

Council Meeting

Agenda

Tuesday, 14 May 2024

Council Chamber - Civic Centre
and via Videoconference

Information for Councillors and the community

ACKNOWLEDGEMENT OF COUNTRY

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways.

We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.



COUNCIL VISION

Whether you live here or visit, you will see how much we care for country, how inclusive and connected our communities are, and how sustainable balanced growth makes this the best place in the world.

VALUE OF HISTORY

We acknowledge that history shapes our identities, engages us as citizens, creates inclusive communities, is part of our economic well-being, teaches us to think critically and creatively, inspires leaders and is the foundation of our future generations.

COUNCILLOR COMMITMENT

We'll be truthful, represent the community's needs, be positive and responsive and always strive to do better.

OUR COUNCILLORS

Billanook Ward: Tim Heenan
Chandler Ward: David Eastham
Chirnside Ward: Richard Higgins
Lyster Ward: Johanna Skelton
Melba Ward: Sophie Todorov

O'Shannassy Ward: Jim Child
Ryrie Ward: Fiona McAllister
Streeton Ward: Andrew Fullagar
Walling Ward: Len Cox

CHIEF EXECUTIVE OFFICER & DIRECTORS

Chief Executive Officer, Tammi Rose
Director Built Environment & Infrastructure, Hjalmar Philipp
Director Communities, Leanne Hurst

Director Corporate Services, Andrew Hilson
Director Planning and Sustainable Futures, Kath McClusky

GOVERNANCE RULES

All Council and Delegated Committee meetings are to be conducted in accordance with Council's Governance Rules, which can be viewed at: <https://www.yarraranges.vic.gov.au/Council/Corporate-documents/Policies-strategies/Governance-rules>

PUBLIC PARTICIPATION IN MEETINGS

Members of the community can participate in Council meetings in any of the following ways:

- making a verbal submission for up to 5 minutes on matters not listed on the agenda.
- submitting a question.
- speaking for up to 5 minutes to a specific item on the agenda. For planning applications and policy issues, the Chair will invite one person to speak on behalf of any objectors and one person to speak on behalf of the applicant. For other matters on the agenda, only one person will be invited to address Council, unless there are opposing views. At the discretion of the Chair, additional speakers may be invited for items of large interest.
- speaking for up to 5 minutes to a petition to be presented at a meeting.

For further information about how to participate in a Council meeting, please visit: <https://www.yarraranges.vic.gov.au/Council/Council-meetings/Submissions-questions-petitions-to-Council>

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Opinions or statements made during the course of a meeting are those of the particular individuals. Council does not necessarily endorse or support the views, opinions, standards or information contained in the live streaming or recording of meetings. While Council will use its best endeavours to ensure the live stream and Council's website are functioning, technical issues may arise which may result in Council temporarily adjourning the meeting or, if the issue cannot be resolved, adjourning the meeting to another date and time to be determined.

A person in attendance at the meeting must not operate film, photographic, tape-recording or other equipment to reproduce sound and/or images at any meeting without first obtaining the consent of the Chair.

The Minutes produced after each Council Meeting form the official record of the decisions made by Yarra Ranges Council.

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In the case of an emergency during a meeting held at the Civic Centre, 15 Anderson Street, Lilydale, you should follow the directions given by staff and evacuate the building using the nearest available exit. You should congregate at the assembly point at Hardy Street car park.

CONTACT US

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YARRA RANGES COUNCIL

**AGENDA FOR THE 603RD COUNCIL MEETING TO BE HELD ON TUESDAY
14 MAY 2024 COMMENCING AT 7.00PM IN COUNCIL CHAMBER, CIVIC
CENTRE, ANDERSON STREET, LILYDALE AND VIA VIDEOCONFERENCE**

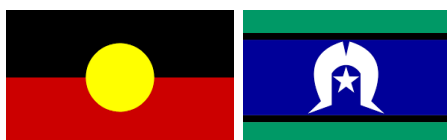
1. MEETING OPENED

2. ACKNOWLEDGEMENT OF COUNTRY

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways.

We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.



3. INTRODUCTION OF MEMBERS PRESENT

OUR COUNCILLORS

Billanook Ward: Tim Heenan
Chandler Ward: David Eastham
Chirnside Ward: Richard Higgins
Lyster Ward: Johanna Skelton
Melba Ward: Sophie Todorov
O'Shannassy Ward: Jim Child
Ryrie Ward: Fiona McAllister
Streeton Ward: Andrew Fullagar
Walling Ward: Len Cox

CHIEF EXECUTIVE OFFICER & DIRECTORS

Chief Executive Officer, Tammi Rose
Acting Director Built Environment & Infrastructure, Phil Murton
Director Communities, Leanne Hurst
Director Corporate Services, Andrew Hilson
Director Planning & Sustainable Futures, Hjalmar Philipp

4. APOLOGIES AND LEAVE OF ABSENCE

An apology for this meeting has been received from Councillor Johanna Skelton.

5. MAYORAL ANNOUNCEMENTS

6. CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the Council Meeting held Tuesday 23 April 2024, as circulated, be confirmed.

7. CONFLICTS OF INTEREST

In accordance with Chapter 7, Rule 4, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.

The Local Government Act 2020 defines two categories of conflict of interest:

- *a general conflict of interest, which is defined as "...a relevant person has a general conflict of interest in a matter if an impartial, fair-minded person would consider that the person's private interests could result in that person acting in a manner that is contrary to their public duty", and*
- *a material conflict of interest, which is defined as "...a relevant person has a material conflict of interest in respect of a matter if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter. The benefit may arise or the loss incurred (a) directly or indirectly; or (b) in a pecuniary or non-pecuniary form."*

In accordance with section 130 of the Local Government Act 2020, a conflict of interest must be disclosed in the manner required by the Governance Rules and the relevant person must exclude themselves from the decision-making process.

No Conflicts of Interest have been received prior to the Agenda being printed.

8. QUESTIONS AND SUBMISSIONS FROM THE PUBLIC

In accordance with Chapter 3, Rules 57 and 59, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.

A person may make a submission to Council on matters that are not listed on the Agenda. A submission may be on any matter except if it:

- (a) is considered malicious, defamatory, indecent, abusive, offensive, irrelevant, trivial, or objectionable in language or substance;
- (b) is substantially the same as a submission made to a Council meeting in the preceding 12 months;
- (c) relates to confidential information as defined under the Act;
- (d) relates to the personal hardship of any resident or ratepayer; or
- (e) relates to any other matter which the Council considers would prejudice the Council or any person.

SUBMISSIONS FROM THE PUBLIC

Construction of Footpath along Little Yarra Road

Rebeka Slater seeks to present a proposal to construct a footpath between Gladysdale Primary School and Upper Yarra Secondary College.

9. PETITIONS

In accordance with Chapter 3, Rules 60, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.

A person may submit a petition to Council on matters that are not listed on the Agenda. Every petition or joint letter submitted to Council must:

- a) identify a 'Lead Petitioner' who Council can correspond with;
- b) be legible and in permanent writing;
- c) be clear and state on each page the matter and action sought from Council. Every page of a petition or joint letter must be a single page of paper and not be posted, stapled, pinned or otherwise affixed or attached to any piece of paper other than another page of the petition or joint letter;
- d) not be derogatory, defamatory or objectionable in language or nature;
- e) not relate to matters outside the powers of Council; and
- f) clearly state the names and addresses of at least seven (7) people who live, work, study or do business in the Municipal district.

PETITION TO COUNCIL

Report Author: Governance Officer
 Responsible Officer: Director Corporate Services
 Ward(s) affected: Walling; All Wards

The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.

CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

SUMMARY

The following petition be received:

General Petition

1. Request that Yarra Ranges Council allow residents to "opt out" of the FOGO bin as permitted in the New Circular Economy Act 2021 and return weekly rubbish collection to the residents.
 586 valid signatures.
2. Request that Yarra Ranges Council build an upgraded, modern, aquatic facility on the Kilsyth Centenary Pool site.
 1114 valid signatures (677 digital).

RECOMMENDATION

That the following General Petition be received and noted and referred to the appropriate officer.

1. ***Request that Yarra Ranges Council allow residents to "opt out" of the FOGO bin as permitted in the New Circular Economy Act 2021 and return weekly rubbish collection to the residents.***
2. ***Request that Yarra Ranges Council build an upgraded, modern, aquatic facility on the Kilsyth Centenary Pool site.***

YR-2022/915 - 375 SWANSEA RD, LILYDALE - PLANNING REPORT**APPLICATION DETAILS**

Site Address	375 Swansea Road, Lilydale
Application No.	YR-2022/915
Proposal	Use of land and building and works to construct a Residential Village, earthworks, vegetation removal and alteration of access to a road in Transport Zone 2
Existing Use	Vacant
Applicant	Lilydale Developments Pty Ltd
Zone	Clause 35.03 - Rural Living Zone – Schedule 2
Overlays	Clause 44.04 - Land Subject to Inundation Overlay
Particular Provisions	<p>Clause 51.03 - Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan</p> <p>Clause 52.06 - Car parking</p> <p>Clause 52.17 - Native Vegetation</p> <p>Clause 52.29 - Land Adjacent to the Principal Road Network</p>
Permit trigger/s	<p>Clause 35.03 Rural Living Zone – Schedule 2</p> <ul style="list-style-type: none"> • A permit is required for the use and development of land for a residential village. • A permit is required to construct a building within 30 metres of a Transport Zone 2 and within 100 metres of a waterway. A permit is required for earthworks greater than 1 metre. <p>Clause 44.04 Land Subject to Inundation Overlay</p> <p>A permit is required to construct a building or carry out works.</p> <p>Clause 52.17 Native Vegetation</p> <ul style="list-style-type: none"> • A planning permit is required to remove native vegetation. <p>Clause 52.29 Land Adjacent to the Principal Road Network</p>

	<ul style="list-style-type: none"> • A permit is required to create access to a Transport Zone 2
Municipal Strategy	Planning
	<p>Clause 02.03-1 Settlement</p> <p>Clause 02.03-2 Environmental and landscape values</p> <p>Clause 02.03-3 Environmental risks and amenity</p> <p>Clause 02.03-5 Built environment and heritage</p> <p>Clause 02.03-6 Housing</p>
Planning Framework	Policy
	<p>Clause 11.01-1S Settlement</p> <p>Clause 12.011S Protection of biodiversity</p> <p>Clause 12.01-1L Biodiversity</p> <p>Clause 12.01-2S Native vegetation management</p> <p>Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs</p> <p>Clause 12.05-1S Environmentally sensitive areas</p> <p>Clause 12.05-2S Landscapes</p> <p>Clause 12.05-2L Rural landscapes</p> <p>Clause 13.01-1S Natural hazards and climate change</p> <p>Clause 13.03-1S Floodplain management</p> <p>Clause 15.01-1S Urban design</p> <p>Clause 15.01-2S Building design</p> <p>Clause 15.01-2L Environmentally Sustainable Development</p> <p>Clause 15.03-2S Aboriginal Cultural Heritage</p> <p>Clause 16.01-1S Housing supply</p> <p>Clause 16.01-1R Housing supply – Metropolitan Melbourne</p> <p>Clause 16.01-3S Rural residential development</p>
Objections	Sixty-three (63)
Encumbrances on Title (Covenants/Section 173 Agreements)	Yes, Covenant AS384698E
Reason for Council Decision	More than ten (10) objections and objections and cost of works above \$3,000,000
Ward	Billanook Ward

SUMMARY

The application proposes the use of the land and buildings and works for a Residential Village, earthworks, vegetation removal and alteration of access to a road in Transport Zone 2.

The development is confined to the eastern half of the site and includes fifty (50) dwellings and a clubhouse for retirees and/or residents aged over fifty-five (55) years of age. The design response integrates and responds to the constraints of the site and surrounds, including environmental features and hazards.

The application has been advertised and at the time of this report sixty-three (63) objections have been received. Objector concerns relate primarily to environmental impacts to Olinda Creek, flora, fauna and habitat, vehicle access, the scale of the built form and flooding risks.

Overall, the proposed development responds to the Yarra Ranges Planning Scheme when assessed against the relevant policies including the Municipal Planning Strategy, Planning Policy Framework, Zone, Overlay and particular provisions of the Scheme.

It is recommended the application be approved and a Notice of Decision to Grant a Planning Permit, subject to conditions, be issued.

RECOMMENDATION

That Council resolve to approve Planning Application YR-2022/915 for the use of land and buildings and works to construct a Residential Village, earthworks, vegetation removal and alteration of access to a road in Transport Zone 2 at 375 Swansea Road, Lilydale and issue a Notice of Decision to Grant a Permit subject to the conditions in Attachment 1 to the report.

DISCLOSURE OF CONFLICT OF INTEREST

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

CULTURAL HERITAGE SIGNIFICANCE

A Cultural Heritage Management Plan required under the *Aboriginal Heritage Act 2006* has been provided as part of the application. The Cultural Heritage Management has been approved. The proposal has been checked against the approved Plan and is consistent with the Cultural Heritage Management.

EXTRACTIVE INDUSTRY

The site is not located within 500 metres of an extractive industry.

