this permit. Works and development must be carried out in accordance with the endorsed plan. The plans must include:
 - a) a detailed description of the measures to be implemented to protect the native vegetation to be retained during construction works, and the person/s responsible for implementation and compliance. These measures must include the erection of a native vegetation protection fence around all native vegetation to be retained on site, to the satisfaction of the [insert], including the tree protection zones of all native trees to be retained. All tree protection zones must comply with AS 4970-2009 Protection of Trees on Development Sites, to the satisfaction of the responsible authority,
 - b) a detailed description of the design, dimensions and materials used to construct the permanent protective fencing structures, and
 - c) an amended site plan, drawn to scale with dimensions that clearly shows:
 - i. the location and identification of the land affected by this permit, including standard parcel identifiers for freehold land,
 - ii. the location and area of all native vegetation present, including scattered trees, that are permitted to be removed under this permit, and
 - iii. the location of all permanent native vegetation protection fencing.
15. The temporary protection fence must be erected around the 'Tree Protection Zone' (TPZ) during works and development.
 - a) The TPZ must have a minimum radius 12x the Diameter at Breast Height (being 1.3m from ground level); the TPZ of trees must be no less than 2 m or greater than 15m.
 - b) A TPZ applies to a tree and is a specific area above and below the ground.
 - c) No trenching, soil excavation, stockpiling or dumping of soil or storage of materials, equipment, machinery or waste products is to occur within the Tree Protection Zone except with the written consent of the Responsible Authority.
16. Before works and development start, a native vegetation temporary protection fence must be erected around all native vegetation including remnant patches and the Tree Protection Zone of scattered trees to be retained.

Except with the written consent of the Responsible Authority, within the native vegetation protection fenced area to be retained, the following is prohibited:

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

- a) vehicular or pedestrian access;
- b) trenching or soil excavation;
- c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
- d) entry and exit pits for underground services
- e) any other actions or activities that may result in adverse impacts to retained native vegetation.

The temporary protection fence must be constructed of star pickets and flagging or similar to the satisfaction of the Responsible Authority.

A TPZ applies to a tree and is a specific area above and below the ground.

The temporary protection fence must remain in place until all works and development are completed to the satisfaction of the Responsible Authority.

17. Prior to commencement of works, a Construction Site Management Plan in accordance with Council's Infrastructure Design Manual must be prepared, approved and implemented to the satisfaction of the Responsible Authority. The plan must show:
- a) measures to control erosion and sediment and sediment laden water runoff, including the design details of structures;
 - b) measures to retain dust, silt and debris onsite, both during and after the construction phase;
 - c) locations of any construction wastes, equipment, machinery and/or earth storage/stockpiling during construction;
 - d) where access to the site for construction vehicle traffic will occur;
 - e) tree protection zones;
 - f) the location and details of a sign to be erected at the entrance(s) of the site advising contractors that they are entering a 'sensitive site' with prescribed tree protection zones and fences;
 - g) the location of trenching works, boring, and pits associated with the provision of services; and
 - h) the location of any temporary buildings or yards.
18. Before commencement of the use, an Environmental Management Plan for the management and operation of the use which is to the satisfaction of the Responsible Authority and must be submitted to and approved by the Responsible Authority. When approved, the Environmental Management Plan will be endorsed and will then form part of the permit. The Environmental Management Plan must be reviewed and submitted to the Responsible Authority for further approval annually. The use must at all times be conducted in accordance with the endorsed plan. The Environmental Management Plan must include:
- a) overall environmental objectives for the operation of the use and techniques for their achievement;
 - b) procedures to ensure that no significant adverse environmental impacts occur as a result of the use;
 - c) proposed monitoring systems;
 - d) identification of possible risks of operational failure and response measures to be implemented;

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

- e) day to day management requirements for the use.
19. Prior to construction commencing on the site, the applicant/developer must enter into an agreement with the Council, ensuring the relevant section of the Wunghnu Road servicing the subject site is maintained to an acceptable road safety and maintenance standard during the construction phase of the development. The agreement must be agreeable to all parties, and set out any mitigating works that maybe required and when and/or bonds to ensure the ongoing integrity and safety of the road carriageway surface is maintained including the road shoulders.
 20. Any damage to Council assets (i.e. roads, table drains etc.) must be repaired at the cost of the applicant to the satisfaction of the Responsible Authority.
 21. Prior to construction commencing on the site, vehicle crossings as shown on the endorsed plan must be constructed and sealed to the standards of Council's Infrastructure Design Manual, and to the satisfaction of the Responsible Authority.
 22. The final location of the crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.
 23. Vehicle access and egress from the property must take place in a forward direction at all times.
 24. Access and egress from the property must only be from the Wunghnu Road as nominated on the endorsed plan, unless agreed otherwise by the Responsible Authority.
 25. All loading and unloading of vehicles must at all times be undertaken within the curtilage of the subject land, unless agreed otherwise by the Responsible Authority.
 26. Prior to the commencement of the use, access ways and manoeuvring areas created by the proposed development and as shown on the endorsed plan(s) must be constructed, to an all-weather standard to the satisfaction of the Responsible Authority.
 27. No excavated or construction materials may be placed or stored outside the site area or on the adjoining road reserves, unless agreed otherwise by the Responsible Authority.
 28. Care must be taken to preserve the condition of existing infrastructure adjacent to the site. If any damage to existing infrastructure occurs as a result of this development, the affected infrastructure must be replaced, and the full cost met, by the developer, to the specification and satisfaction of the Responsible Authority.
 29. No such contaminants will be permitted to enter the storm-water drainage system under any reasonably foreseeable circumstances.
 30. There must not be any discharge of concentrated drainage into the adjoining road drains or culverts without the approval of the Responsible Authority
 31. The approved works must not cut off natural drainage from adjacent properties.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

32. This permit will expire if one of the following circumstances applies:
- The development and use is/are not started within two years of the date of this permit.
 - The development (all stages) is not completed within five years of the date of commencement.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the expiry of the permit where the development has not yet started, or within 12 months where the development has commenced.

GBCMA Condition

33. The finished floor levels of the operation & maintenance and inverter buildings must be constructed at least 300mm above the applicable 100-year ARI flood level, or higher level deemed necessary by the responsible authority.

GMW Conditions

34. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
35. All wastewater from the proposed facilities building must be treated and disposed of using an EPA approved system, installed, operated and maintained in compliance with the relevant EPA Code of Practice and Certificate of Approval.
36. The wastewater disposal area must be located outside the floodway overlay
37. A properly prepared drainage plan must be submitted to and approved by the Responsible Authority. The plan must give details of how the works on the land are to be drained and does not increase the discharge rate from the property.
38. The applicant must ensure that the works do not obstruct nor redirect reasonable local drainage flows or increase flow from the property.
39. A 5m setback for buildings and works is required either side of the drain 13.
40. Application must be made to Goulburn Murray Water prior to construction of any dams on the subject land. A licence must be obtained where surface or groundwater supplies are taken and used for commercial irrigation purposes or if a dam is to be constructed on a waterway as defined under the *Water Act* 1989. Applications can be made by contacting Goulburn Murray Water on 1800 013 357 or by following the link the <http://www.g-mwater.com.au/customer-services/forms>
41. For works on waterways, it is recommended that applicant contact the Goulburn Broken Catchment Management Authority as a licence may be required to undertake these works.

Powercor Conditions

42. Negotiate with Powercor for the connection of the development, to the existing power distribution network.
43. Any buildings must comply with the clearances required by the Electricity Safety

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

(Installations) Regulations.

44. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
45. Set aside for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required.
46. Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.
47. Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Power Line" pursuant to Section 88 of the Electricity Industry Act 2000.
48. Obtain for the use of Powercor Australia Ltd any other easement external to the development.

CFA Conditions

49. Before the development commences, Fire Management Plans to the satisfaction of CFA must be submitted for approval by CFA and the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans mentioned above must address the following:
 - Fire Management Plan
 - Fuel Reduction & Maintenance Plan
 - Emergency Management Plan
50. A minimum of two (2) points of access must be provided to each of the 2 land parcels depicted in Neon Energy / General Layout Concept Design drawing dated 19/04/17. The northern parcel of land bound by Invergordon, Sellicks, Wunghnu and Kelly's Roads must provide a point of access from the north via Invergordon Road and a point of access from the south via Wunghnu Road.

The southern parcel of land bound by Wunghnu, Sellicks, Gillespies & Kelly's Roads must provide a point of access from the north via Wunghnu Road and a point of access from the south via Gillespies Road. These external points of access must then connect with the internal road network.
51. The trafficable width of these internal access roads must be at least 6.0m in width and must be constructed to provide all weather access and be designed to accommodate a 15 tonne vehicle.
52. An access road and suitable hardstand area must be provided to the large dam located within the northern land parcel to allow Fire Trucks access to this water supply for refilling purposes

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)

to assist with suppression of fire in and around the site.

53. Perimeter vehicular access is to be constructed in accordance with condition 51 and provided around the solar farm installation on the inside of the perimeter security fence.
54. Security of access of water supply (water level of the onsite dam) is to be maintained in its current state for the life of the operation of the Solar Farm Facility.
55. A 15 metre wide fire break within the property from the inside of the security fence where the grass height is maintained to less than 100mm around the perimeter of the site is to be provided. The 6m wide perimeter vehicular access required by condition 52 can be located within the 15m wide perimeter fuel break.
56. A Vegetation (grasses) in and around the solar arrays must be maintained to less than 100mm in height by mechanical means or grazing during the declared Fire Danger Period.
57. Any area within the site boundary where no solar panel infrastructure is installed must also be maintained to a grass height no greater than 100mm during the declared Fire Danger Period.
58. Any vegetation screening plants to be utilised as part of the perimeter amenity screening are to be of a low flammability species.