HUMAN RIGHTS CONSIDERATION

The application has been assessed in accordance with the requirements of the *Planning and Environment Act 1987* (including the Yarra Ranges Planning Scheme), reviewed by the State Government and which complies with the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

ENCUMBRANCES ON TITLE

Covenant AS384698E restricts the site to be used for one of four uses which includes a housing community confined to retired persons or a retirement village development where dwellings are no less than 60 square metres and dwellings built do not face Lot 1 (adjoining site to the south).

The proposal will not breach the covenant as the dwellings are over 60 square metres and the proposal is for a residential village that restricts residents to be retirees and/or over the age of 55. This restriction is also proposed to be secured on Title under the Section 173 Agreement through condition of the planning permit.

The development plans also demonstrate that no dwellings face the northern boundary of lot 1 on PS629506.

SITE LOCATION AND DESCRIPTION

The subject site is described as 375 Swansea Road, Lilydale, Lot 2 on Plan of Subdivision 639506D. (see Figures 1-4). The lot is detailed as:

- The lot has a total area of 4.617 Hectares.
- The site is an irregularly shaped lot bounded by Akarana Road to the north, Swansea Road to the east and Olinda Creek to the west.
- The site has a frontage along Swansea Road of 262.8 metres and 120.5 metres along Akarana Road.
- The site is currently vacant and generally grassed. Towards the western boundary along the Olinda Creek riparian buffer are a number of established trees.
- The site does not have any existing crossovers to Swansea Road or Akarana Road.
- A four (4) metre wide drainage and sewerage easement runs generally along the southern boundary.
- The site can be connected to reticulated services including water, sewer and electricity.



Figure 1 Subject site



Figure 2 View of site from Swansea Road



Figure 3 View of site from the north west corner of the site (facing south)



Figure 4 View of site from Akarana Road (facing south)



Figure 5 View of site from Swansea Road, Akarana Road and David Road intersection (facing south)

SURROUNDING AREA

The surrounding area is generally divided by Swansea Road, with the area to the east comprising of residential allotments, whilst to the west is public parks and rural living zone lots which are vacant or unused. The wider catchment is residential and rural residential allotments (see Figure 6).

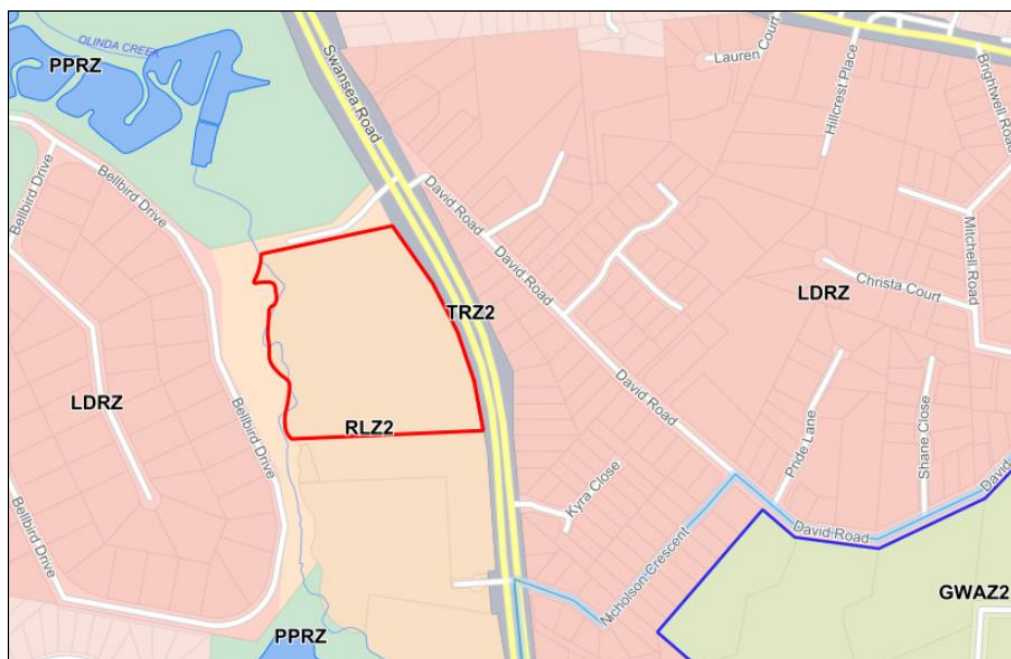


Figure 6 Zone Map

The subject site adjoins the following properties:

- **North:**
Directly north of the site is Akarana Road which is a sealed road currently providing access only to the Bellbird Park carpark. Bellbird Park, located in the Public Park and Recreation zone, is sited north of the site. The area was recently upgraded to include a sealed car park and various footpaths and amenities.

- East

To the east of the site is Swansea Road which is a major arterial road in a Transport Zone 2. There are north and south bound slip lanes on Swansea Road at the Akarana Road and David Road intersection. Further east the area are Low Density Residential zoned lots with single dwellings amongst sloping topography and scattered vegetation.

- South

The former Glenvale school was situated south of the site. The school is no longer in operation; however, the existing school buildings remain on the site.

- West

Olinda Creek, which feeds into Lilydale Lake, directly abuts the sites western boundary and is heavily vegetated along its embankments with established vegetation. Further west are Low Density Residential zoned lots along Bellbird Drive with single dwellings amongst sloping topography and scattered vegetation.

PROPOSAL

The proposal seeks to use and develop the land, through building and works, for a Residential Village, including earthworks, vegetation removal and alteration of access to a road in a Transport Zone 2. (See attachment 2 – 4 Development Plans, Landscape Plan, Town Planning Report).

The key aspects of the proposal are described as follows:

Residential Village

The residential village comprises fifty (50) single storey two (2) and three (3) bedroom dwellings and associated communal recreation facilities, comprising a clubhouse with dining, theatre, gym and lounge, an outdoor swimming pool and a bowling green.

The development layout is generally of a circular layout that loops around the eastern half of the site with all buildings having vehicle and pedestrian access via the internal accessway with buildings divided by landscaping boulevards (shown on plans as 'Cos North, Centre and South'), see figure 7 below.

Proposed floor levels for all dwellings and facilities building on the site are to be no lower than 110.45 metres to Australian Height Datum (AHD).

The fifty (50) dwellings proposed include five (5) variable designs. Each type of dwelling design is described as follows:

Dwelling name	Number of dwellings	Bedrooms	Car spaces	Dwelling size (square metres)	Maximum building height (metres)	Colour Scheme
Solaris 146	10	2	1	145.79	4.39	Colour Scheme 2
Solaris 155	2	2	2	154.63	4.39	Colour Scheme 2
Ironbark	12	2	2	139.46	4.5	Colour Scheme 3
Carlisle	11	2	1	139.46	4.5	Colour Scheme 4
Shamrock	15	3	2	169.28	5.01	Colour Scheme 1

Table 1. Dwelling typology

The clubhouse covers an area of 590 square metres and comprises various communal facilities including a lounge area, gym, theatre, pool and other amenities. The building is of a single storey design with a maximum building height of 6.77 metres with materials comprising lightweight cladding and Colorbond roofing finished in various grey tones.

An open bowling green is also proposed in the northeast corner covering approximately 420 square metres.

Materials and colours are through one of four (4) different colour schemes available which comprise of various muted grey and blue tones (refer to Attachment 2 - Sheet D-016 for particular details).

Other relevant details include:

Development details	Percentage (%)
Site coverage	18
Impervious surfaces	26.3
Permeable surfaces	73.7
Visitor car parking	12



Figure 7 Development Site Plan

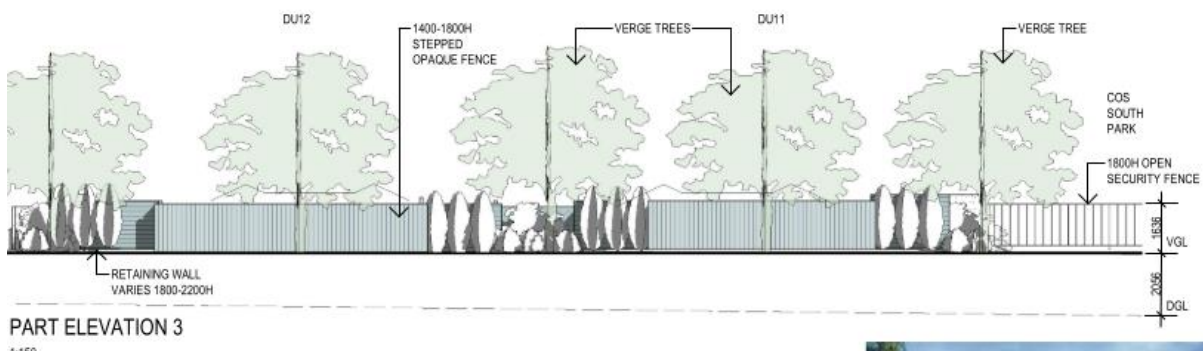
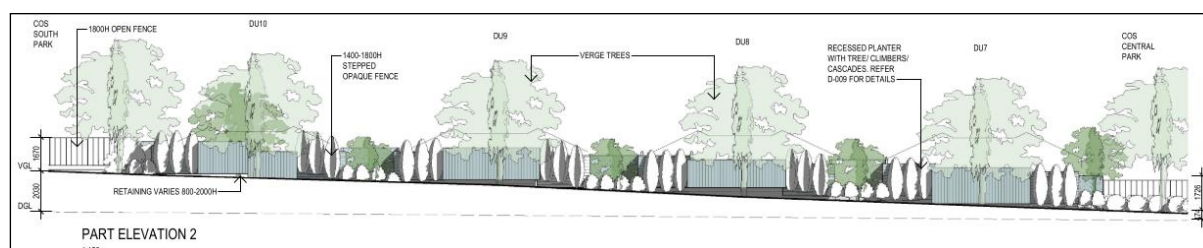
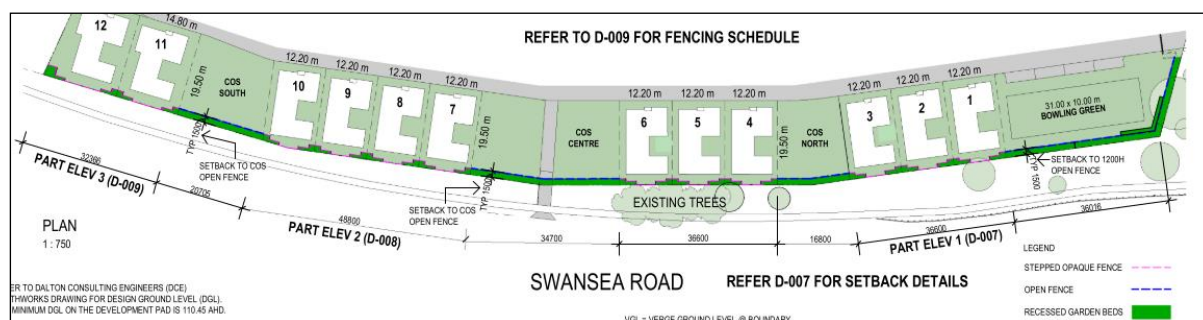
Swansea Road interface

The Swansea Road frontage includes retaining walls, various forms of fencing and landscaping.

The design is segmented into three sections along the Swansea Road frontage as shown in the Development Plans, attachment 2 and described below:

- Dwelling interfaces with fencing tapered to provide recessed planter boxes forward of the fence line. The fence is 1.8 metres high plywood with vertical, horizontal, and painted finishes.
- Three Communal Open Space boulevards with open expanses of landscaping that provide outlook through the site to Olinda Creek and the riparian buffer. The openings are fenced with 1.8 metre high 80 percent open style aluminium fencing setback 1.5 metres from the eastern boundary line.
- The bowling green in the north eastern corner has a 1.2-metre-high open style aluminium fence setback approximately 1.5 metres from the boundary line. The setback also includes landscaping of small trees, shrubs, and grasses (see Figure 8-11).

A footpath along the Swansea Road reserve is proposed for the entire length of the property frontage along Swansea Road, providing pedestrian access towards Bellbird Park and existing footpaths along Swansea Road (north of the site).



Vegetation removal

A total of thirteen (13) trees are proposed for removal as part of the development. Arboricultural details are provided below:

Tree No.	Species	Height (m)	DBH (cm)	Permit required?	Health/ Structure
7	Brittle Gum	14	40	No	Very low
8	Spotted Gum	7	23	No	Moderate
9	Brittle Gum	13	30	No	Very low
10	Swamp Gum	13	120	Yes, Clause 52.17	Low

Tree No.	Species	Height (m)	DBH (cm)	Permit required?	Health/ Structure
11	Swamp Gum	8	46	Yes, Clause 52.17	Moderate
12	Swamp Gum	7	46	Yes, Clause 52.17	Moderate
13	Swamp Gum	14	463	Yes, Clause 52.17	Low
14	Swamp Gum	8	72	Yes, Clause 52.17	Low
15	Swamp Gum	11	90	Yes, Clause 52.17	Low
16	Swamp Gum	8	65	Yes, Clause 52.17	Very low
54	Yarra Gum	6	9	Yes, Clause 52.17	Moderate
55	Yarra Gum	3	18	Yes, Clause 52.17	Moderate
56	Swamp Gum	6	11	Yes, Clause 52.17	Moderate

Table 2. Proposed Tree's to be removed.

Notes:

- Tree fifty-seven (57) was felled during the 2021 storm event in Yarra Ranges.
- No vegetation is proposed for removal along the Olinda Creek embankment or conservation zone.

Access and Alteration of access to a road in a Transport Zone 2

The development is to be accessed off Akarana Road via a new bridge over the existing table drain running between Akarana Road and the subject site that is 7.5 metres wide with a 6-metre-wide vehicle access and a 1.5 metre wide pedestrian access extending to the existing footpath along Swansea Road. This bridge will be owned and maintained by the owner of the subject land.

Emergency only vehicle and pedestrian accessway will also be provided off Swansea Road between Dwellings 6 and 7.

Stormwater and drainage

All onsite stormwater is to be detained and discharged to Olinda Creek via the Akarana Road table drain. The Akarana Road table drain is to be upgraded to cater for a 1 in 100-year flood event.

The proposal also includes improvements to Council's existing outfall drain to Swansea Road, conveying existing flows from a Council outfall pipe in Swansea Road through the site to Olinda Creek. (See attachment 5 Stormwater Management Plan).

Earthworks:

The development is oriented to the eastern half of the allotment away from Olinda Creek. The development is set on a 'fill bank' with earthworks required to ensure all buildings are sited above the 1 in 100-year flood level required in respect to flooding design requirements set out by Melbourne Water and as identified in the submitted Stormwater Report.

The earthworks required include a fill embankment which will have a maximum fill height of approximately 2.5 metres. A site cut to a maximum of approximately 1.2 metres is proposed along the western half of the lot. Cross sectional diagrams of earthworks are shown in Figure 12 below.

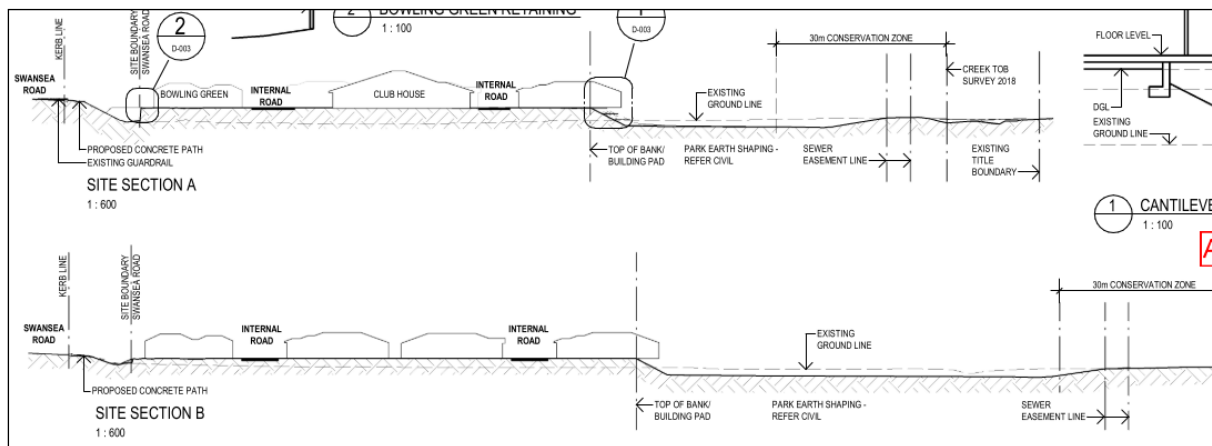


Figure 12 Streetscape presentation to Swansea Road Part 3 elevation

HISTORY

In 2018, a similar application was lodged to Council under YR-2018/960 for the use and development of a residential village, vegetation removal, earthworks greater than one metre, creation of access to a Road Zone Category 1 and reduction in car parking requirements. Key characteristics of this application included a similar design configuration to the subject application (YR-2022/915), however was of greater intensity and scale of built form that included 69 dwellings, site coverage of 25.8 percent, opaque two (2) metre high fencing which offered no view lines to Olinda Creek from Swansea Road (See Figure 13).

This application received forty-four (44) objections and was subsequently heard at a Council meeting on the 26 May 2020 where Council determined to refuse the grant of a permit. The application was appealed to VCAT, however was called in by the Planning Minister under *Clause 52(2)(a) of the Victorian Civil and Administrative Tribunal Act 1998* and referred to the Priority Projects Standing Advisory Committee (the Committee).

The Committee ultimately recommended that a permit not be issued. The Committee found that issues, other than built form, could be appropriately managed under permit conditions, if a permit were to be issued, such as environmental impacts on Olinda Creek, vegetation removal, traffic noise, flooding, stormwater drainage and car parking requirements.

In relation to built form the Committee report of 15 October 2020 commented that:

The Committee does not consider that the proposal results in an appropriate planning outcome consistent with planning policy, the purposes of the RLZ and provisions of RLZ2. This is primarily due to the impacts of the proposed built form, including the acoustic fence, on landscape and neighbourhood character. While the site is not located within a pristine rural living environment, with a mix of uses and built forms present, it is within an environment characterised by open vistas to Olinda Creek and its environs, parklands and an established green canopy. This character is broadly consistent along the Olinda Creek – Swansea Road corridor and the extent of the RLZ2.

Comparison between Planning Application YR-2018/960 and YR-2022/915

In response to the Committee findings, the applicant has lodged this application where the built form has been reduced, an overall increase in permeable surfaces and landscaping opportunities which are summarised in the table below.

Key differences between the application are detailed below:	YR-2018/960	YR-2022/915
Number of dwellings	69	50
Site coverage	25.8 percent	18 percent
Impervious surfaces	38.7 percent	26.3 percent
Swansea Road interface	2-metre-high opaque fence across entire Swansea Road frontage.	Variable fencing design with heights of 1.2 – 1.8 metres. Fencing design includes opaque fencing to dwelling interfaces, but height has been reduced to 1.8 metres and includes recessed planters and landscaping forward of the fencing. Open boulevards extending for a total length of 72.2 metres will be 80 percent transparent fencing with fencing setback off the boundary to enable landscaping forward of the fence (towards Swansea Road).

Table 3. Comparison between Planning Application YR-2018/960 and YR-2022/915

In comparison the proposal has more generous spacings between the buildings and a built form rhythm that reflects that of built form on the opposite side of Swansea Road, providing multiple open space landscaping boulevards (Cos North, Centre and South) from Swansea Road to the Olinda Creek, affording views through the development amongst landscaping interspersed throughout the site.

CONSULTATION

Internal Referrals

This application was referred to various business units or individuals within Council for advice on particular matters.

The following is a summary of the relevant advice:

Department	Summary of Response	Conditions required
Development Engineer (traffic)	No objection, subject to conditions. Recommended conditions include standard traffic conditions including minor amendments to plans detailing pedestrian and traffic safety measures and requirements.	Refer to Condition 22-26.
Development Engineer (stormwater)	No objection, subject to conditions.	Refer to Condition 27-36
Arborist	No objection, subject to conditions. Recommended conditions include tree protection measures for retained trees.	Refer to Condition 13-16.
Environment	No objection, subject to conditions. Recommended conditions include native vegetation offsets and preparation of a land management plan.	Refer to Condition 17-21
Strategic Planning	Consent to proposal, no conditions required. Comments: The land is adjoining the activity centre boundary, and therefore suitable for outcomes which add to housing diversity.	No condition required.
Urban Design	Consent to proposal, subject to conditions. Recommended conditions include greater transparency for fencing along open space interfaces and detailed landscape plan.	Refer to Condition 1

External Referrals

This application was referred to the following statutory referral authorities for advice on particular matters.

The following is a summary of the relevant advice:

Referral Authority	Consent/ Objection Summary of Response	Summary of Conditions
Melbourne Water (Determining referral authority)	No objection, subject to conditions	<ul style="list-style-type: none"> • Development built to 110.45 metres AHD above the 1 in 100-year flood level. • Stormwater connection application being made to Melbourne Water for Olinda Creek stormwater outlet. • Site environmental management plan • Landscape plan • 30 metre exclusion zone from Olinda Creek • Flood risk management plan • Section 173 agreement on flooding and stormwater matters
Department of Transport and Planning (Determining referral authority)	No objection	No conditions applicable.

Public Notification and Consultation

Notification of the application was undertaken by:

- ☒ - Placing of three (3) sign/s on the land
- ☒ - Mailing notices to owners and occupiers of adjoining and/or nearby properties
- ☒ - Placing the proposal on Council's website for a minimum of 14 days

Notices were issued on the 30 November 2023, whilst signs were placed onsite on the 01 December 2023 and removed on the 19 December 2023.

Number of Objections:

At the time of this report being prepared, Sixty – Three (63) objections were received. Most objectors are located within one (1) kilometre of the development site.

Key themes of objections are detailed below:

- Stormwater runoff impact to Olinda Creek
- Flood risk to future residents
- Flooding impacts to surrounding areas
- Inadequate stormwater infrastructure
- Inconsistent with the Rural Living Zone
- Impacts to biodiversity due to loss of flora, fauna and habitat
- Loss of vegetation along Olinda Creek
- Additional traffic impacts and congestion

- Extent of earthworks required and subsequent impacts to Olinda Creek
- Noise and dust pollution and construction impacts
- Excessive built form
- Number of dwellings
- Impacts to landscape character

Consultation meeting

A consultation meeting was held on the 18 March 2024 to provide an opportunity for submitters and the applicant to discuss issues raised following the advertising of the planning application and to discuss key themes of objections received. There were no agreed outcomes or any particular changes to the development following the conclusion of the consultation meeting.

ASSESSMENT/ KEY ISSUES

Municipal Planning Strategy and Planning Policy Framework

The proposal has been assessed against the Municipal Planning Strategy and Planning Policy Framework and found to be consistent with these policies as detailed below. (See attachment 6- Planning Scheme policies)

Clause 02.01-1 of the Municipal Planning Strategy recognises that the majority of the municipality's population growth is confined to established urban areas which include Lilydale, but also identifies that the population in the area is expected to age over the next twenty (20) years and substantial increase in people over seventy (70) years in age. Council's Healthy and Active Ageing Plan 2019-2023 also identifies that by 2041 older adults (aged fifty (50) years and above) will represent approximately thirty-eight (38) percent of the total population in Yarra Ranges and that there is an identified need to provide communities and services that are accessible to our ageing population.

Lilydale is one of only two identified major activity centres within the municipality that offer an abundance of services, activities, and established infrastructure. Clause 02.03-1 'Settlement' highlights that opportunities are available for more intensive development within and adjoining activity centres to provide for additional housing. In addition, Council's strategic directions also seek to support diverse and affordable housing that are proximate to activity centres and situated within the Urban Growth Boundary. The proposal seeks for a residential village but is sought to be confined to retirees and/or those over fifty-five (55) years in age via a 'land lease' model. This model seeks to provide a more cost effective and affordable form of housing for residents where prospective tenants do not pay for the land their dwelling is sited on, but rather enter a long-term lease agreement of the land. This model in providing additional housing stock provides an alternative means to the traditional housing model of purchasing a 'house and land' package. This model supports the provision of additional affordable housing for the ageing population in a location that is only 1.8 kilometres from Lilydale's activity centre as encouraged under Clause 02.03-6 'Housing'.

Both the Municipal Planning Strategy and Planning Policy Framework recognise the importance to protect and enhance our natural environment and key environmental

features the municipality offers, whilst ensuring the risk to life is protected from environmental hazards such as flooding. The proposed development responds to key environmental policies including Clause 02.03-2 'Environmental and landscape values', Clause 12.01 'Biodiversity' and Clause 12.03 'Water Bodies and Wetlands' through the development being positioned away from key areas of environmental significance onsite being Olinda Creek and the riparian buffer. The proposal adequately responds to the critical biodiversity values both the creek and vegetation offer and ensure appropriate conservation zones and environmentally sensitive works are provided for in addition to providing landscaping to rehabilitate the waterway to support the local flora and fauna.

Many areas within Yarra Ranges are prone to various environmental hazards due to the landscape setting of the area and the subject site itself is prone to flood risk. The proposed development responds to the flooding risk that is posed through careful balance of cut and fill onsite to ensure that all buildings are sited above the applicable flood level. The proposal is consistent with Clause 13.03-1S 'Floodplains' strategy in ensuring that residential developments are sited at levels above the maximum flood level in a 1 in 100-year flood event. Moreover, appropriate stormwater management measures have also been proposed which have both been conditionally supported by Melbourne Water and Council's Stormwater Engineer (refer to below paragraph 'flooding and stormwater drainage').

Whilst the site itself is not in an identified area of significant landscape under the Scheme, it is recognised that the site lies parallel with Olinda Creek and that the western side of Swansea Road offers views to the Olinda Creek Environs. Supported by Clause 02.03-5 'Built Environment and Heritage' and Clause 12.05 'Significant Environments and Landscapes'. This is a key environmental feature of the immediate landscape setting where development should contribute to a sense of place and character of these distinct localities. The proposal responds to this through an articulated and landscaped frontage along Swansea Road that incorporates varying styles of fencing including transparent fencing that offers viewliens to the Creek, but also supports the landscape setting by adding extensive landscaping along this boundary in addition to throughout the site that recognises the natural landscape for its aesthetic values.

In respect to Clause 15.03-2S and the *Aboriginal Heritage Act 2006*, the site is in an identified area of cultural heritage sensitivity and the proposed development requires a Cultural Heritage Management Plan. The applicant has provided an approved Plan (Number 15508) that is generally consistent with the proposed development.