Planning Notes

1. The property is located outside of the reticulated sewerage district. It must have installed a septic disposal system approved by Council's Environmental Health Officer.
2. A planning permit may be required to remove planted native vegetation if public funding was provided to assist in planting or managing the native vegetation and the terms of the funding did not anticipate removal or harvesting of the vegetation.
3. Council's Landscape Plan Guide (2017) is a document designed to assist development works in residential, rural, commercial and industrial areas. The *guide* provides standards and considerations in preparing and implementing landscaping works and also outlines any maintenance obligations for developments. All landscaping works are to comply with the *guide* in accordance with appropriate planning permit conditions. The Landscape Plan Guide can be accessed via Council's website at [www.moira.vic.gov.au/Infrastructure and Development/Planning Services/Landscape Plan Guide](http://www.moira.vic.gov.au/Infrastructure_and_Development/Planning_Services/Landscape_Plan_Guide) or contacting the Council Office on (03) 5871 922.
4. Prior to works commencing on public land or roads, the applicant must obtain a permit from the relevant authority giving Consent to Work Within a Road Reserve.
5. This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)

1. Executive Summary

Planning Permit Application 5/2017/69 is an application for use and development – renewable energy facility (solar farm) and removal of native vegetation.

There are five planning permit triggers for this application as detailed below:

Clause

- 35.07-1 Permit required for change of use to renewable energy facility in the Farming Zone.
- 35.07-4 Permit required for buildings and works associated with renewable energy facility in the Farming Zone.
- 44.03-1 Permit required for buildings and works in the Rural Floodway Overlay.
- 44.04-1 Permit required for buildings and works in the Land Subject to Inundation Overlay.
- 52.17 Permit required to remove, lop or destroy native vegetation.

The application was advertised and to date 5 objections have been received. One of the objections has since been withdrawn. The objections raised a number of issues including visual impact, impact on native flora and fauna and road safety / maintenance. A mediation meeting was held at the Wunghnu Recreation Reserve on 3 August 2017.

The application was referred internally and externally. No referral response has recommended refusal and most have set out conditions. Concerns raised regarding the protection of Native Vegetation have resulted in pre-commencement conditions that will ensure compliance with requirements.

The subject lands are in the Farming Zone. While it is policy to limit non-agricultural uses in this zone the land can return to agricultural production in the future when the solar panels are removed. A condition will be set out requiring reinstatement of the lands should the renewable energy use cease.

The application has been assessed and found to be consistent with the Planning Scheme, the Farming Zone, Rural Floodway Overlay and Land Subject to Inundation Overlay and relevant policies contained within the State and Local Planning Policy Frameworks.

Therefore, it is recommended that the Planning Permit Application 5/2017/69 be approved, subject to conditions.

2. Background and Options

Application details

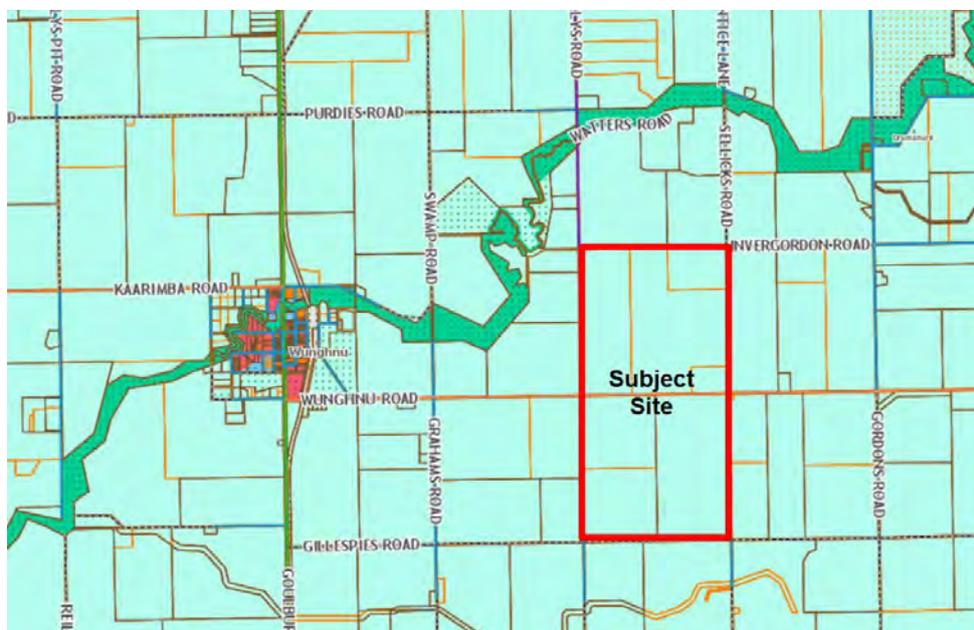
Applicant: Neoen Australia Pty Ltd
Owners: Eddie & Leanne Rovers and Kinkora Pty Ltd
Property Address: 541 Sellicks Road, Drumanure
408 Wunghnu Road, Drumanure
430 Wunghnu Road, Drumanure
Title description: CA: 34 Sec: A Par: DRUMANURE TP: 884594
CA: 35 Sec: A Par: DRUMANURE TP: 884595

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

CA: 36 Sec: A Par: DRUMANURE TP: 260578
CA: 37 Sec: A Par: DRUMANURE TP: 293428
CA: 6 Sec: C Par: DRUMANURE TP: 540576
Lot: 1 TP: 599311
Lot: 1 TP: 127506
Site Area: Approximately 517.36ha
File No: 5201769
Zone: Farming Zone
Overlays: Rural Floodway Overlay and Land Subject to Inundation Overlay



Locality and subject land

The subject lands are located over 3km to the east of Wunghnu on the north and southern sides of the Wunghnu Road.

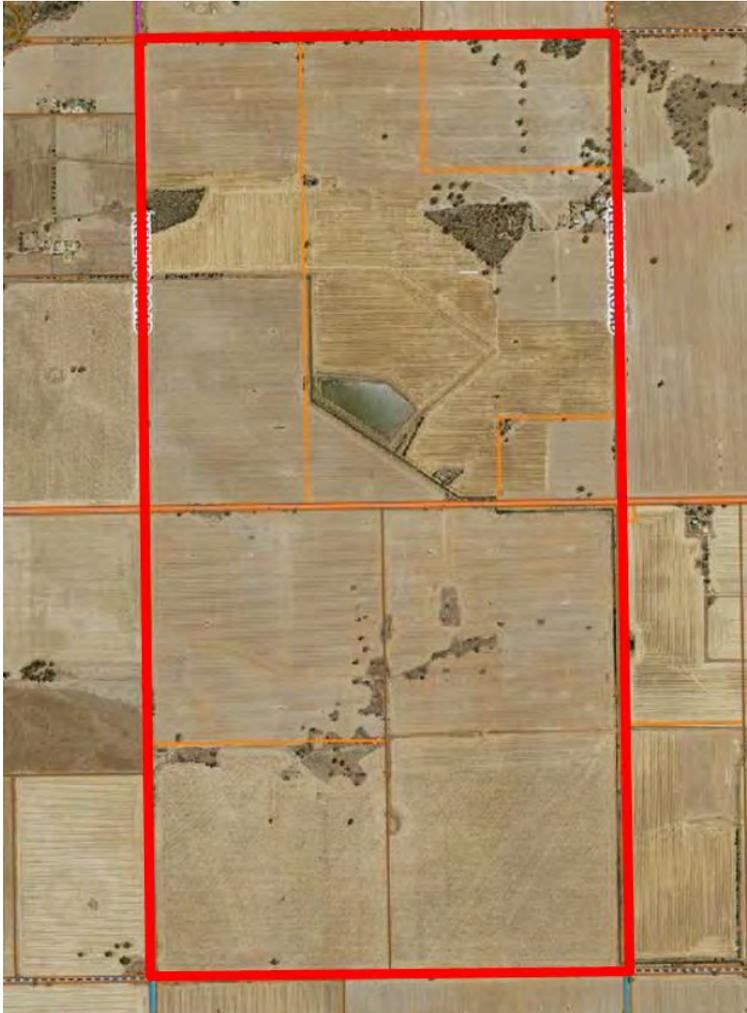
An inspection of the surrounding area has been undertaken.

- The area surrounding the subject land is largely agricultural in use.
- There are a small number of dwellings in the vicinity, mainly set back from adjoining roads, centrally located on farms.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)



An inspection of the site has been undertaken.

- The site consists of large rural properties ranging from approximately 129.26ha to 256.84ha.
- There are a total of 7 lots the smallest being approximately 11.51ha and the largest being approximately 129.29ha.
- The site is rectangular in shape with two square portions north and south of the Wunghnu Road.
- The northern portion is bounded by Kellys Road to the west, Invergordon Road to the north and Sellicks Road to the east.
- There is an existing dwelling on the northern portion, fronting on to Sellicks Road. There are also a number of scattered trees, two substantial plantations and a large dam with associated channels on this part of the lands.
- The southern portion is bounded by Kellys Road to the west, Gillespies Road to the South and Sellicks Road to the east.
- There are a number of scattered trees on the southern portion and the land has recently been altered to form rice growing paddy fields.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)

Proposal

The application seeks approval for the use and development of the land as a renewable energy facility (100 MW solar farm) along with the removal of native vegetation. The application documentation indicated that this would consist of approximately 350,000 solar panels and ancillary:

- supporting piles,
- photovoltaic boxes,
- cabling and trenching,
- electrical connection,
- delivery station,
- 66 kilovolt (kV) substation,
- access tracks,
- operational and maintenance office,
- staff amenities block, and
- perimeter security fencing.