Clause 35.03 - Rural Living Zone

The purpose of the Rural Living Zone seeks to provide for residential use in a rural environment, to protect and enhance the natural resources, biodiversity and landscape and heritage values of the area, and to encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision. Whilst residential use is contemplated under the purpose of the Zone, the use of land for a residential village is a 'Section 2 use' and as such a permit is required for the use.

It is relevant to note that whilst the Rural Living Zone is a rural zone the subject land falls within the Urban Growth Boundary, the purpose of which is to direct urban growth to areas best able to be supplied with appropriate infrastructure and services and protect other valuable peri-urban land (and environmental features) from urban development pressures.

The proposal seeks to use the land for residential purposes in the form of a residential village that provides for fifty (50) dwellings in addition to ancillary communal facilities for the residents that includes a bowling green, pool, and other general amenities. The residential village is proposed to be limited to residents whom are over fifty-five (55) years in age which is proposed to be ensured under a Section 173 Agreement by permit condition, but also required due to Covenant AS384698E that restricts any accommodation uses to be for retirees and/or a retirement village. The development is to operate under a 'land lease' model that seeks to provide an alternative affordable form of housing for those whom are over fifty-five (55) years old and/or retirees. Pursuant to section 61(4) of the *Planning and Environment Act 1987* no permit issued can contravene a covenant and the section 173 agreement needs to specify that all residents must be retirees and/or over the age of fifty-five (55) years.

The capability of the land to accommodate the proposed development is suitable given the site provides for low density single storey dwellings that only occupy eighteen (18) percent of the entire site. The proposed single storey scale form and open landscape areas around the buildings is suitably reflective of the single storey dwelling's that surround the immediate area, maintaining the rural ambience in addition to offering a break in built form through landscaping boulevards that maintain existing outlooks from Swansea Road to Olinda Creek. The development is also able to connect to all reticulated services including water, sewerage and electricity assets.

The site is accessible and well serviced with direct access to an arterial road (Swansea Road), local bus services, parks including being directly adjacent to the Olinda Creek Trail and with direct access to Bellbird Park, Lilydale Lake, Hull Road wetlands and the broader Yarra Range's and Melbourne's broader park network. In addition, the site is approximately 1.8 kilometres from the Lilydale Major activity centre which offers a diverse range of retail, commercial and entertainment needs. This is consistent with Clause 16.01-3S in encouraging consolidation of new housing where existing physical and community infrastructure is available.

Further, the proposal is compatible with adjoining and surrounding land uses. To the north is Bellbird Park which the proposal integrates with new pedestrian and bike paths from the subject site and accessibility to other places of recreation. A functional layout plan showing works along Akarana Road including the provision of shared path measuring three (3) metres width to Bellbird Park and to the existing footpaths to Swansea Road is recommended to be provided by permit condition.

To the south is the former Glenvale school that has since been vacated, however the existing school buildings remain. The proposed development is setback from the southern boundary and no dwellings will have a direct interface to this common boundary. Amenity impacts to adjoining properties are negligible considering the site only directly abuts a public park and a disused education facility.

The proposal has direct public transport access to bus routes 663 (Lilydale to Belgrave via Sherbrooke, Kallista, The Patch, Silvan, Mt Evelyn), 680 (Mooroolbark to Lilydale Activity centres) and 965 (Night Bus - Lilydale - Woori Yallock - Healesville - Yarra Glen loop) with a bus stop located sixty-five (65) metres north of the site on Swansea Road.

Nearby health services include those provided in Lilydale, being Epworth specialist, Eastern Health and Lilydale Private hospital and a broad range of general and specialist practitioners are also found in both Lilydale and Mt Evelyn.

Having regard to the above, the proposed location provides excellent accessibility for the health, recreation and service needs of both active and limited mobility retirees and is wholly consistent with the purpose of the zone in providing for residential uses and the objectives of planning, allowing people to age gracefully in place in their community.

Further, the purpose of the Zone seeks to protect and enhance the biodiversity and landscape values of the area which are discussed further below under respective headings of 'Environmental Impacts' and 'Built form, siting and design'. It is acknowledged that subject to conditions, the impacts on water quality, biodiversity in the area and protection of riparian buffers can be adequately protected through environmentally sensitive conditions relating to construction works and ongoing management and landscaping of the area considering the development area onsite is setback a minimum of fifty-six (56) metres from Olinda Creek.

Built form, Siting and Design

The proposed residential village is effectively set on a 'development pad' on the eastern half of the subject site due to the fill required to ensure that buildings are sited above the one (1) percent AEP flood level. The development pad covers approximately fifty-seven (57) percent of the subject site. The fill will be sourced from onsite through a site cut on a portion of the western half of the site to facilitate the fill pad but to also ensure that there is no net loss in floodplain capacity given the site is flood prone. External fill is also required and will be conditioned to be clean fill in accordance with the Environmental Protection Authority requirements. The development pad itself will be setback between 55.98 – 134.1 metres from Olinda Creek.

All buildings are sited within the development pad and the western half of the site is to remain vacant of any buildings. The proposal includes a thirty (30) metre conservation area from the top embankment of Olinda Creek in addition to the open grassland, referred to on plans as 'cos creek'. The grassland area is proposed to remain as a floodplain for Olinda Creek, this area will also include additional landscape plantings to improve biodiversity and landscape of the area.

The built form of the residential village is low density, characteristic with a site coverage of only 18 percent, with buildings being of a single storey design and no greater than 5.01 metres in height with the exception of the clubhouse that is 6.77 metres in height. All buildings are detached from one another and sections of open landscaping boulevards from Swansea Road to Olinda Creek are provided, ensuring

an acceptable sense of low-density ambience and outlook, maintaining the biodiversity and landscape values of the area.

The open landscaping boulevards, being Cos North, Centre and South, are proposed to be landscaped with native species but to also provide an internal pedestrian network for residents of the village. Detailed landscape plans are required by permit condition to ensure plantings are selected from the Yarra Ranges local vegetation community for the area. The openings between buildings range in widths from 16.82 – 34.70 metres along the Swansea Road frontage before tapering to the rear providing outlook to Olinda Creek.

Dwelling designs comprise of five variable designs which vary between two- and three-bedroom dwellings. The built form is generally modest in scale and the design, height and bulk of the various dwelling designs such as gabled roofing is reflective of other housing in the surrounding area. Material and colour palettes comprise of four different colour schemes which are largely muted in tone in various shades of grey and swatches of muted blue, whilst materials are a mixture of rendered cladding and Colorbond roofing. The use of a muted colour scheme will maintain the backdrop of the Olinda Creek riparian buffer and landscaping across the site as being the dominant landscape element of the immediate surrounds.

The development also responds to the requirements of Clause 15.01-2L 'Environmentally Sensitive Development' as the submitted Sustainability Management Plan (See attachment 7) details compliance to achieve best practice measures to be implemented. These measures include the provision of water tanks, raingardens, double glazed windows to habitable room windows and electric vehicle charging infrastructure. These measures will be conditioned accordingly to ensure implementation of environmental sensitive development measures.

Swansea Road interface and Fencing

The subject site and immediate surrounds on the western side of Swansea Road provide a break in built form in comparison to the eastern side which has been developed with single dwelling allotments. The western front of Swansea Road offers a view line to Olinda Creek and its riparian buffer, however visual intrusions to this corridor is also present along this area as reflected by the former Glenvale School and the Baptist Church to the south.

The interface of the development to Swansea Road is primarily the fencing and landscaping that lines the boundary. The fencing design is variable and incorporates recessed planter boxes in sections. Resulting from the fill required for the development pad, retaining walls varying in height from 0.8 – 2.2 metres, however despite the maximum height of the retaining walls, the walls will all remain below the ground level of Swansea Road and will have a limited visual impact on the site surrounds due to the topography of the site.

The boundary treatment along Swansea Road is varied and has been segmented by the bowling green, dwelling interface and landscaping boulevards. In assessing the proposed streetscape presentation in a north – south direction, the north east corner of the site comprising of the bowling green will have a low scale 1.2-metre-high transparent aluminium blade fence. This section of Swansea Road is already screen

by mature vegetation along the roadside that is to be retained and will maintain the natural landscape that is currently found.

The second component, the dwelling interfaces, of twelve (12) dwellings along this boundary are orientated to the internal road network, as such the secluded private open space to each dwelling interfaces to Swansea Road. This boundary line includes a recessed fenceline and variable design features. Within the confines of each individual dwelling unit, 40 percent of the fence is sited on the boundary, with the remaining 60 percent offset between 0.93 – 1.53 metres from the boundary line to provide landscaping within the recessed planting area. Recessed planters and indicative landscaping elements are depicted under Figure 13 (below). A concept landscape plan has been submitted and it will be conditioned for a detailed landscape plan showing planting location and species.

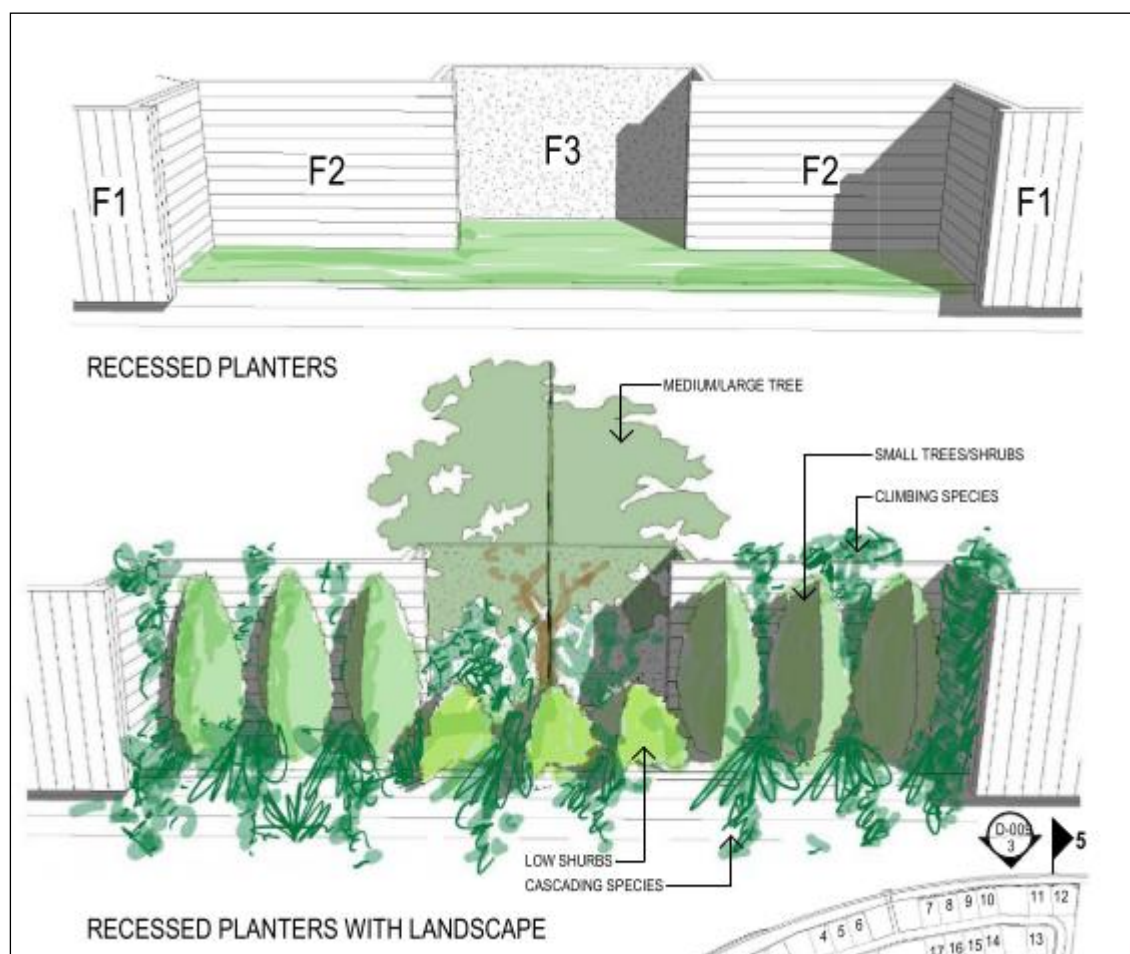


Figure 14 Proposed recessed planters along Swansea Road

Fencing elements comprise of 1.8 metre high plywood fencing that is segmented into vertical groove, horizontal grooves and painted which are intended to provide privacy to the respective dwellings private open space. The design elements proposed enable for visual relief from built form and opaque fencing along the boundary that will contribute to the biodiversity to the area but also add to the rural ambience of the western side of Swansea Road. It should also be recognised that existing vegetation on the road verge forward of Dwelling's 4-6 will already be screened by mature trees that are also to be retained. Dwelling's that line this boundary are also detached and

offer setbacks between 2.6 - 3.68 metres between dwelling's which is reflective of building setbacks on the eastern side of Swansea Road. Segmented across the dwelling units, this design is an acceptable response to the rural landscape character of the area and will compliment the existing treed backdrop of Olinda Creek through the establishment of additional vegetation along the frontage that reduces the prominence of fencing along the boundary and built form of the dwelling's.