The application states that it is likely to be in two phases. The site plan indicates that stage one will be to the north of the Wunghnu Road while stage two will be to the south.

Recent Planning History

Planning permit 5/2017/43 was issued earlier this year for a boundary realignment that will excise a dwelling from the subject lands. The subdivision has not been finalised. A condition will be placed on the permit to require landscaping in the vicinity of the dwelling to protect the amenity of future residents.

Key Issues

- Loss of agricultural land in the Farming Zone
- Visual impact
- Native Vegetation
- Flooding overlays

Options

Council has the option to defer its decision for further assessment, issue a notice of refusal or issue a notice of decision to grant a permit.

3. Financial Implications

In the event that Council's decision is appealed at VCAT, any cost associated with attending and responding to an appeal would need to be funded.

4. Risk Management

If Council decides to grant a permit and conditions are not fulfilled, it may become a compliance issue.

5. Internal and External Consultation

Pre-Lodgement Consultation

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)

There was extensive pre-lodgement consultation undertaken by the Applicant.

Internal Consultation

The application was referred internally to Infrastructure Planning, Environmental Health and Natural Resources. No objections have been raised however a number of conditions have been recommended if any permit is issued.

External Consultation

The application was referred to the Goulburn Broken Catchment Authority as a determining authority in accordance with Section 55 of the *Planning and Environment 1987*. They have not objected to the issuing of a permit subject to a condition relating to the finished floor level of buildings on the site.

The application was also referred externally for comment in accordance with Section 52 of the *Planning and Environment 1987* to Goulburn Murray Water, Powercor, the CFA and the Yorta Yorta Nation. No objections have been received subject to conditions.

The Yorta Yorta Nation have not responded to date, however, as no response has been received it is considered that they have no comment to make.

Public Consultation

Public Notice of the application was given under Section 52 of the *Planning and Environment Act 1987*. Letters were sent to adjoining and nearby landowners and placing large notices on the site.

At the time of writing this report five objections have been received. One of these has since been withdrawn and will not be discussed in this report. As four objections remain the application has been referred to Council for decision. The objections are attached to the report.

A mediation meeting took place at the Wunghnu Recreation Reserve on 3 August 2017. A number of objectors were unable to attend as they were travelling interstate/ due to work commitments. At the meeting the applicant and objectors discussed the application in detail, focusing on the two central issues landscaping and road safety.

The basis of the objections are summarised and the officer's comments are provided in the following table:

Basis of objection	Officer's Comments
Visual Impact	All four objections have raised concerns regarding the visual impact of the proposal. One objector stated that the landscaping should be in place prior to the commencement of any development on the site. At the mediation meeting the applicant put forward a detailed proposal for landscaping. This has been considered by Council and a condition set out requiring landscaping in excess of that proposed by the applicant.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)

<p>Impact on native flora and fauna</p>	<p>Each objection also raised concerns relating to the impact of the proposal on flora and fauna. In particular a number of objectors raised concerns as to whether the development will force kangaroos and other wildlife onto the carriageway of roads around the site.</p> <p>A condition requiring the placement of the proposed security fence on the inside of proposed visual buffer landscaping will provide adequate space for local fauna.</p>
<p>Road Safety and Maintenance</p>	<p>One objection raised concerns regarding both the impact the proposal will have on the road infrastructure and the safety of all road users. They stated that the Wunghnu Road should be widened to a 6m wide carriageway prior to any work commencing on the site.</p> <p>This was discussed in some detail at the mediation meeting. The Infrastructure Planning Department has assessed the current levels of traffic on the Wunghnu Road along with the trip generation expected during the operation of the solar farm. It was considered that it would not be fair or reasonable to require any upgrade to the road, particularly as the number of vehicles is likely to be less than the number that would be associated with the agricultural use of the lands.</p> <p>A condition is proposed to ensure that the safety of all road users is considered during the construction phase. Another condition requires the reinstatement of any damage to the roads. These are considered to be a fair and reasonable approach.</p>

6. Regional Context

The subject application has state level significance. In June 2016 the Victorian Government committed to renewable energy targets of 25% by 2020 and 40% by 2025. Up to 1500 megawatts are required to meet the 2020 target.

In Victoria the northwest of the state has been identified as the best location for large scale solar developments due to the combination of access to the electricity grid and hours of sunshine. This extends eastward as far as the Moira Shire.

The applicants Neoen have chosen the subject lands as there is capacity in the existing electricity infrastructure in the vicinity to transmit the energy they will produce on site.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)

7. Council Plan Strategy

The subject application accords with two of the four key strategies of the *Moira Shire Council Plan 2017-2021*. These are:

- *A thriving local economy*
- *A clean and green environment*

8. Legislative / Policy Implications

The Planning and Environment Act 1987 and the Moira Planning Scheme set out the requirements for use and development of the land, including the requirements for public notice and referral.

State Planning Policy Framework (SPPF)

Clause 11.12-1 states that it is a State level objective for the Hume Region:

To develop a more diverse regional economy while managing and enhancing key regional economic assets.

The proposed solar farm will help to diversify the local and regional economy building on on access to the sun and the electricity transmission system which are key regional resources for renewable energy

Clause 15.02-1 states that it is an objective:

To encourage land use and development that is consistent with the efficient use of energy and the minimization of greenhouse gas emissions.

It is a key strategy to:

Improve efficiency in energy use through greater use of renewable energy.

The proposal accords with this objective and strategy.

State level policy includes a separate section relating to Renewable Energy in Clause 19.01. In Clause 19.01-1 it states that it is an objective:

To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

It is a strategy to:

Facilitate renewable energy development in appropriate locations.

In considering proposals for renewable energy, consideration should be given to the economic and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.

The effect of the proposal on the local community and the environment are, on balance, considered to be acceptable and conditions can be set out to mitigate these impacts.

The key issue is the visual impact of the proposal. This is a rural area with large landholdings. The solar farm is not consistent with the type of development usually found in the rural environment. This matter was raised by objectors and has been discussed above.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)

The impact on the environment is also assessed elsewhere, particularly in the section below dealing with the removal of native vegetation.

On the other hand Clause 14.01-1 states that it is a state level objective:

To protect productive farmland which is of strategic significance in the local or regional context.

It is strategy to:

Ensure that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use.

Prevent inappropriately dispersed urban activities in rural areas.

The subject lands are currently in agricultural use and are in an irrigation area. The properties could be seen as strategically important at the local level. The operational life of the proposal is approximately 30 years but the applicants have indicated that they foresee this use continuing into the future. The land can revert to an agricultural use if required. It is considered that the proposal is therefore acceptable on balance.

Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF)

The MSS and LPPF do not discuss renewable energy. This part of the *Moirra Planning Scheme* does however state that it is the Shire's Environmental Goal:

to protect and enhance the environmental attributes of the Shire including natural systems (soil, water and air) which in turn support agriculture and tourism and influence the local character of towns and settlements, and to ensure that any development has regard to these environmental features.

The proposed solar farm for energy production is considered an environmentally positive development that accords generally with environmental protection in comparison to non-renewable energy production.

The agricultural policy as set out in Clause 22.01 relates to subdivision and dwellings in the Farming Zone. The subject application does not need to comply with the requirements set out therein.

Farming Zone (FZ)

The purposes of the FZ, as set out in Clause 35.07, are:

- *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 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.*

The subject application for a non-agricultural use accords with the purposes of the FZ. It will bring construction and maintenance jobs that could be sourced locally. While it does

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)

take land from agricultural use the land can be returned to production in the future. Further it will not adversely affect the use of adjoining lands for agriculture.

The table of uses in Clause 35.07-1 shows that Renewable energy facility is a Section 2 use for which a permit is required. This is the first trigger for the subject application.

Clause 35.07-4 state that buildings and works associated with a Section 2 use triggers a planning permit requirement. This is the second trigger.

Clause 35.07-6 sets out decision guidelines for applications in the FZ. The following are of relevance when assessing the subject application:

- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*
- *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*
- *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 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.*

It is considered that the subject application accords with these decision guidelines. Conditions will be set out to ensure a landscaping buffer that will minimise visual impact is put in place.

The area currently has sparse native vegetation. The addition of a vegetation buffer therefore will be of benefit to biodiversity in the area. The purpose however will be as a visual screen, not specifically to enhance biodiversity.

To conclude, the application accords with the purpose and decision guidelines for use and development in the FZ.

Rural Floodway Overlay (RFO) & Land Subject to Inundation Overlay (LSIO)

Parts of the subject lands, including the area on the north eastern corner of the junction between Kellys Road at the Wunghnu Road where the office and amenity blocks are proposed to be located, are affected by the RFO and LSIO.

Clauses 44.03 and 44.04 indicate that the purposes of the RFO and LSIO, amongst others, are:

To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)

Clause 44.03-1 states that a permit is required to construct a building or carry out works in the RFO. This is the third trigger for the subject application.

Clause 44.04-1 indicates that a permit is required to construct a building or carry out works in the LSIO. This is the fourth trigger for the subject application.

The application was referred to the Goulburn Broken Catchment Management Authority who has not objected to the issuing of a permit, subject to a condition relating to the finished floor level of the proposed buildings.

Clause 44.03-3 states that in the RFO where a local floodplain development plan has not been incorporated a flood risk report to the satisfaction of the responsible authority must be submitted as part of the application. A Flooding and Drainage Assessment was submitted as part of the application. The assessment has guided development away from important flooding areas.

The decision guidelines for applications in the RFO and LSIO are set out in Clauses 44.03-6 and 44.04-6. It is considered that the proposed application accords with the purpose and decision guidelines for applications in these overlays.

Particular Provision – Native Vegetation

Clause 52.17 states that the purposes of this Particular Provision is to:

- *Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.*
- *Minimise impacts on Victoria's biodiversity from the removal of native vegetation.*
- *Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.*

Clause 52.17-2 states that a planning permit is required for the removal of Native Vegetation. The application was referred to Council's Natural Resources Department. Their response has set out conditions requesting revised plans to show all of the trees to be removed and requiring offsets for such removal.

Renewable Energy Facility

The purpose of Clause 52.42 is:

To facilitate the establishment and expansion of renewable energy facilities, in appropriate locations, with minimal impact on the amenity of the area.

The clause sets out application requirements which the Applicant has met to Council's satisfaction. Clause 52.42-3 sets out decision guidelines the responsible authority to consider, as appropriate:

- *The effect of the proposal on the surrounding area in terms of noise, glint, light spill, vibration, smell and electromagnetic interference*
- *The impact of the proposal on significant views, including visual corridors and sightlines.*
- *The impact of the proposal on the natural environment and natural systems.*
- *Whether the proposal will require traffic management measures.*

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)

Subject to compliance with conditions it is considered that the proposal will not adversely affect the amenity of the area, views, the natural environment or traffic.

General Provisions

Under Clause 65 of the planning scheme, the Responsible Authority must consider, amongst other things:

- The purpose of the zone, overlay or other provisions,
- The orderly planning of the area,
- The effect on the amenity of the area,
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

It is considered that the application accords with these decision guidelines.

Aboriginal Heritage Act 2006

The subject lands are not within the Cultural Sensitivity Area as defined by the 2006 Act.

9. Environmental Impact

As previously mentioned in this report, the proposed use is located on land containing native vegetation. There are however no significant environmental features in the immediate vicinity of the site. While a number of trees will be lost the visual buffer planting will increase biodiversity in the area.

The environmental benefit of the proposal is at the regional and state level. Utilising renewable energy sources rather than more impactful carbon based generation will benefit the environment generally.

10. Conflict of Interest Considerations

There are no officer conflict of interest issues to consider with this report.

11. Conclusion

The proposal has been assessed against the provisions of the planning scheme and consideration given to matters required under section 60 of the *Planning and Environment Act 1987*.

The proposal is consistent with both state and local planning policy, the decision guidelines of the zone and overlays. It is concluded that while the use of agricultural land for a non-agricultural use could be viewed as inconsistent with the provisions of the Farming Zone the benefit of the proposal balances out any lot of land and it is therefore permissible.

Once established the impact of the proposed use will be minimal. There will be a reduction in vehicles visiting the site in comparison to normal agricultural use. There will be no emissions as solar is a clean energy source. The only potential impact to amenity is visual. Conditions requiring landscaping will mitigate this impact.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

The application is therefore recommended for approval.

Attachments

- 1 Objection 1
- 2 Objection 2
- 3 Objection 3
- 4 Objection 4 Part 1
- 5 Objection 4 Part 2
- 6 Site Plan

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

ATTACHMENT No [1] - Objection 1

Martina Foley

From: [REDACTED]
Sent: Wednesday, 19 July 2017 4:43 PM
To: RecordsWebmaster
Subject: Objection/Submission Re: Solar Farm, Drumanure

1. Application Details -
Application No: 5/2017/069
Utility Installation (solar farm) and removal of native Vegetation
541 Sellicks Rd, Drumanure
408 Wunghnu Rd, Drumanure
430 Wunghnu Rd, Drumanure

2. My Details-

[REDACTED]

3. My Property Details-

[REDACTED]

4. Reasons for Submission-

Whilst I support the development of Solar Farms, I have two major issues with the area surrounding this application.

****DAMAGE TO ROADS DURING DEVELOPMENT****

I ask that the developers upgrade the local road network prior to commencing the development. There has been precedents at other shires where the developers have caused excessive damage to their road network and the ratepayers have had to foot the bill to upgrades, repair the damage afterwards.

- Wunghnu Road is not adequate to handle the trucks and heavy vehicles for the development, delivery and maintenance of this development.
- Wunghnu Road is only a single lane 4 metre bitumen road and will become quite dangerous if not widened into a 6 metre double lane bitumen road. Vehicles have to move to the gravel in order to pass each other now.
- With slow moving traffic and large trucks entering and leaving the development this will become quite dangerous for local traffic.
- Wunghnu road was severely damaged during the 2012 floods with the gravel being washed away from the edges of the bitumen. Trucks will damage further this whenever they have to move to the gravel roadside to pass.
- the floodway on Wunghnu Road near Graham's Road will need to be upgraded and there is a huge gum tree at the edge of the bitumen on the road which would need to be removed.
- Kellys Road needs constant repairs now, the ratepayers should not be responsible to maintain the excessive damage caused by this development.

****NATIVE VEGETATION AND WILDLIFE****

Adequate vegetation needs to be planted prior to the commencement of the development. It should be a condition of the approval that a variety of native plants are planted PRIOR to any other works are started.

- There needs to be a native corridor of native shrubs and trees planted outside the fence, between the property and the road.
- These should consist of a number of native wattles and trees in the area similar to those along the Nine Mile Creek.
- The native vegetation should be planted 3 to 5 rows deep in order to give a corridor of protection along Kellys, Invergordon and Wunghnu Roads for our wildlife.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

ATTACHMENT No [1] - Objection 1

These issues need to be addressed as a condition of the permit. The Moira has had precedents where a permit has been issued but has had no power to enforce certain conditions later. An example would be the non-compliance of the landscaping around the proposed Tyre Recycling facility in Saxton Street West seven years ago. The Moira Shire does not need the responsibility or costs trying to enforce conditions at a later date.

5. How would I be affected if a permit is granted?

- I am not against a permit for the proposed solar farm.
- I am however concerned about the safety of those travelling along Wunghu Road where heavy vehicles will be entering and leaving, the damage to the roads and costs incurred by the developers at the cost of the Moira Shire Ratepayers.
- I am also concerned about the native animals who live in the area and are often seen on the roads, along with the danger to road users if the kangaroos and wildlife have nowhere to go but the roads.
- I am concerned about our local amenities, we live in this area because we enjoy the peaceful country side. The solar panels will be an eyesore and need to be hidden out of sight behind the plantation of native plants.
- I will only accept the above solar farm if it not going to adversely affect our safety, our amenities and our native wildlife. I believe this can be achieved but the costs need to be worn by the developers not the ratepayers.

Yours Sincerely,

██████████

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FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT - RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408 WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE (cont'd)

ATTACHMENT No [2] - Objection 2



CEO
Moirā Shire Council
PO Box 578
Cobram, Vic. 3644

RE: Neoen Australia Solar Farm. Planning Permit No. 5/2017/69.

Dear Sir,

Firstly, I was less than pleased when I received council's Notice of application on 13/07/2017. This letter stated that objections must be made by 21/07/2017 and I fail to see how a letter dated 6/06/2017 could take so long to be provided. Five working days to conduct enquiries and consider objecting is very poor in my opinion.

I submit the following objection to the proposed solar farm at Kelly's Road / Wunghnu Road, Drumanure, for the following reason:

Since first hearing of the proposed solar farm, my concern has been its potential impact on amenity and the impact on local wildlife. I have met with a representative from Neoen Australia today and communicated these concerns, but I feel that they were not entirely resolved.

It has been stated that the solar farm will be bordered by a two metre high security fence, with trees and scrubs outside of that, to screen it off. Upon speaking with Neoen, it appears that the planted flora will be sporadic and insufficient to provide a successful wildlife corridor.

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

ATTACHMENT No [2] - Objection 2

There are many native animals in our area, including a large number of kangaroos, which will require adequate shelter from the roadside.

Furthermore, our property is in direct view of the proposed solar farm. We chose to live in a rural setting, not one where we look out onto a bunch of equipment, fenced with a large security fence.

To prevent this site looking like an industrial compound, it requires complete roadside screening with many rows of various native flora.

Sincerely,



FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

ATTACHMENT No [3] - Objection 3

Martina Foley

From: [REDACTED]
Sent: Wednesday, 19 July 2017 8:22 PM
To: RecordsWebmaster
Subject: Planning submission form Submitted

Application No: 5/2017/069
Application Description: SOLAR FARM
Address(s): 541 SELICKS RD DRUMANURE,408 WUNGHNU RD DRUMANURE 430 WUNGHNU RD DRUMANURE
Title: MR
First name: [REDACTED]
Surname: [REDACTED]
Email: [REDACTED]
Postal address: [REDACTED]
Phone: [REDACTED]
Mobile: [REDACTED]
Fax:
Property address: [REDACTED]
Property No. (as is appears on your rate notice) [REDACTED]
4. Reasons for submission CONCERNS WITH REGARD TO PROPER VEGETATION SCREENING BETWEEN THE PROPOSED BOUNDARY FENCING AND KELLYS AND INVERGORDON ROADS WHICH WILL IMPACT ON THE AMENITY OF THE AREA AND FAIL TO PROVIDE ADEQUATE COVER FOR NATIVE FAUNA RESULTING FROM ROAD TRAFFIC.
5. How would I be affected if a permit is granted? LOSS OF AMENITY OF THE FARMLAND ENVIRONMENT AND THE DANGER TO WILD LIFE IF TRAPPED BETWEEN THE FENCE AND ROAD.