Finally, the last segment of the Swansea Road interface pertains to the landscaping boulevards (referred to on plans as Cos North, Centre and South). This interface includes a 1.8 metre high transparent aluminium fence that is setback 1.5 metres from the boundary line. The transparency of the fence is noted to be 80 percent will be conditioned to be made clear on the plans. Additionally, a condition is also to be included to provide transparent fencing of 50 percent along the landscaping boulevards to maintain the rural ambience Combined with the landscaping opportunities forward of the fence, the open expanses offers viewlines to Olinda Creek unimpeded by any dwelling's will appropriately integrate the development into the rural ambience and landscape setting of the immediate surrounds. Landscaping requirements have been conditioned accordingly to include the provision of middle/ upper storey tree plantings in addition to plantings that have a mature height above the fencing heights.

As a whole, the entire interface comprises of a consistent fencing element across the boundary with various levels of setbacks, heights and landscaping provided Combined with the landscaping opportunities offered will reduce the overall visual dominance of fencing and dwelling elements when viewed from Swansea Road. Moreover, the key aspect of the landscaping boulevards will further reduce visual impacts associated with the development and provides three separate breaks in the built form to take advantage of viewlines to Olinda Creek.

Flooding and stormwater drainage

Flooding

The majority of the site is covered by the Land Subject to Inundation Overlay which identifies the site as being prone to flooding and as such development must respond to the environmental hazards appropriately. Clause 13.03 also reinforces the protection of life, property, and infrastructure from flood hazards in addition to the protection of floodplain areas and the flood storage function of floodplains.

The applicant seeks to address flood risk to the proposed development through the provision of a development pad as discussed above. The balance of fill and cut proposed onsite seeks to ensure that buildings and internal roads sit above the 1 in 100-year flood levels, whilst the cut on the western half of the lot is to maintain the carrying capacity of the floodplain onsite with no net loss in floodplain capacity. The submitted flood modelling within the stormwater report demonstrates that there will be a net gain of approximately 13,000 cubic metres in flood storage in a flood event. Moreover, as the floodplain storage is not reduced rather a small net increase, flood modelling demonstrates that there are no adverse impacts of flood flows to nearby private properties. The western half of the site will not be a reserve or park of any form given the susceptibility of the area to flooding and as such it would only be appropriate

for this portion of land to be landscaped further to contribute to the biodiversity of the area through the enhancement of native flora.

Given the site currently acts as a natural floodplain, the earthworks required will change the hydrology and flow of stormwater onsite which will be redirected to the Akarana Road table drain that subsequently discharges to Olinda Creek. The capacity of this new discharge point has been modelled and the cut off drain along Akarana Road is proposed to cater for a 1 in 100-year flood. It is noted that the resultant changes will increase the velocity of water flows during such flood event and that the erosion control measures must be implemented in addition to appropriate barriers to prevent pedestrian access. Detailed drainage computations and designs will be conditioned to demonstrate the cut off drain along Akarana Road can cater for the flood event and the appropriate erosion control measures.

Extensive flood modelling (see attachment 8 – Hydrologic Flooding Analysis) has been undertaken within the stormwater report that indicates projected flood levels of 109.55 metres to Australian Height Datum (AHD). Melbourne Water is the relevant floodplain management authority has identified the applicable flood level as 109.85 metres to the Australian Height Datum. Melbourne Water's referral response requires all buildings and internal roads to be no lower than 110.45 metres to AHD, which is 600 millimetres above the applicable flood level. The development pad has a level of 110.45 AHD and satisfies this requirement. Dwellings along the southern portion of the development pad which cantilever over the floodplain are noted to have a finished floor level 1 metre above the applicable flood level which exceed the minimum Australian Height Datum level required and further reduce the flood risk to these dwellings.

The primary access to and from the site is via a new bridge providing access to Akarana Road. Under existing conditions this road is already prone to flooding in a flood event and the flood modelling indicates that Akarana Road will still be subject to flooding. To ensure safe access an alternate emergency access point at Swansea Road between Dwellings 6 and 7 set off the development pad and above the applicable flood level is proposed so that emergency vehicles and residents' egress from the site in a flood event. A flood risk management plan detailing an emergency evacuation plan and controlling access to passive recreation in the Cos creek area which is flood prone and ensuring timely evacuation of flood prone areas in flood events will also be required to ensure ongoing and effective management of flood risk on the site. It is noted that retirees are not high care residents and there are no accessways proposed within the flood prone areas on the site.

The land subject to inundation overlay seeks to manage the storage and dispersal of floodwater, that seeks to respond to the flood hazard and local drainage conditions to not cause any significant rise in flood level or flow velocity.

The application has been referred to Melbourne Water as the relevant floodplain management authority whom has provided conditional consent to the proposal with all conditions from Melbourne Water to be included given Melbourne Water is a determining referral authority. Detailed drainage design of stormwater discharge to Olinda Creek will also be required to be submitted to Melbourne Water which is further discussed under 'stormwater drainage'.

In addition, a site environmental management plan and landscape plan are to be conditioned to identify key environmental values and measures to protect and mitigate these risks accordingly. The landscape plan will further enhance biodiversity values along the riparian buffer in addition to the 30-metre conservation zone. Further discussion of these plans is detailed further below under 'impacts to Olinda Creek'.

Stormwater drainage

Management of stormwater is a critical element considering the legal point of discharge is to Olinda Creek. It is noted that stormwater discharge to Olinda Creek is subject to approval by Melbourne Water whom have provided conditional consent subject to a stormwater connection application being made to Melbourne Water including detailed drainage design and a stormwater strategy amongst other conditions.

Stormwater generated onsite resulting from the development is proposed to be treated via a proprietary system (Humeguard) that involves an end of line gross pollutant trap followed by a hydrodynamic separator. It is noted that in addressing environmentally sustainable design measures, the proposal also includes the provision of nine (9) water tanks and raingardens adjacent to the internal road network. These water sensitive urban design measures are proposed to compliment the proprietary stormwater treatment system. The proposed stormwater management system satisfies and exceeds the best practice performance objectives for stormwater quality as detailed in Table 4.

Component	Source Load	Residual Load	Performance objective (%)	Proposed Reduction (%)
Gross pollutants (kg/yr)	446	49.5	70	88.9
Total Suspended Solids (kg/yr)	1,990	246	80	87.6
Total Phosphorus	4.42	1.94	45	56.2
Total Nitrogen (kg/yr)	33.8	47.2	45	47.2

Table 4. Stormwater performance objectives

Existing stormwater flows from upstream catchments (properties east of Swansea Road) is channelled through the Swansea Road table drain before entering the Akarana cut off drain and discharging into Olinda Creek.

The development will result in increased velocities along this drainage channel with two pinch points identified, however these are confined to within the Akarana Road cutoff drain itself and will not impact the immediate surrounds. The flood modelling identifies that the proposal will result in minor reduction in the flood levels to Akarana Road, but the road is still subject to flooding. To ensure the cut off drain can adequately cater for upstream catchment flows and flows resulting from the proposed development, conditions require detailed engineering designs demonstrating the cut

off drains along Akarana Road and Swansea Road can cater for the 1 in 100-year flood event. This measure will also require details of the culvert drain below the main access bridge to convey flood event flows.

To ensure the cut off drain operates efficiently and safely conditions are recommended to provide appropriate erosion control measures along the cut off drain embankment. This will ensure the capacity of the drain will operate as projected but also avoid any environmental degradation of the cut off drain embankment. Appropriate safety measures to prevent public access to the cut off drain is also critical particularly in flood events and appropriate barriers and signage details will need to be provided. The above matters can be suitably addressed via the detailed drainage design under conditions that is to be submitted to Council's stormwater engineering department and Melbourne Water for approval.

A construction management plan also forms permit conditions to ensure appropriate flood protection control measures are undertaken and implemented during the construction phase to prevent erosion, pollution and damage to property and Olinda Creek.

As an added measure and following concerns raised by objectors and Council's stormwater engineers, in respect to existing stormwater infrastructure and flood risk, the applicant has proposed an auxiliary pipe that will re-direct stormwater around the Akarana Road cut off drain. This pipe will extend off the existing outfall drain on Swansea Road to convey stormwater from upstream catchments (properties east of Swansea Road), traversing through the subject site via the landscaping boulevard ('cos north'), running parallel with the fill embankment before re-connecting to the western end of the Akarana Road cut off drain. This will reduce the erosion risk, volume, and velocity of stormwater along the Akarana Road cut off drain through the diversion of stormwater flows. Council's stormwater engineers have not objected to the auxiliary pipe subject to detailed drainage design and the provision of appropriate drainage easements being provided. Further comments from Melbourne Water have not objected to the provision of this pipe, noting that it will reduce the flood hazard within Akarana Road.

Environmental impacts

Vegetation Removal

A total of thirteen (13) trees are proposed for removal to facilitate the proposed development. Trees 7, 8 and 9 do not require planning approval for their removal as they are not native vegetation. All other trees require planning permission under Clause 52.17 for removal. The arboricultural value of all trees proposed for removal are of a low or moderate arboricultural value, all high value trees onsite and immediately adjoining the site are to be retained. Referral to Council's arborist and environmental department have not objected to the application subject to tree protection controls for retained trees and native vegetation offsets being secured to offset the native vegetation being removed. The biodiversity assessment details that to offset the removal of 0.353 hectares of native vegetation removal requires a general offset of 0.071 general habitat units and a minimum strategic biodiversity score of 0.071 general habitat units which can be conditioned accordingly to ensure that there

is not net loss to biodiversity as a result of native vegetation removal (See attachment 9 Arborist Report).

Combined with the matter that the proposed development includes an intensive revegetation of the Olinda Creek embankment as directed by Melbourne Water conditions. Additional landscaping requirements along the remainder of the site including the floodplain (cos creek) and landscaping boulevards will result in a net benefit to the biodiversity and ecosystem of the immediate area through the appropriate implementation and establishment and planting of indigenous species to the area.

Environmental impacts to Olinda Creek

As abovementioned, both the Municipal Planning Strategy and Planning Policy Framework under Clause 02.03-2 and Clause 12.03 recognise the need to protect and enhance waterway systems. The proposed development layout locates the development to the eastern half of the allotment away from Olinda Creek with a minimum setback of 55.98 metres to the Creek.

Olinda Creek plays an important role in the ecosystem and functioning of local flora and fauna in the area. The Creek is also known to house vulnerable populations of platypus. Melbourne Water have developed a 'Healthy Waterways Strategy 2018-2028' which sets a long-term vision for managing the health of rivers and is a referenced policy document under Clause 12.03-1S. This document sets out various objectives to be achieved that will add to the overall management and enhancement of the creek and its biodiversity values. These objectives are broad however recognise the need to improve water quality, vegetation extent and quality along the Creek. The assessment below details various measures undertaken to protect and enhance Olinda Creek.

Earthworks are required within the western half of the allotment; however, this does not impact upon the Olinda Creek embankment, nor does it impact upon any of the riparian buffer vegetation that runs along the Creek. To ensure that earthworks occurring onsite to facilitate the development pad and maintain the floodplain carry capacity of the site a construction management plan has been conditioned accordingly to ensure that appropriate fencing and exclusion zones are provided during the construction period to avoid and mitigate any environmental impacts to vegetation, Olinda Creek, and other key environmental values. This will also tie in conjunction with Melbourne Water's conditional approval that requires a site environmental management plan that includes the provision of measures taken to protect or mitigate risk to values such as Olinda Creek, silt control and trenching control. These measures will ensure that careful management, techniques and measures will be implemented and enforced to ensure no detrimental impacts occur to the biodiversity of the area. Further, Melbourne Water's conditional consent also requires the provision of a stormwater management strategy that provides the necessary detailed drainage design and associated earthworks where appropriate measures are undertaken in accordance with Melbourne Water guidelines.

Stormwater management onsite as noted under 'stormwater drainage' also demonstrates that proposed proprietary system and stormwater treatments proposed will meet and exceed best performance objectives for stormwater quality. This will

ensure that development appropriately filters sediment and waste from stormwater prior to discharge from the site to Olinda Creek. As previously discussed, drainage design details and computations will need to be submitted to both Council's stormwater engineering department and Melbourne Water for approval.

The development also provides for extensive opportunities to landscape the site in particular a focus on rehabilitating and revegetating Olinda Creek riparian buffer and adjacent open areas. The land is not within a bushfire management overlay or bushfire prone area; however, any proposed landscaping should be responsible in this regard not to add to any potential fire threat. Tree clumping, appropriate canopy separation, mature tree clearances from buildings and appropriate ground cover clumping should be incorporated into the landscape measures to provide a vegetated rural setting as opposed to densely vegetated bushland setting for the development.

It is noted the submitted arborist report and biodiversity report confirm no vegetation will be removed along Olinda Creek. An indicative landscape plan has also been submitted as part of the application which identifies various opportunities for plantings and a thirty (30) metre conservation zone is provided from Olinda Creek. Melbourne Water's conditional consent has required this conservation zone is to be free of any buildings and also include a detailed landscape plan to detail revegetation planting and revegetation works within this corridor. To add to the Melbourne Water conditions but to also ensure appropriate plant species and landscaping is chosen without impacting floodplain capacity, conditions will also apply to implement a landscape plan that incorporates plantings from the local environmental vegetation community of the area. This will include landscaping across the site including the Swansea Road interface, but with a particular emphasis on landscaping the conservation zone and the 'cos creek' area to enhance the overall biodiversity of the site which will contribute to provide a densely vegetated riparian buffer that aids the local ecosystem. The landscape plan will also require the need to identify weed species onsite which are noted to be prevalent in the submitted biodiversity report and ongoing management measures that are to be implemented to remove weeds onsite and to revegetate the site with local indigenous species to enhance habitat and biodiversity values. (See attachment 10)

Subject to conditions as noted above, the proposed development provides a site responsive design which protects the environmental values of the Olinda Creek system and future bushfire risks. The proposal also facilitates the restoration of waterway systems through the removal of weed species to be replaced by extensive landscaping the site with local indigenous species in addition to appropriate construction and site management plans that conserve and protect the Creek and key environmental values such as Olinda Creek and its riparian buffer.