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FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

ATTACHMENT No [4] - Objection 4 Part 1

From: [REDACTED]
To: RecordsWebmaster
Cc: [REDACTED]
Subject: Objection to Planning application Att. Martina Foley
Date: Monday, 31 July 2017 10:00:13 AM

To Whom it may concern,

Re Planning application No. 5/2017/069 'Utility Installation (Solar Farm) and Removal of Native Vegetation'

541 Sellicks Road Drumanure
408 Wunghnu Road
430 Wunghnu Road

My details

[REDACTED]
Wunghnu 3635

REASONS FOR OBJECTIONS

1 Wunghnu Road is a single lane of bitumen which was badly damaged in the floods of 2012. I have concerns that the movement of heavily laden trucks which will be needed for the construction of the proposed Solar farm will cause significant damage to the road. My concern is that the ratepayers of Moira Shire will be left to cover the cost of repairs. The shire has struggled to fund the repairs required following the floods and Wunghnu Road was left in a dangerous state for several months following the floods.

2 The open farmland which is to be fenced for the proposed Solar Farm is currently used by local native wildlife to travel to and from the creek. There are kangaroos, wallabies, goannas, Squirrel and Sugar glider possums. Brush tailed and Ring tailed possums to name a few. The construction of the cyclone fence will create a barrier to these animals forcing them to use the road to get to and from the creek.

I have suggested to the Applicant that a 'corridor of green' consisting of at least three rows of suitable native vegetation be planted outside the proposed cyclone fence along the side of Kelly's Rd Wunghnu Road and Sellicks Road.

(There are guidelines which give specifications for the required dimensions to ensure the corridor is actually usable by the animals)

However following a meeting with the applicant I am no longer confident that an appropriate number of trees will be planted.

The amenity of the area will be destroyed with the proposed removal of 11 significant old growth trees and the removal of a significant number of younger native trees. The old growth trees provide valuable habitat for many species of birds and animals including several wedge tailed eagles who frequent the area and can NEVER be replaced.

The area is zoned rural- those of us who have made our homes here have done so to enjoy the rural outlook-cyclone fences topped with barbed wire are more suited to industrial

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

ATTACHMENT No [4] - Objection 4 Part 1

areas. If a suitable barrier of at least 3 rows of Native Vegetation is not planted
OUTSIDE the perimeter fence the amenity of the area will be completely destroyed.



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FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

ATTACHMENT No [5] - Objection 4 Part 2

From: [REDACTED]
To: RecordsWebmaster
Cc: [REDACTED]
Subject: Att. Martina Foley Solar farm vegetation barrier requirements
Date: Wednesday, 2 August 2017 3:06:41 PM

To Whom it may Concern,

I would like to recommend that the minimum requirements for the screen planting around the proposed Solar farm on Wunghnu Road , Kelly's Road and Sellicks Road consists of the following to ensure it is useable corridor of green for local wildlife and birds. Several species found in this very spot are listed as endangered or threatened including Goanna, Bush Stone Curlew, Grey Crowned Babbler, Squirrel glider, Superb parrot, Echidna

In order to minimize vehicle/ wildlife collisions and to facilitate safe passage of wildlife to and from the creek I suggest the following ----

Next to the roads an area wide enough to slash to maintain a firebreak

OUTSIDE THE SECURITY FENCE AT LEAST a 15 metre wide plantation consisting of 5 rows of local native plants .

Another area wide enough for tractor access to maintain a fire break.

20 + metres between the farm fence and the security fence

More screening plants on the inside of the security fence.

I also believe it is not unreasonable to request that the stand of established eucalyptus trees on Kelly's Road be spared . These trees are located in a depression where water often lies - unsuitable for the installation of solar panels.

Unfortunately I am from home at the moment and will be unable to attend the on site meeting. Please accept my apology

Should you wish to discuss this matter further please do not hesitate to call me

[REDACTED]

Yours sincerely

[REDACTED]

FILE NO: 5201769
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.4.5

**PLANNING PERMIT APPLICATION 5201769 FOR USE AND DEVELOPMENT -
RENEWABLE ENERGY FACILITY (SOLAR FARM) AND REMOVAL OF
NATIVE VEGETATION AT 541, SELICKS ROAD, DRUMANURE, 408
WUNGHNU ROAD, DRUMANURE AND 430 WUNGHNU ROAD, DRUMANURE
(cont'd)**

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FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.6

NAMING OF PATHWAY BETWEEN GRAY STREET AND SHOWGROUNDS FOOTBRIDGE, NUMURKAH

RECOMMENDATION

That Council:

1. Adopt "Stringer Walk" as the interim name for the unnamed pathway between Gray Street and Showgrounds Footbridge, Numurkah;
2. Place advertisements in local papers seeking comments on the proposed name within 30 days;
3. Write to owners of properties near the pathway seeking comments on the proposed name within 30 days; and
4. Adopt the interim name if no objections are received and submit them to the Office of Geographic Names.

1. Executive Summary

Council has received a request for the naming of the unnamed walkway between Gray Street and Showgrounds Footbridge, Numurkah, as "Stringer Walk" in memory of Mr Austin Stringer Numurkah Shire Secretary for 30 years (from age 23 through to his death) and through both World Wars and the great depression. Mr Stringer was Trustee of the Numurkah Town Band and an active member/officer bearer of numerous other community groups.

Council has the authority and responsibility to name roads and geographic features using the principles and procedures of The Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016 (the naming rules). The precise naming of roads and other features provides accurate locations, leading to better service to the community, especially during emergencies.

The name "Stringer Walk" meets the guidelines of The Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016.

It is therefore recommended that Council adopt the name "Stringer Walk" as the interim name for the unnamed pathway and undertake public consultation in accordance with the guidelines for The Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016 process to gauge the community's support for the interim name.

2. Background and Options

It is proposed to name the pathway between Gray Street and Showgrounds Footbridge, Numurkah as shown in red on the map below. The land in this area is Zoned Public Park and Recreation and is Crown Land, however Council has not been appointed as Committee of Management over this area. Department of Environment, Land, Water & Planning have been consulted and have no objection. A response from Yorta Yorta Nation Aboriginal Corporation to the proposal has not been received.

The pathway is maintained by Council and is used by local residents and visitors. In addition to honouring the contribution Mr Stringer made to his community, naming the pathway would enable emergency services to locate this area if required.

FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.6

NAMING OF PATHWAY BETWEEN GRAY STREET AND SHOWGROUNDS FOOTBRIDGE, NUMURKAH (cont'd)

The application comes at the request of Mr Stringer's grandson to commemorate Mr Stringer and recognise his significant contribution to the Numurkah community from 1916-1946.

A list of Mr Stringer's community service includes: Numurkah Shire Secretary 1916-1946; the Numurkah Town Band; the Mechanics Institute; Numurkah RSL; Numurkah Rehabilitation Local Committee (for returned soldiers); Methodist Church; Masonic affairs; Murray Valley Development League; Red Cross; Tennis Club; Mooroopna Hospital Committee; Numurkah Orchestra; Agricultural Society and Numurkah Cemetery. Please refer to attached Obituary for further details.

The proposal to name the pathway after Mr Stringer is supported by the Numurkah Town Band.



3. Financial Implications

Naming of pathways does not have a significant financial impact on Council. Any costs relating to advertising, signage and internal system changes are met from operational budgets. Naming a path does not affect Councils maintenance practices.

4. Risk Management

The precise naming of roads and geographical features is important for emergency services response.

5. Internal and External Consultation

Internal Consultation

This naming matter has been considered and is supported by the internal road naming group which consists of staff representing the Commercial Services, Assets, Revenue Services, Community Services and Information Technology departments of Council.

FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.6

NAMING OF PATHWAY BETWEEN GRAY STREET AND SHOWGROUNDS FOOTBRIDGE, NUMURKAH (cont'd)

External Consultation

DELWP have been consulted and have no objection to the proposal. Yorta Yorta Nation Aboriginal Corporation was consulted 8 February 2017 and 6 July 2017, no response has been received and it is assumed they have no comment to make on the proposal.

Should Council adopt the interim name for the pathway the next steps for external consultation with the public will be conducted in accordance with the guidelines for The Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016. These steps include:

- Publication of public notices in local newspapers inviting members of the public to provide written comments on the proposed road naming within 30 days from the first date of publication.
- Letters sent to owners and occupiers of properties abutting the unnamed pathway affected by the proposed pathway naming and inviting them to provide written comments on the proposed pathway naming within 30 days from the first date of publication in local newspapers;

6. Regional Context

Naming of existing local paths does not have any significant regional impact

7. Council Plan Strategy

The naming function contributes to the Council Plan objectives to demonstrate a well run council.

8. Legislative / Policy Implications

In considering this matter, Council is acting with the authority as a Naming Authority provided by The Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016 (the naming rules).

9. Environmental Impact

There are no environmental implications resulting from naming a road.

10. Conflict of Interest Considerations

There are no known conflicts of interest relating to this report.

11. Conclusion

It is recommended that the unnamed pathway between Gray Street and Showgrounds Footbridge, Numurkah be named "Stringer Walk" in commemoration of local resident Mr Austin Stringer.

Attachments

- 1 Request for Commemoration
- 2 Obituary - Mr Austin Stringer
- 3 Support - Numurkah Town Band

FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.6

**NAMING OF PATHWAY BETWEEN GRAY STREET AND SHOWGROUNDS
FOOTBRIDGE, NUMURKAH (cont'd)**

ATTACHMENT No [1] - Request for Commemoration

016/75156

Maira Shire Council

Numurkah Vic 3636
Phone: 58622133
Email: @bigpond.com
20/10/2016

26 OCT 2016

Mark Henderson
Chief Executive Officer
Maira Shire Council
P.O. Box 578
Cobram. Vic 3643

**RECOGNITION OF MR AUSTIN STRINGER – NUMURKAH SHIRE SECRETARY
1916-1946**

Dear Mr Henderson,

Re: STRINGER WALK

I write once again requesting the council consider my submission to have Mr. Austin A. Stringer (Numurkah Shire Secretary 1916-1946) appropriately recognised by having a Numurkah feature or road named in his commemoration. This follows my previous request and correspondence as provided to the council since 2006 (copies enclosed).