Traffic, car parking and waste management

Traffic

The proposed ingress and egress of the site is via a new 7.5-metre-wide bridge which includes a 6-metre-wide vehicle accessway and a 1.5 metre wide pedestrian accessway. The bridge provides connection to the existing Akarana Road that is a sealed road that presently only serves the Bellbird Park carparking.

Akarana Road provides direct access to Swansea Road which is an unsignalised intersection with left and right turn available to and from Akarana Road. An existing slip lane for left turning traffic is provided for north bound traffic. Swansea Road is an arterial road with a posted speed limited of 80 kilometres an hour. It is noted that Department of Transport and Planning is the relevant road authority for Swansea Road. Signalisation of the intersection has not been required by Department of Transport and Planning.

The proposed traffic generated by the proposed residential village is projected to be an additional 300 daily vehicle movements which includes 30 additional vehicle movements in the AM and PM peak hours to the Swansea/ Akarana/ David Road intersection. Whilst the intersection is to remain unchanged it is noted in the traffic report that platooning of vehicles occurs as a result of the signalised intersection south of the site at Swansea/ Hull Road which will assist with entry and exit movements. The intersection also provides for ample sightlines of at least 180 metres in either direction for vehicles exiting Swansea Road. Moreover, the volume of traffic increase along Swansea Road resulting from the development will account for less than a 1 percent increase in vehicle traffic in either direction (See attachment 11).

The application has been referred to Department of Transport and Planning in respect to impacts to Swansea Road whom have consented to the application. Council's traffic engineers have also reviewed the application and have provided conditional consent subject to design details regarding road markings, pedestrian footpaths, and appropriate safety control devices for the entry bridge. These can be addressed via a functional layout plan through conditions.

A separate access point between Dwelling 6 and 7 is proposed to provide for emergency vehicle access and a secondary evacuation route to the Akarana Bridge crossing in the event of an emergency. Widths of the access have not been dimensioned and will be conditioned to be a minimum 3.5 metre width to ensure to enable for emergency vehicle access. This emergency exit will accommodate for both pedestrians and vehicles as a pedestrian footpath is proposed along the entire frontage of the site along Swansea Road, connecting to the existing footpath north of the site.

Car parking

In respect to minimum car parking requirements under Clause 52.06 each two-bedroom dwelling is provided with at least one car parking space, whilst three-bedroom dwellings are provided with two car parking spaces. Some of the two-bedroom dwellings are provided with two car parking spaces, providing additional storage space or flexibility of car ownership for retirees. In total a minimum of 65 car parking spaces are required to be provided, of which the proposed development provides 79 car parking spaces satisfying this requirement. Due to the number of dwellings proposed a total of 10 visitor car parking spaces are also required. The proposal provides for 12 car parking spaces with most of these spaces are located around the clubhouse with the remainder to the southern end of the site.

Waste

Waste is proposed to be collected via Council waste collection from the kerbside of the internal road network. The road has been designed to cater for 10.5 metre long vehicles and as such suitable for Council's waste collection. Conditions will apply to require a waste management plan detailing the waste collection arrangement within the site.

Response to Submitters concerns

The application has been advertised and sixty three (63) objections have been received. A summary of key themes of objections and a response to respective concerns is provided under the table below.

Concern	Officer Response
Stormwater runoff impacts to Olinda Creek	Stormwater is to be treated via a proprietary system before being discharged to Olinda Creek. The stormwater management measures achieves and exceeds best practice performance objections. Appropriate detailed drainage design details will be required to be submitted to both Melbourne Water and Council's stormwater engineers via conditions.
Flood risk to future residents	As discussed above all dwellings and internal roads are built above the 1% AEP flood level. A flood emergency management plan is also required to be prepared as part of conditions and a secondary emergency exit point on Swansea Road is provided for residents and emergency services.
Flooding impacts to downstream properties	Floodplain storage onsite will result in a minor increase in capacity, whilst flood modelling indicates that there will be no adverse flooding impacts to downstream properties.
Inadequate stormwater infrastructure	The proposal includes upgrades to the Akarana cut off drain that will cater for stormwater runoff from upstream catchments and stormwater generated from the proposed development.

Concern	Officer Response
Inconsistent with the Rural Living Zone	Discussed above, the proposed use is supported under the purpose of the zone and the built form proposed is proportionate to the rural ambience and setting.
Impacts to biodiversity due to loss of flora, fauna and habitat.	<p>The proposal includes a conservation zone of thirty (30) metres from Olinda Creek. This section is to be rehabilitated and re-vegetated with indigenous species to the area.</p> <p>The removal of trees onsite will be offset accordingly, but a landscape plan has been required to detail extensive landscaping across the site in particular along the conservation zone and western half of the allotment to further enhance the biodiversity of the area. Refer to 'environmental impacts' above for further details.</p>
Loss of vegetation along Olinda Creek	No vegetation is proposed for removal along Olinda Creek, rather the riparian buffer is proposed to be rehabilitated through landscaping of local indigenous species.
Additional traffic impacts and congestion	<p>The proposal will have an increase of less than 1% on traffic volumes along Swansea Road in either direction that will not adversely impact upon Swansea Road. Referral to Department of Transport and Planning have also consented to the application. The access points will not impact on direct access to surrounding dwellings.</p> <p>Council's traffic engineers have reviewed the proposal and support the proposed access arrangements</p>

Concern	Officer Response
Gated community and lack of public facilities	The site is on private land and the communal facilities are only to service residents of the residential village. There are ample areas of public recreation nearby including Bellbird Park and Lilydale Lake in addition to various services and places of entertainment at the Lilydale activity centre.
Significant extent of earthworks required and subsequent impacts to Olinda Creek	Earthworks are sited away from Olinda Creek and the extent of earthworks required for the fill pad and cut can be sensitively managed through a construction management plan and a site environmental management plan.
Noise and dust pollution and construction impacts	Construction impacts can be managed through a construction management plan to minimise impacts to neighbour properties in respect to noise, dust and construction traffic.
Excessive built form, number of dwellings and subsequent impacts to the landscape character and setting.	As abovementioned, the built form is proportionate to the subject site and surrounds with its single storey design and site coverage of only 18 percent. The variable fencing and landscaping treatments along Swansea Road in addition to open landscaping boulevards provided onsite will retain sections of outlook to Olinda Creek and its riparian buffer. Additional landscaping onsite will further enhance the treed landscape and ambience of the site and surrounds.

CONCLUSION

The proposed use of land and building and works to construct a Residential Village, earthworks, vegetation removal and alteration of access to a road in Transport Zone 2 application has been assessed in accordance with Section 60(1) of the *Planning and Environment Act 1987* and all relevant instruments and policies.

The proposal is consistent with the objectives of the Municipal Planning Strategy, Planning Policy Framework, Zone, Overlay and particular provisions of the Scheme. The proposal provides an increase in affordable housing supply proximate to established services and infrastructure, whilst providing a design response that responds to protecting and enhancing key environmental values and landscapes.

As such, approval is recommended and a Notice of Decision to Grant a Planning Permit be issued, subject to conditions (Attachment 1).

ATTACHMENTS

- 1 Planning Permit Conditions
- 2 Development Plans
- 3 Landscape Plan
- 4 Town Planning Report
- 5 Stormwater Management Plan
- 6 Planning Scheme Policies
- 7 Sustainability Management Plan
- 8 Hydrologic Flooding Analysis
- 9 Arborist Report
- 10 Biodiversity Report
- 11 Traffic Impact Assessment

CONDITIONS

Application	YR-2022/915
Address of the land	375 Swansea Road, Lilydale
Proposal	Use of land and building and works to construct a Residential Village, earthworks, vegetation removal and alteration of access to a road in Transport Zone 2

Amended Plans (Use and Development)

Before the use and development starts (including the removal of any trees or other vegetation), 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 form part of the permit. The plans must be drawn to scale with dimensions and a digital copy must be provided. The plans must be generally in accordance with the plans (D-000 – D016, Prepared by Mondo Architects, Dated 22 November 2023, Revision N), submitted with the application but amended to show the following:

- (a) A schedule of colours and materials
- (b) Emergency vehicle access onto Swansea Road to have a minimum dimensioned width of 3.5 metres
- (c) Sectional fence elevations along Swansea Road for the Cos North, Centre and South to include:
 - i. Full scaled sectional elevation;
 - ii. Dimensioned height with a maximum height of 1.8 metres;
 - iii. Notation of minimum 80% transparency for fencing;
 - iv. Materials and colours to be generally in accordance with 'cos open fence exemplar', Sheet D-009;
 - v. Reference to the emergency vehicle and pedestrian access gate at 'Cos Centre'.
- (d) Sectional fence elevations along Swansea Road for the Bowling Green to include:
 - i. Full scaled sectional elevation;
 - ii. Dimensioned height with a maximum height of 1.2 metres;
 - iii. Notation of minimum 80% transparency for fencing;
 - iv. Materials and colours to be generally in accordance with 'cos open fence exemplar', Sheet D-009;
- (e) Notation and reference to internal fencing including materials, finishes and heights:
 - i. Fencing parallel with the landscaping boulevards (cos north, cos centre and cos south) must have a minimum 50% transparency and height no greater than 1.8 metres.
- (f) Colours for each dwelling design in accordance with following colour schemes specified under Sheet D-016.

- i. Solaris 146 finished in colour scheme 2
 - ii. Solaris 155 finished in colour scheme 2
 - iii. Carlisle finished in colour scheme 4
 - iv. Shamrock finished in colour scheme 1
- (g) Provision of a 10% AEP (annual exceedance probability) stormwater drain that extends from the existing Council outfall pipe along the Swansea Road reserve (western side) with connection to the western end of the Akarana Road table drain
 - i. The stormwater drain alignment is to run through 'Cos North', tapering to connect to the Akarana Road table drain.
 - ii. An appropriately sized drainage easement in favour of Council.
- (h) Tree removal plan in accordance with the landscape concept plan prepared by Urbis, Dated 07 July 2023, Revision 9 detailing all trees proposed for removal and retention (including road reserve vegetation).
- (i) Construction management plan in accordance with Condition 6.
- (j) Landscape Plan in accordance with Condition 7.
- (k) Functional layout plan in accordance with Condition 9.
- (l) Land management plan in accordance with Condition 11.
- (m) Waste management plan in accordance with Condition 12.

1. Layout Not Altered (Use and Development)

The use and development as shown on the endorsed plans must not be altered or modified (unless the Yarra Ranges Planning Scheme specifies a permit is not required) without the prior written consent of the responsible authority.

2. The use of the Land must be as follows:

- (a) The dwellings on the subject land must not be occupied by persons other than persons who are over the age of 55 or the spouse or widow/widower of a person over the age of 55 who is/was also a resident of the development
- (b) The Land, including the communal club house facility, must only be used by residents of the approved development and their guests.

3. Environmentally Sustainable Development

All measures and requirements set out within the endorsed Environmentally Sustainable Design Assessment prepared by ADP consulting, Dated 12 April 2023, Revision 01, must be implemented and properly maintained to the satisfaction of the responsible authority.

4. Clean Fill

Unless with the prior written consent of the responsible authority any fill brought from external sites must be 'fill material' in accordance with EPA Publication 1828.2 – Waste Disposal Categories – characteristics and thresholds. A record of all fill imported onsite must be kept and maintained that includes source of fill, company and/or persons

responsible for fill and testing of fill confirming the soil is 'fill material' in accordance with EPA guidelines to the satisfaction of the responsible authority.