Whilst this request seeking recognition of Mr. Stringer is made due his familial connection, his nomination for this recognition is easily qualified by the outstanding service he provided to the Numurkah community, over many years. Importantly it must be remembered that Mr. Stringer was the Shire Secretary during two world wars, and the great depression.

A review of the Numurkah Shire honour boards, demonstrates that a majority of Shire Secretaries have been commemorated through the naming of roads or features in the Numurkah area. Further as indicated on our previous request, the Numurkah Shire Town map of 1977 indicates the Shires plans to commemorate Mr. Stringer with a street named in his honour. However, the proposed development did not eventuate and "Stringer Street" has since been removed from the Town Plan.

In the June 2016 edition of the Numurkah Leader, Mr Stringer was again remembered, through the re-printing of his obituary, commemorating 100 years since his inception as Shire Secretary (copy enclosed).

As supported above and reinforced at the enclosures, it is clearly evident that recognition of Mr. Stringer is more than overdue. Consequently this submission is forwarded requesting your favourable consideration. Approval of which, will not only be accepted with gratitude by his surviving descendants, but which will correct a considerable oversight.

Yours faithfully,

Encl: Letter of support from Numurkah Town Band Inc. Correspondence from 2006 to 2016. Numurkah Shire Town Map and Obituary of Mr Stringer.

FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.6

**NAMING OF PATHWAY BETWEEN GRAY STREET AND SHOWGROUNDS
FOOTBRIDGE, NUMURKAH (cont'd)**

ATTACHMENT No [2] - Obituary - Mr Austin Stringer

16/75156

Numurkah headed

Obituary

Monday, July 8, 1946

Mr Austin Stringer

Mr Austin Stringer, whose death occurred suddenly last Monday, was born at St. Kilda 55½ years ago. After he had finished his schooling he took a position with the Shire of Comperdown, and a few years later was appointed town clerk to the Borough of Echuca. He was at that time the youngest town clerk in Victoria. On June 13, 1916, he was appointed secretary to the Shire of Numurkah, and during the intervening 30 years had carried out his duties to the entire satisfaction of the Council. He had a profound knowledge of the Local Government Act, and an instinct for doing the right thing, so that it can be said that, in a municipal sense, he was the "guide, philosopher and friend" of the many councillors who had sat at the Council table during that long period. In his dealings with the public he was ever courteous and helpful, irrespective of caste or color. His place will be hard to fill. If this be so with regard to the secretaryship of the shire, it can be with equal truth be said that his place in the public life of the town can never adequately be filled, for he took an intense interest in everything that pertained to the advancement of the town and district. He was diligent in ascertaining what methods could be adopted to improve the material welfare of the town in which he lived, and that the advancement he so earnestly desired, and strived after, did not materialise was no fault of his. He was connected actively with more local organisations and public and semi-public bodies than any other man in the town, and it would be easier to enumerate those bodies with which he was not associated than to name those in which he took a keen and active interest. On two occasions he was warned by his medical adviser to abandon some of his public activities, and he did so, but temporarily only, for as soon as he regained his health he resumed his wonted activities to the great advantage of the community if at the cost of his health. Some years ago he was appointed a justice of the peace, followed later by an appointment of commissioner for taking affidavits. At various times he was secretary of a number of organisations, treasurer of many more, and honorary auditor of most of the public bodies in the town. He performed particularly valuable work in the old Mechanics Institute, of which he was a past President and active member of committee. For some years he was an honorary operator in the picture shows conducted by the committee, and was amongst the foremost in advocating the erection of the Town Hall. Prevented, by physical reasons, from enlisting in World War I (in which a brother was killed) he took a keen interest in the welfare of our soldiers, and was an honorary member of the Returned Soldiers Association. He was one of the leading members and secretary, of the Numurkah Rehabilitation Local Committee, and meetings were held in his office every Friday night, when returned men were met and advised on matters affecting their future. In the Methodist Church he was a staunch worker, being Trust secretary for many years and treasurer of the circuit fund. He was prominent in Masonic affairs, and was rewarded by Grand Lodge in both Craft and Mark degrees. He was one of those chiefly instrumental in opening a fund for the War Memorial Hospital, and acted as treasurer from the inception of the movement. As a member of the Win-the-War Committee, which operated for over five years during the last war, he was particularly active, and weekly during that long period collected subscriptions to the fund. He was secretary of No. 2 Region of the Murray Valley Development League. These were among his principal activities, but, as has been said above, he was associated with many others, including the Red Cross (treasurer), Town Band (trustee), Tennis Club (a former President and Captain), Mooropna Hospital Committee, School Committee (in former years), Numurkah Orchestra (vice-President), Agricultural Society (honorary auditor), Numurkah Cemetery (trustee). These are only some that come to mind as we write. Austin Stringer was exceedingly popular, and it was popularity gained not only by being suave and "nice." He had the courage of his convictions, and did not hesitate to express his opinions, irrespective of whether they found popular endorsement. Helpful to others, a good husband and kind father, he seemed to regard Christianity not as something to talk about, not as much a profession or belief, but as a life to be lived. If his philosophy could be ascertained, it would probably be:—"I have lived my life as I desired, and as well as I was able observed the Golden Rule. Whether it is immortality or annihilation, I face the future with an untroubled mind." We can truly say of Austin Stringer, speaking for all who knew him, "He lived respected, and he died regretted." To Mrs Stringer and her family, and to the aged parents (Mr and Mrs Fred Stringer, of Elsternwick), the unstinted sympathy of the whole community has been extended. The family comprises Ian (returned A.I.F.), Rena (Mrs Graham Heard, Numurkah), Marjory (Mrs Pike, Ardmore), Peggy and Thea. The funeral took place to the Numurkah Cemetery on Tuesday. In the large concourse of mourners were all members of the Shire Council excepting Crs. McDowell (who was ill) and Tuckett, who was in Melbourne on Parliamentary business. The Shire President (Cr. F. Pinneck) was one of the pall-bearers. When the cortege left the Methodist Church, where a service was conducted by the Rev. Spencer Churchward, it passed through two lines of school children. The service at the graveside was read by Mr Churchward, and that of the Masonic order by Mr L. Hemon. The arrangements were made by Messrs Tuttle and Kitilo.

Mr STRINGER STILL MENTIONED 70 years after his death. 2016

8 - Numurkah LEADER, Wednesday, June 16, 2016

100 years ago

Mr A. Stringer, a former town clerk of Echuca, was on Tuesday selected for the position of secretary in the Shire of Numurkah. From 1916 until his death he was in the position of secretary of the shire, and was widely respected by councillors on his appointment. In a number of ways he proved himself to be in the position to meet the good-will and appreciation of councillors and the public.

FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.6

**NAMING OF PATHWAY BETWEEN GRAY STREET AND SHOWGROUNDS
FOOTBRIDGE, NUMURKAH (cont'd)**

ATTACHMENT No [3] - Support - Numurkah Town Band

D16/75156



Numurkah Town Band Inc.
3 Birch Court
Numurkah Victoria 3636

ABN: 25 383 366 231
Internet No. A0015031M

www.NumurkahTownBand.com.au
Email: admin@numurkahtownband.com.au

22 October, 2016

To Whom It May Concern

**PROPOSAL TO NAME ACCESS AREA FROM GRAY STREET TO SHOWGROUNDS
FOOTBRIDGE, NUMURKAH AS "STRINGERS WALK"**

The Numurkah Town Band is submitting a proposal to the Moira Shire Council, seeking to name the area linking Gray Street to the Showgrounds Footbridge, as shown Figure 1:

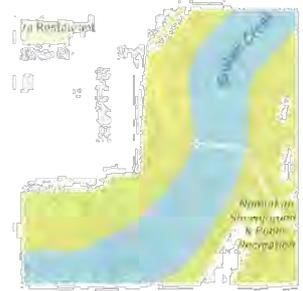


Figure 1 - with subject area highlighted

This area is predominately accessed by pedestrians, however it is also utilised for access to the rear of properties along McCaskill Street, and of course members of the Town Band who access the area for training or performances.

Part of the requirements to be fulfilled in submitting the proposal is to provide evidence of consultation with the public. Accordingly, the band is seeking your support for our proposal for the reasons outlined as follows:

Why have the area signposted/named

The Band believes it is appropriate to name the area as highlighted for a couple of reasons:

1. To be used as a location marker for anyone looking for the band hall, or meeting in the vicinity of the band hall/footbridge(west); and/or
2. To assist members of the public when reporting incidents/emergencies in this area.

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FILE NO: F13/877
4. A WELL RUN COUNCIL

ITEM NO: 9.4.6

**NAMING OF PATHWAY BETWEEN GRAY STREET AND SHOWGROUNDS
FOOTBRIDGE, NUMURKAH (cont'd)**

ATTACHMENT No [3] - Support - Numurkah Town Band

016775156

Why name it Stringer Walk

It is proposed that the road/area be named "Stringer Walk" to commemorate Mr. Austin Stringer. Mr Stringer was the Numurkah Shire Secretary from 1916 until his sudden death in 1946.

As a 23 year old, Mr Stringer accepted the position as the Shire Secretary and on all accounts, he acquitted himself honorably in his duties, providing invaluable service to the community of Numurkah (and Nathalia). His lengthy tenure is more remarkable given he was in the position during both world wars, and the great depression.

At various times Mr Stringer was Secretary, Treasurer or office bearer for a great many local organisations, including as Trustee of the Numurkah Town Band.