5. Construction Management Plan

Before the development starts, a Construction Management Plan (CMP) must be submitted to and approved by the responsible authority. Once approved, the CMP will be endorsed and will then form part of the permit. The CMP must incorporate, but is not limited to, the following information:

- (a) A staging plan for all construction phases including indicative dates for commencement and completion.
- (b) Intended access for construction vehicles.
- (c) The location of public precautions, loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street.
- (d) Details as to how traffic and pedestrian safety and amenity will be controlled within the vicinity of the site and its surrounds (including access to Bellbird Park and bridge crossing across Olinda Creek to Bellbird Drive).
- (e) The provision of a traffic management plan, including detailed plans that show all items to be placed on any street during all stages of construction in accordance with approval by the responsible Building Surveyor/ authority, entry and exit points for construction vehicles (including temporary and permanent vehicle crossings), traffic management during construction including road closures/road occupation/footpath closures, work zones/construction zones, parking areas to accommodate vehicles and deliveries.
- (f) Service connections/road and footpath openings and anticipated impact on public land during the connection of different services.
- (g) Measures to be used to protect Council infrastructure from damage.
- (h) Measures to protect retained vegetation during construction, including the erection of a native vegetation protection fence around all native vegetation to be retained and Tree Protection Zone (TPZ) fencing that complies with Australian Standard 4970-2009 Protection of Trees on Development Sites.
- (i) All native vegetation and trees to be retained marked as 'No Go' zones, where stockpiling, parking or disturbance of any kind is not permitted.
- (j) Measures to minimize spread of weeds, including any biosecurity measures.
- (k) Appropriate wildlife management measures and procedures in the event of finding injured, trapped or distressed wildlife.
- (l) Restrictions on access to the bank of Olinda Creek during construction, including detail of any fencing to be provided.
- (m) A list of all environmental hazards that the activities on-site pose, eg; contaminated soil, imported fill, materials and waste, dust, stormwater contamination from runoff and wash-waters, sediment from the site on roads, construction noise, hours of operation, vibration, washing of concrete trucks and other vehicles and machinery, spillage from refueling cranes and other vehicles and machinery etc.
 - i. Protection measures that will be undertaken to minimise the risk of the above hazards being realised;
 - ii. Schedule of regular monitoring/ inspections of protection measures;

- (n) Demonstrate where excavation can and cannot occur.
- (o) During construction, exposed soil including batters, stockpiles and trenches must be setback a minimum of 30 metres from Olinda Creek. Areas of earthworks shown on the endorsed plans that are within 30 metres of the Creek may encroach upon this to the minimum extent necessary to facilitate the earthworks.
- (p) Soil Erosion and Sediment Control Devices must be constructed around swale drains in the road reserve or land abutting any creek to avoid runoff contamination during the construction phase.
- (q) Temporary fencing can be modified to accommodate encroachment into the TPZ of tree(s) as per the endorsed plans. Fencing must be modified in line with the footprint of the approved works only.
- (r) Hours/days of construction (note: these works must be consistent with EPA legislation and guidelines).
- (s) Material storage.
- (t) Dust suppression.
- (u) Show the extent of the Land Subject to Inundation Overlay Measures to manage and address 1% AEP 1 in 100 flood event in terms of locating buildings and materials.
- (v) Measures and time frames to ensure fill areas and batters within the Land Subject to Inundation Overlay are promptly formed and protected from flood erosion impacts, including topdressing and grassing.
- (w) Be in accordance with the approved Melbourne Water Site Environmental Management Plan under Condition 48.

The development must be carried out and implemented in accordance with the endorsed Construction Management Plan, to the satisfaction of the responsible authority. The responsible authority may amend the endorsed Construction Management Plan from time to time.

6. Landscape Plan

Before the development starts, an amended Landscape Plan to the satisfaction of the responsible authority and prepared by a suitably qualified person must be submitted to and approved by the responsible authority. When approved, the Landscape Plan will be endorsed and will then form part of the permit. The plan must be drawn to scale, fully dimensioned and a digital copy must be provided. The plan must be generally in accordance with the plan prepared by Urbis, Dated 07 July 2023, Revision 9 and Sheet D-006 – D-009, Prepared by Mondo Architects, Dated 22 November 2023, Revision N), but amended to show:

- (a) A survey (including botanical names, trunk location, trunk diameter and canopy spread) of all existing vegetation. The survey must clearly mark existing vegetation to be retained and removed. The survey must also include any street trees along Swansea and Akarana Road.
- (b) Buildings and trees (including botanical names, trunk location, trunk diameter and canopy spread) on neighbouring properties where the Tree Protection Zones of such trees fall within the subject site as calculated in accordance with Australian Standard 4970-2009 or its successor.
- (c) Details of surface finishes of pathways and driveways.

- (d) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. All species selected must be to the satisfaction of the responsible authority.
- (e) Plantings must be selected from vegetation community group 12 Manna Gum Riparian Forest- Dandenongs (EVC 18);
- (f) Landscaping and planting within all open areas of the site including:
 - i. Landscaping along Olinda Creek conservation zone in accordance with Condition 42.
 - ii. Landscaping across 'cos creek' to compliment the conservation area and Melbourne Water landscaping requirements with no loss in flood capacity.
 - iii. Minimum of one (1) middle and/or upper storey canopy tree within the frontage of each dwelling.
 - iv. Each recessed planter area along Swansea Road must include but not limited to the following:
 - i. One (1) middle or upper storey tree;
 - ii. Shrubs with a mature height of 1.8 metres or greater to screen the fenceline;
 - iii. Climbers and/or creeper species along the fenceline
 - v. All other sections of landscaping within the front setback of fencing along Swansea and Akarana Road must include, but not limited to the following:
 - i. Middle and/or upper storey trees segmented across the entire frontage
 - ii. Shrubs with a mature height of 1.8 metres or greater to screen the fenceline;
 - iii. Any landscaping within the Swansea Road reserve as applicable (including written consent from the Department of Transport and Planning consenting to the landscaping)
 - vi. Details of raingarden design and plant species;
 - vii. Appropriate irrigations systems;
 - viii. Details of a 24 month maintenance plan;
- (g) The provision of notes regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
- (h) The location of any tree protection zones and protection measures including for street trees accurately drawn to scale, labelled and notations referring to any endorsed Tree Management and Protection Plan, or Arboricultural Report.
- (i) Known weed species identified and appropriate weed controls measures.
- (j) Planting densities to ensure bushfire risk is not increased.

The landscaping shown on the endorsed plans must be maintained in accordance with the endorsed plans to the satisfaction of the responsible authority. Areas shown on the endorsed plan as landscaped must not be used for any other purpose and any dead, diseased or damaged plants are to be replaced after becoming aware of the dead,

diseased or damaged plants. The responsible authority may amend the endorsed Landscape Plan from time to time.

7. Prior to the occupation of the permitted development and before the use commences or by such later date with the prior written consent of the responsible authority, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.

8. Functional layout plan

Prior to the commencement of any buildings and/or works, a Functional Layout Plan must be submitted to and approved to the satisfaction of the responsible authority. When approved, the plan will be endorsed and form part of the permit. The functional layout plan must be generally in accordance with the plans submitted (D-000 – D016, Prepared by Mondo Architects, Dated 22 November 2023, Revision N), but modified to show:

- (a) The proposed 3 metre wide sealed shared path along Akarana Road connecting the bridge entryway to existing Swansea Road footpath;
 - (b) The proposed pedestrian footpath along the entire frontage of Swansea Road with connection to the existing footpath at the intersection of Swansea Road and Akarana Road;
 - (c) Pedestrian safety measures including pedestrian crossings, signs;
 - (d) Traffic line marking along Akarana Road with vehicle priority to vehicles travelling along Akarana Road to and from Bellbird Park carpark;
 - (e) Traffic control devices, signage, directional signage and any other traffic and/or pedestrian safety control devices;
 - (f) Kerb and channel as required within Akarana Road;
 - (g) Detailed design of Akarana Road bridge crossing accessway
 - i. 6 metre wide trafficable width bridge
 - ii. 1.5 metre wide shared path
 - iii. Traffic and pedestrian safety control devices including crash barrier fencing, lighting, line marking, fencing and signage;
 - (h) 3.5 metre wide emergency vehicle and pedestrian access to Swansea Road
 - (i) Delineate line marking or treatments proposed to delineate 1 metre wide pedestrian walkway within the internal accessway;
 - (j) Notation to specify that all works within Council land including nature strip be reinstated to the satisfaction to the satisfaction of the responsible authority.
9. Prior to the occupation of the permitted development and before the use commences, all works shown on the endorsed Functional Layout Plan must be carried out and completed to the satisfaction of the responsible authority.

10. Land Management Plan

Before the development starts, a Land Management Plan must be submitted to and approved to the satisfaction of the responsible authority. When approved, the plan will be endorsed and form part of the permit. The plan must include:

- (a) A site plan that shows the fenced riparian corridor at least 30 metres either side of the creek (to be taken from the top of embankment) to protect native vegetation and the creek system.
- (b) A note that there is no public access to the designated riparian corridor along Olinda Creek.
- (c) Fencing must be wildlife friendly which entails that barbed wire strands cannot be used for the top or bottom wires for the fence.
- (d) Outline that except with the prior written consent of the responsible authority, within the riparian corridor the following are prohibited:
 - i. Heavy machinery
 - ii. Vehicular access
 - iii. Trenching or soil excavation
 - iv. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - v. Public access
- (e) No livestock or grazing animals including horses are allowed within the riparian zone.
- (f) Weed and pest management measures including:
 - i. What weeds/ pest animals are currently present and where.
 - ii. Appropriate methods of control, including proposed techniques, chemical use and timeframes.
 - iii. Achievable and measurable goals with a realistic timeframe.
 - iv. The person(s) responsible for implementing the weed and pest animal plan.
- (g) Ongoing management measures to the conservation zone (30 metre buffer along Olina Creek) including rehabilitation and revegetation.

The endorsed Land Management Plan must be implemented and thereafter managed in accordance with the endorsed Land Management Plan to the satisfaction of the responsible authority.

11. Waste Management Plan

Before the development starts, a Waste Management Plan must be submitted to and approved to the satisfaction of the responsible authority. When approved, the plan will be endorsed and form part of the permit. The plan must be drawn to scale, fully dimensioned and a digital copy must be provided. The plan must be in accordance with the responsible authority's current Waste Management Guidelines and must include:

- (a) How waste will be collected and who will collect the waste with consideration given to all waste streams and access.
- (b) Bin quantity, size, dimensions, colour and labelling.
- (c) Waste collection frequency.

- (d) Details on hard waste and green waste collection.
- (e) Details on the site plan showing location and area allocated for bin storage of garbage and recycling bins, including hard waste. The bin storage area must have appropriate access.
- (f) Details on the site plan showing waste collection point(s) in relation to the bin storage area.
- (g) Details of appropriate signage or alternative measures on the subject site informing owners and occupiers of the waste management arrangements.
- (h) Swept path diagram for waste collection vehicles including the maneuverability within the subject site to waste collection point(s) and the ability to enter and exit the subject site in a forward direction.
- (i) Designated turning areas must be clearly marked including no standing signage and be accessible to the waste collection vehicles on collection day between 6.00am – 6.00pm.

The endorsed Waste Management Plan must be complied with to the satisfaction of the responsible authority. The responsible authority may amend the endorsed Waste Management Plan from time to time.

12. Arborist

Prior to the commencement of any buildings and/or works approved by this permit, temporary fencing must be erected around any tree shown for retention on the endorsed plans to define a Tree Protection Zone (TPZ) to the satisfaction of the responsible authority and must:

- (a) Exclude access and construction activity within the TPZs assessed in the Arborist Report by Tree Logic, 29/08/2022. If trees have not been assessed, the TPZ is a circle with a radius equal to 12x the trunk diameter measured at 1.4 m above ground level, and
- (b) Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 for temporary fencing and hoardings, and
- (c) Not extend beyond the site boundaries except into roadside reserve and/or nature strip areas. Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath, and
- (d) Remain in place until all buildings and/or works are completed, unless with the prior written consent of the responsible authority.

Temporary fencing can be modified to accommodate encroachment into the TPZ of tree(s) as per the endorsed plans. Fencing must be modified in line with the footprint of the approved works only.

- 13.** Unless otherwise shown on the endorsed plans for removal, the existing street trees must not be removed or damaged to the satisfaction on the responsible authority.
- 14.** All underground service pipes/conduits including storm water and sewerage must be diverted around the Tree Protection Zone (TPZ) of any retained tree, or bored underneath with a minimum cover of 600mm to top of pipe/conduit from natural ground surface to the satisfaction of the responsible authority. All pits, holes, joints and tees associated with the installation of services must be located outside the TPZ, or the project arborist must

demonstrate works in the TPZ will not impact viable tree retention to the satisfaction of the responsible authority.

15. Prior to the commencement of any buildings and/or works (including tree removal), the permit holder must contact Council's arborist to arrange for any approved roadside tree removal at the permit holder's cost.

16. Biodiversity offsetting

To offset the removal of 0.353 hectares of native vegetation as shown in the approved Native Vegetation Removal Report (Report ID: EHP_2023_038), the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:

A general offset of 0.071 general habitat units:

- located within the Port Phillip and Westernport Catchment Management authority boundary or Yarra Ranges Council municipal district
 - with a minimum strategic biodiversity value score of at least 0.176
 - 6 Large trees
17. . Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
 - (a) credit extract(s) allocated to the permit from the Native Vegetation Credit Register, AND/OR;
 - (b) An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit.

18. Before the commencement of any buildings and/or works start, the permit holder must advise all persons undertaking the vegetation removal and works on site of all relevant conditions of this permit.
19. Except where specified on the endorsed plans, no other vegetation may be removed from the site, unless the prior written consent of the responsible authority is provided.
20. Before the development starts (including tree removal), all trees must be inspected by a suitably qualified and experienced wildlife handler for the presence of fauna. Trees must also be examined for the presence of external nests. Should any native animals be detected, they must be caught and relocated no more than 24 hours before felling the trees, and the relocation must be undertaken by a suitably qualified and experienced wildlife handler that holds a current permit under the *Wildlife Act 1975*. This must include measures to ensure the tree is not reoccupied prior to tree removal. Sections of felled hollow-bearing tree stems need to be left in place for 24 hours to provide further opportunity for any undetected fauna to escape.

21. Traffic Engineering

Prior to the occupation of the permitted development the car parking spaces, footpaths and vehicular access ways shown on the endorsed plan must be and drained

incorporating Water Sensitive Urban Design elements to the satisfaction of the responsible authority.