Mr Stringer's deeds were planned to be recognised by the Numurkah Shire with the naming of a street in his honour (as detailed in the Town Plan of 1977), however the development of the area where Stringer Street was planned, did not proceed, and is unlikely to do so in the near future.

The Band feels it more than appropriate that the area adjacent to the band hall, if approved be named in commemoration of Mr Stringer, given that he not only was a trustee and staunch support of the band, his two sons-in-law were in the band, his grandson () is the current President, and () wife is the secretary. Further Mr Stringer was the Numurkah Shire Secretary when the Footbridge was built after the 1939 flood.

Identifying the access area as "Walk" is to comply with the naming conventions for roads as detailed in the Victorian Department of Sustainability and Environment guidelines for Geographic Names 2010. In this document a 'Walk' is identified by its characteristic of being a thoroughfare with restricted access used mainly by pedestrians.

How to Support this proposal

Prior to submitting a proposal to the Moira Shire Council, the band would like to show it has done some public consultation. We plan to do this by speaking with those residents immediately in the vicinity of the location, as well as seeking support from the Emergency Services in Numurkah, and interested parties.

Please note: Once the proposal is sent to the Moira Shire, they will be required to undertake public consultation, allowing the public community to make submissions for or against the proposal, as well as gazetting the proposal before any change is made.

Thanking you in advance for your consideration.

Yours,

Treasurer

Numurkah Town Band*2

FILE NO: D16/57641
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.7

HUMBERSTONE STREET SPECIAL CHARGE SCHEME

RECOMMENDATION

That Council:

1. Develop a concept and estimate to construct Humberstone Street, Nathalia.
2. Consult with the likely contributors to a potential Scheme to determine if there is sufficient support within the property owners for Council to develop a formal Scheme for construction of Humberstone Street.

1. Executive Summary

Council has received a multi-signed letter from four residents of Nathalia regarding construction of Humberstone Street, in Nathalia.

The letter was received some time ago and it is also some time since the signatories have been contacted. In the meantime, some initial design work has been done as well as investigation into whether or not a Scheme may be suitable.

While there is still considerable work to be done to actually commence the formal procedure to commence a Scheme, the proposal has significant merit as far as a Scheme is concerned and all initial indications are that it may be successful.

It is therefore recommended that Council undertake the preparatory work to design the street and determine what the likely costs of construction would be, as well as develop an indication of apportionment. The design concept and likely costs could then be discussed with the likely scheme contributors.

If after the contributors are aware of the likely costs and still support a Scheme, Council could commence the formal procedure to develop a Scheme to construct Humberstone Street, in Nathalia.

2. Background and Options

The following is a copy of the text of the letter. It was signed by four residents of Nathalia. The signatories represent some of the owners of abutting land who would be contributors to a Scheme if one was implemented.

FILE NO: D16/57641
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.7

HUMBERSTONE STREET SPECIAL CHARGE SCHEME (cont'd)

Mayor and Councilors

Moira Shire Council

44 Station Street

Cobram 3644

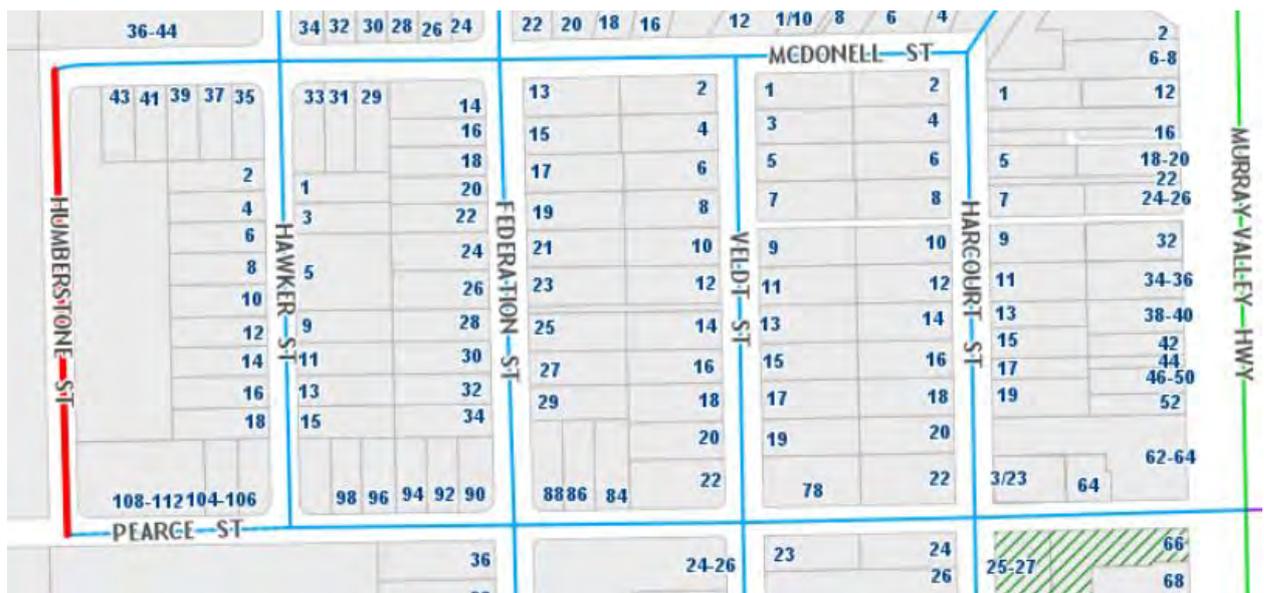
Construction of Humberstone Street Nathalia

We the undersigned request that Council prepare a Private Street Scheme to construct and seal Humberstone Street Nathalia between McDonnell Street and the end of the sealed pavement in Pearce Street. We are adjoining landowners who consider the sealing of Humberstone Street would provide the following benefits to the local community.

- It would provide an opportunity to provide a good quality housing subdivision within Nathalia that would be particularly suited to older "tree changers" because of its proximity to Nathalia Hospital and aged care facility.
- It would provide another sealed access to the Nathalia Hospital if access via McDonnell Street was restricted for any reason.
- Council by taking on the role of coordinating the construction of Humberstone Street is best placed to deliver this project because there are a number of landowners involved.

Yours Sincerely

The following map shows the area;



FILE NO: D16/57641
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.7

HUMBERSTONE STREET SPECIAL CHARGE SCHEME (cont'd)

3. Financial Implications

It is difficult to tell at this early stage what the financial implications may be but, the Scheme would be done in accordance with Council's Policy and the Ministerial Directions as approved by the State Government. Most of the costs would likely be borne by the owners of abutting properties.

The cost of the works would likely be between \$250,000 and \$300,000.

4. Risk Management

The issues with respect to risk management to be considered as a result of this report are;

The risk of ***not constructing the street***, where there is a need for it by virtue of use, significant traffic volumes or of insufficient space for pedestrians. In other words, if there is a need for the construction and Council does not proceed with a scheme for construction, Council may be exposed to additional risk. This risk can be mitigated by conducting community surveys as well as traffic and pedestrian counts, or, if necessary, by construction of the street.

There are ***financial risks*** to Council with construction works and with undertaking the Special Charge Scheme process. These risks are mitigated by ensuring that Council's Special Charge Scheme Policy is followed along with the requirements set out in relevant legislation.

There are risks, with regard to the ***perceptions*** schemes may create within the community. Some believe that the Council's General Rate covers the cost of provision of new infrastructure, whereas this is not the case. The General Rate is to cover services that are available generally within the community. Services such as the provision of new footpaths and streets that benefit a small minority of property owners, that is, those that receive special benefit are provided by Special Charge Schemes.

The other aspect to consider is those other property owners who have paid for their streets footpaths and road infrastructure within the cost of land following subdivision. It is ***unfair*** that the General Rate be used to provide infrastructure when many have paid for the full cost of infrastructure when they purchased a block of land that is supplied with all infrastructure.

5. Internal and External Consultation

This report has presented the views of a number of residents and land holders. Consultation with other residents will result from Council's adoption of the recommendation.

6. Regional Context

There are few regional implications in relation to this report. It discusses the wishes and wants of residents of a residential street.

7. Council Plan Strategy

The subject of this report directly relates to Council's Strategic Goal of Improving Liveability, it supports the enabling objectives of; delivering sound financial management, involving and communicating with our community and demonstrates good governance.

Strategic Performance Indicators that are relevant include;

FILE NO: D16/57641
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.7

HUMBERSTONE STREET SPECIAL CHARGE SCHEME (cont'd)

- 7.0 Connect our communities via safe and efficient footpath and road networks.*
- 8.0 Well planned, and maintained drainage network*
- 13.0 Anticipate and plan for future land use needs*
- 19.0 Ensure governance and decision making framework meets legislative requirements and community needs*
- 22.0 Support community lead planning and change*
- 23.0 Effectively communicate with our communities and stakeholders*
- 24.0 Meet the community's needs in a financially sustainable manner*

But particularly relevant is;

- 25.0 Sustainably meet the community's asset needs*

8. Legislative / Policy Implications

Any special charge scheme would be developed in accordance with the relevant provisions of the Local Government Act 1989, Ministerial Guidelines and Council' Special Rates and Charges Policy 2009.

The procedure and limits to Council's power to impose a scheme is clearly outlined in the Local Government Act.

It is noted that Council's Special Rates and Charges Quality Assurance documentation provides extensive and detailed information regarding the process to be undertaken in implementing schemes.

9. Environmental Impact

There are no environmental implications arising from this report.

10. Conflict of Interest Considerations

There are no Officer conflicts of interest with respect to this report. No Officers who live or own property within the Scheme area have had any input to the production of this report.

11. Conclusion

There is some support to construct Humberstone Street, in Nathalia via a Special Charge Scheme. Some residents have asked for a Private Street Scheme which is in effect the same thing but has been superseded by the latest version of the Local Government Act.

It is recommended that Council develop a concept, estimate of costs and an indication of apportionment and consult with the property owners who may have to contribute to a Scheme. If there is sufficient support for a Scheme after consultation a formal Scheme could be presented to Council for consideration.

Attachments

Nil

FILE NO: F17/235
4. A WELL RUN COUNCIL

ITEM NO: 10.1

ACTION OFFICERS' LIST

RECOMMENDATION

That Council receive and note the Action Officers' List.

Meeting: 26 June 2017

Subject – Barmah Caravan Park

MOTION

That Council confirm its preferred option for future involvement in the operation of the Barmah Caravan Park is to undertake a prescriptive Expression of Interest process.

(CARRIED)

Activity

Verbal agreement has been received for the ongoing management of the Caravan Park during the expression of interest process.

Meeting: 26 June 2017

Subject – General Business

MOTION

That Council extend the period for submissions on the draft Moira Shire Visitor Service Strategy to 1 September 2017.

(CARRIED)

COMPLETED

Web site and advertisements updated to reflect the extension of the submission period.

Attachments

Nil

FILE NO: F116/892
2. A THRIVING LOCAL ECONOMY

ITEM NO: 11.1

VCAT'S RULING ON THE ACSO ALCOHOL AND DRUG REHABILITATION CENTRE AT BROOKFIELD

TAKE NOTICE that at the Council Meeting to be held on 23 August 2017, it is my intention to move the following motion:

That Council:

1. Acknowledges VCAT's ruling on the ACSO Alcohol and Drug Rehabilitation Centre at Brookfield, and
2. Work with the proponent and funding bodies to help bring the project to fruition given the increasing need for addiction recovery.

CR PETER MANSFIELD

Date: 23 August 2017

FILE NO: F17/859
4. A WELL RUN COUNCIL

ITEM NO: 12.1

PETITION CLOSURE OF COBRAM VISITOR INFORMATION CENTRE PROPOSAL

RECOMMENDATION

That Council include the received petition of 344 signatures in the review of the Draft Visitor Services Strategy

1. Executive Summary

Council released the Draft Visitor Services Strategy in July seeking community feedback through submissions to Council.

Council has received a petition of 344 signatures and thanks the organiser of the petition and the people that have signed it. The petition has been included to the submissions received for the Draft Visitor Services Strategy and will be included in the review.

The closing date for submissions to the Visitor Services Strategy has been extended to 01 September allowing more submissions from the community and visitors to be received.

2. Background and Options

Council has released a Draft Visitor Services Review seeking feedback from the community and visitors.

The draft strategy proposes a package of five key recommendations that include

- Ensuring we can promote our shire in other Visitor Information Centres across Australia by retaining an accredited VIC in Yarrawonga;
- Allowing the Barmah Forest Heritage and Education Centre to develop its popular education and eco-tourism services without the burden of the inflexible accreditation requirements;
- Developing mobile and pop-up VICs to bring the local knowledge and passion of our visitor information staff and volunteers to community events anywhere in the shire and further afield to events and festivals in neighbouring shires and state capitals;
- Building on the fact that many people visit our region to visit friends and family – so we will deliver a Visiting Friends and Relatives (VFR) Campaign empowering local residents to share their local knowledge and enthusiasm with visiting friends and relatives
- Integrating visitor information services into local businesses through a network of Visitor Information Points (VIP) located anywhere from Bundalong to Barmah, Yalca to Yundool and with council providing resources, support and training to the participating businesses.

On top of submissions received from the community, industry and visitors, Council has received a petition with 344 signatures stating:

“Petition

A proposal has been made to close down the Cobram - Barooga Visitor Information Centre. We believe that the closure of our centre will have a disastrous effect on the future of Cobram, Barooga and our surrounding towns. This will affect many areas of our community including tourism and local businesses, which in turn will affect our whole town. We object to the proposal by the Moira Shire to close the Cobram-Barooga Visitor Information centre.”

FILE NO: F17/859 4. A WELL RUN COUNCIL	ITEM NO: 12.1
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**PETITION CLOSURE OF COBRAM VISITOR INFORMATION CENTRE
PROPOSAL (cont'd)**

The petition will be included in the overall review of the Draft Visitor Services Strategy.

3. Financial Implications

There are no financial implications from this report.

4. Risk Management

The petition of 344 signatures will be included to the submissions received for the Draft Visitor Services Strategy and included in the review of the Strategy.

5. Internal and External Consultation

Internally, the development of the Draft Visitor Services Strategy has been developed in consultation with the Manager, Economic Development and the Corporate Management Team.

Externally, The Draft Visitor Services Strategy has been developed following workshops and information sessions have been held with the Tourism Advisory Committee, Visitor Information Centre Staff and Volunteers, and Economic Development staff.

Currently, the Draft Visitor Services Strategy is on public display until 01 September seeking community feedback on the proposal. More than 50 submissions have been received so far.

6. Regional Context

Visitor servicing reviews are being undertaken at local, regional and state levels at the moment. Ensuring effective visitor services will be important to tourism in the region, growing visitor numbers, yield and

7. Council Plan Strategy

A thriving local economy: Reviewing our tourism marketing, servicing and delivery arrangements.

8. Legislative / Policy Implications

A petition of 344 signatures will be reviewed as part of the overall review of the draft Visitor Services Strategy together with other submissions received.

9. Environmental Impact

There is no environmental impact from this report or the associated petition of 344 signatures.

10. Conflict of Interest Considerations

No Officer Conflict of Interest

11. Conclusion

Council thanks the organiser of the petition and the 344 people that have signed the petition. The petition will be reviewed together with submissions received for the Draft Visitor Services Strategy. The deadline for submissions for the Draft Visitor Services Strategy has been extended to 01 September 2017.

Attachments

Nil

FILE NO: VARIOUS

ITEM NO: 14

URGENT GENERAL BUSINESS**Clause 60 of Council's "Meeting Procedures Local Law 2017 states:****60. Urgent general business**

- 1) Councillors must provide an outline of the matters to be considered before Council can accept the motion to consider urgent business. The outline must demonstrate how the matter meets the criteria for urgent business.
- 2) Urgent business can only be admitted by resolution of Council
- 3) Urgent business must not be admitted as urgent business unless
 - a) It relates to or arises out of a matter which as arise since distribution of the agenda
 - b) Is manifestly urgent
 - c) Is material to the function of Council
 - d) Requires an urgent council resolution
 - e) Is otherwise determined by the CEO.
- 4) Only the mover of an urgency motion may speak to the motion before it is put.

FILE NO: VARIOUS

ITEM NO: 15

QUESTIONS FROM THE PUBLIC GALLERY

Clause 61 of Council's "Meeting Procedures Local Law 2017 states:

61. Question Time

The Council will hold a Public Question Time of up to 30 minutes duration at each Ordinary Meeting, to enable members of the public to receive answers to questions previously submitted for consideration, and if the submitted questions are dealt with in less than the 30 minute period, the Chair can invite questions from the floor.

- 1) At every ordinary meeting of the Council a maximum of 30 minutes may be allocated to enable members of the public to submit questions to Council.
- 2) The time allocated may be extended by unanimous resolution of Council.
- 3) Sub-clause (1) does not apply during any period when the Council has resolved to close a meeting in respect of a matter under section 89(2) of the Act.
- 4) To assist the accurate recording of minutes and addressing any questions that may require written response or follow up, the Chief Executive Officer may require questions to be submitted in writing.
- 5) No person may submit more than two (2) questions at any one (1) meeting.
- 6) The Chairperson or member of Council staff nominated by the Chairperson may read a question to those present.
- 7) No question must be so read unless:
 - a) the person asking the same is in the gallery at the time it is due to be read; and
 - b) the person asking the question reads the same when called upon by the Chairperson to do so.
 - c) A question may be disallowed by the Chairperson if it:
 - d) relates to a matter outside the duties, functions and powers of Council;
 - e) is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance;
 - f) deals with a subject matter already answered;
 - g) is aimed at embarrassing a Councillor or a member of Council staff;
 - h) relates to personnel matters;
 - i) relates to the personal hardship of any resident or ratepayer;
 - j) relates to industrial matters;
 - k) relates to contractual matters;
 - l) relates to proposed developments;
 - m) relates to legal advice;
 - n) relates to matters affecting the security of Council property; or
 - o) relates to any other matter which Council considers would prejudice Council or any person.
- 8) The Chairperson may request a Councillor or member of Council staff to respond, if possible, to the question.
- 9) Councillor or member of Council staff may require a question to be put on notice until the next Ordinary meeting, at which time the question must be answered, or elect to submit a written answer to the person asking the question.
- 10) A Councillor or member of Council staff may advise Council that it is his or her opinion that the reply to a question should be given in a meeting closed to members of the public. The Councillor or member of Council staff must state briefly the reason why the reply should be so given and, unless Council resolves to the contrary, the reply to such question must be so given.

FILE NO: VARIOUS

ITEM NO: 16

MEETING ADJOURNMENT

RECOMMENDATION

That the meeting be adjourned for 10 minutes.

RECOMMENDATION

That the meeting be resumed.

RECOMMENDATION

That pursuant to Sections 89(2) (d) (f) and (h) of the Local Government Act, 1989, this meeting of Council be closed to members of the public in order for Council to discuss personnel and contractual matters which the Council considers would prejudice the Council or any person.

RECOMMENDATION

That pursuant to Section 89(2) of the Local Government Act 1989, Council resolve to continue in open session.

RECOMMENDATION

That the recommendations of the "Closed" Meeting of Council be adopted and the award of tenders disclosed in the open minutes.