22. Prior to the commencement of works required by this permit, engineering construction plans showing all internal works, including access ways, parking, footpaths, drainage, and all Council works, including, together with a processing fee of \$1000 must be submitted to, and approved by, the responsible authority. Civil works must then be constructed in accordance with these approved engineering plans.
23. The Council works as required by this permit must be maintained in good condition and repair by the developer for a period of three months from the date of practical completion to the satisfaction of the responsible authority.
24. Prior to the occupation of the permitted development the construction of all civil works within the site, must be fully completed and subsequently inspected and approved by a suitably experienced at the arrangement and expense of the owner/developer. This person must supply written certification that the works have been constructed in accordance with this permit and to relevant standards to the satisfaction of the responsible authority.
25. The car parking spaces, vehicular access ways and drainage approved by this permit are to be maintained and must not be obstructed or made inaccessible to the satisfaction of the responsible authority.

26. Stormwater Engineering

Prior to the occupation of the permitted development piped drainage must be constructed to drain all impervious areas incorporating Water Sensitive Urban Design features, to the satisfaction of the responsible authority.

27. Prior to the commencement of any works as required by this permit, Drainage Engineering Plans and Computations must be submitted to, and approved by the responsible authority. Development Stormwater Drainage Engineering Plans and Computations must be generally in accordance with the Water Technology Report (dated May 2022) and Melbourne Water Conditions under Condition 44 - 52 and include the following
 - a. Detail erosion prevention controls and design details at pinch points identified (Figure 3-15 and Page 26 of the Water Technology Report);
 - b. Demonstrate that the cut-off drain along Akarana Road accommodates for peak flows during a 1% Annual Exceedance Probability (AEP) event.
 - c. Demonstrate that proposed bridge will not hinder the 1% AEP flow through the new cut off drain along Akarana Road
 - d. 10% AEP stormwater drain from Swansea Road reserve, through the site from the east(via COS North), then north to connect to Akarana Road table drain
Provide a suitable structure at the southern end of the existing pipe across Swansea Road to disperse water in to 10% AEP pipe

<https://www.yarraranges.vic.gov.au/Development/Roads-drains/Applications-and-permits/Submit-stormwater-drainage-and-computations>

28. Prior to the occupation of the permitted development a detention system, must be constructed/installed to drain all impervious areas, to the satisfaction of the responsible authority.
29. Prior to the occupation of the permitted development the construction of all civil works within the site, including any detention system must be fully completed on a design, supervised by and subsequently inspected and approved by a registered Civil Engineer at the arrangement and expense of the owner/developer. This person must supply written certification that the works have been constructed in accordance with this permit and to relevant standards to the satisfaction of the responsible authority.
30. Prior to the occupation of the permitted development a 10% AEP pipe must be fully constructed as per the approved drainage engineering plans to the satisfaction of the responsible authority.
31. Prior to the approval of engineering construction plans an inspection/surveillance fee to the value of \$500 or 2.5% of the estimated cost of all Council works required by this permit, whichever is greater must be paid to the responsible authority.
32. Prior to the approval of engineering construction plans, a maintenance bond to the value of \$5000 or 5% of all Council works, whichever is greater, as required by this permit, must be paid to the responsible authority.
33. Prior to an Off Maintenance inspection and subsequent return of the maintenance bond, "As Constructed" plans of all Council works together with a CCTV footage and report in accordance with the Water Services Association of Australia (WSA) 05-2008 2.2 Code of Practice, of the full length of all Council piped drainage, must be submitted to, and approved by, the responsible authority.
34. Prior to the occupation of the permitted development a drainage easement for the 10% AEP pipe (as shown on the endorsed plans) in favour of the Council, must be registered on Title to the satisfaction of the responsible authority.
35. Prior to the commencement of any works as required by this permit the owner/developer must demonstrate to the satisfaction of the responsible authority that stormwater runoff exiting the site has been designed and constructed to meet the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) as follows:
 - 80% retention of the typical annual load of suspended solids;
 - 70% reduction of the typical annual load of gross pollutants;
 - 45% retention of the typical annual load of total phosphorous; and
 - 45% retention of the typical annual load of total nitrogen.

36. Section 173 Agreement

Prior to the commencement of the development, the land Owner must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with the responsible authority to provide for:

- (a) A restriction preventing the occupation of dwellings on the subject land by persons other than retired persons as defined under Retirement Villages Act 1986.
- (b) The access bridge and its maintenance is the responsibility of the Owner of the subject land.
- (c) The communal club house facility must only be used by residents of the approved development and their guests.
- (d) Ongoing implementation and management in accordance with the endorsed Land Management Plan.
- (e) Requirements set out by Melbourne Water under Condition 52.

All costs (including legal costs) associated with the preparation and review of the agreement and the registration of the agreement on the Certificate of Title for the land must be paid by the Owner.

37. General Amenity

To the satisfaction of the responsible authority the development and use must be managed so that the amenity of the area is not detrimentally affected including through the:

- (a) Transportation of materials, goods or commodities to or from the land.
- (b) Appearance of any building, works or materials.
- (c) Emission of noise, artificial light, smell, fumes, smoke, vapour, steam, soot, ash, dust, water, waste products, grit or oil.
- (d) Presence of vermin.

38. All external lighting provided on the site must be baffled so that no direct light is emitted beyond the boundaries of the site and no nuisance is caused to adjoining properties to the satisfaction of the responsible authority.

39. All external lighting within 100 metres of Olinda Creek must be baffled so that illumination directed over the water is minimised. Lighting within 100 metres of the creek must be fitted with globes producing relatively low amounts of insect-attracting blue and ultraviolet light. All of the above is to the satisfaction of the responsible authority.

40. Any air-conditioning unit must be positioned so that no noise disturbance is caused to occupiers of adjoining properties and any roof top unit must be provided with a sight screen, to the satisfaction of the responsible authority.

41. Yarra Valley Water

The owner of the land must enter into an agreement with Yarra Valley Water for the provision of sewerage services.

42. The owner of the subject land must enter into an agreement with Yarra Valley Water for the provision of water services.

43. Melbourne Water

Prior to the endorsement of development plans, a revised Stormwater Management Strategy Report must be submitted to Council and Melbourne Water that addresses Melbourne Water's conditions and information from the Flood Risk Assessment dated 24 October 2023.

- 44.** All residential lots and lot for club house including internal roads must be set no lower than 110.45 metres to Australian Height Datum (AHD), which is 600mm above the applicable 1% Annual Exceedance Probability (AEP) flood level of 109.85 AHD.

- 45.** Prior to the issue of an Occupancy Permit, a post development certified survey plan in metres AHD, undertaken by qualified surveyor showing that all lots and club house including roads have been filled must be submitted to Melbourne Water to demonstrate that the lots and club house including roads have been filled at no lower than 110.45m AHD.

- 46.** Prior to commencement of works, a stormwater connection application must be made to Melbourne Water for the stormwater outlet connection to Olinda Creek. Plans should highlight cross sections and where the drainage asset will enter the waterway, and also erosion prevention controls to ensure the waterway's structure is not impacted by increased flows (rock beaching etc). Guidelines are available on the Melbourne Water website:

<https://www.melbournewater.com.au/planning-and-building/work-or-build-nearour-assets-or easements/stormwater-connectionguidelines>

Accompanying the stormwater connection application, a detailed Stormwater Layout Plan, in accordance with the Stormwater Management Strategy, must be developed and submitted to Melbourne Water for details of onsite stormwater capture and detention and detailed design of drainage infrastructure including connections to Olinda Creek.

- 47.** Prior to commencement of works a detailed Site Environmental Management Plan (SEMP) must be developed and submitted to Melbourne Water for approval. The SEMP must show the location and nature of environmental values identified through site environmental assessments and include details of measures to protect or mitigate risk to those values. The SEMP must be implemented throughout all and any stages of the works. The SEMP must include a site map detailing the location and design of all measures in relation to significant site values including the following:

- Silt fencing;
- Access tracks;
- Spoil stockpiling;
- Trenching locations;
- Machinery/ Plant locations; and,
- Exclusion fencing around native vegetation/habitat.

- 48.** Prior to the commencement of works, a detailed landscape plan, in accordance with the approved Biodiversity Assessment prepared by Ecology & Heritage Partners, must be submitted to Melbourne Water for approval, showing:

- All vegetation removal, revegetation planting and any rehabilitation works, paths and thoroughfares, bird-hides etc within the Reserve Parkland Cos Creek waterway corridor/30 metre setback from the top of bank of Olinda Creek;
- This should include areas, densities and proposed species for revegetation; and

- The plan must incorporate appropriate vegetation screening of the development from the waterway corridor.
- 49.** The development including all paths, thoroughfares, bird-hides or any other permanent structures must be setback a minimum of 30 metres from the top of bank of Olinda Creek. This setback must not be altered without the prior written approval of Melbourne Water.
- 50.** All proposed cut/fill within the site must be undertaken in accordance with the approved Storm Water Management Strategy and no additional cutting or filling of the site is permitted unless with the written consent of Melbourne Water.
- 51.** Prior to the issue of an Occupancy Permit, a Flood Risk Management Plan prepared by an accredited risk management professional must be provided to the satisfaction and approval of Melbourne Water and the responsible authority. The Flood Risk Management Plan must be binding to successors in title to provide for ongoing effective management of flood risks. The Flood Risk Management Plan is to include, but not be limited to:
- (a) Site Specific Flood Risks;
 - (b) An emergency evacuation plan;
 - (c) Restrictions to areas within 'the open space wetland' including details of signage advising of flood risks associated with the Olinda Creek and provision for the area to be secured by a lockable gate.
 - (d) Details of signage alerting users to the potential for flooding and depth markers showing the 1% Average Exceedance Probability (AEP) flood level, are to be placed around the property.
 - (e) Details of signage installed at the exit to Akarana Road to prohibit pedestrian and vehicular access to and from the site during a flood event.
- Signage must indicate safe egress via Swansea Road.
- 52.** Prior to the issue of an Occupancy Permit, the owner of the Land must enter into an agreement pursuant to Section 173 of the *Planning and Environment Act 1987* with the responsible authority and Melbourne Water Corporation. All costs associated with the setting up of the agreement must be borne by the permit holder. The agreement must be registered on the title of the Land and must provide, to the satisfaction of the responsible authority and Melbourne Water, for:
- (a) Prospective and future owners of the Land to be informed that the Land is subject to inundation;
 - (b) The implementation of a Flood Response Plan which has been approved by the responsible authority and Melbourne Water Corporation;
 - (c) Identify and confirm that Melbourne Water will not take ownership or maintenance responsibilities of the swale drains or any created assets within the development site;
 - (d) Identify the minimum finished surface level requirements for each of the lots within the development have been set, according to the final version of flood modelling results undertaken by the proponent as approved by Melbourne Water;
 - (e) All cut and fill as verified in the associated Storm Water Management Strategy for the development;
 - (f) No buildings or works ie. dwellings, garages, sheds, water tanks, paths are to be constructed within the 30 metre setback from the Olinda Creek.

-End of Melbourne Water Conditions-

53. Permit Expiry (Use and Development)

This permit will expire if:

- (a) The development is not started within **three years** of the date of this permit; or
- (b) The development is not completed within **five years** of the date of this permit; or
- (c) The use does not start within **five years** of the completion of the development; or
- (d) The use is discontinued for a period of **two years**.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of expiry of permit of the commencement date.

An extension of time to complete the development or a stage of the development may be requested if:

- The request for an extension of time is made within 12 months after the permit expires; and

The development or stage started lawfully before the permit expired.

NOTES:

(i) Other Approvals

The granting of this permit does not obviate the necessity for compliance with the requirements of any other authority, under this or any other Act, Regulation or Local Law.

(ii) Building Approval

Building works approved under this planning permit must not be commenced until a building permit has also been obtained under the *Building Act 1993* and the *Building Regulations 2018*.

VITAL COMMUNITY - 375 SWANSEA ROAD LILYDALE VIC 3140

DRAWING LIST		
DWG #	DRAWING NAME	REV
D-000	COVER SHEET	N
D-000A	COVER SHEET	N
D-001	CONTEXT PLAN	N
D-002	SITE PLAN - LEASE AREA	N
D-002A	SITE PLAN - HOUSE SITING	N
D-003	SITE SECTIONS	N
D-004	INTERNAL STREETSCAPES	N
D-005	AKARANA RD INTERFACE	N
D-006	SWANSEA ROAD FENCE DETAILS	N
D-007	SWANSEA ROAD FENCE DETAILS	N
D-008	SWANSEA ROAD FENCE DETAILS	N
D-009	SWANSEA ROAD FENCE DETAILS	N
D-010	CLUB HOUSE	N
D-011	HOUSE DESIGN - SOLARIS 146	N
D-012	HOUSE DESIGN - SOLARIS 155	N
D-013	HOUSE DESIGN - IRONBARK	N
D-014	HOUSE DESIGN - CARLISLE	N
D-015	HOUSE DESIGN - SHAMROCK	N
D-016	EXTERNAL FINISHES	N

- REFER ALSO TO:
- SERVICING REPORT
 - ARBORICULTURAL ASSESSMENT
 - BIODIVERSITY ASSESSMENT
 - STORMWATER MANAGEMENT PLAN
 - LANDSCAPE CONCEPT PLAN
 - TRAFFIC IMPACT ASSESSMENT
 - WASTE MANAGEMENT PLAN

GUIDING PRINCIPLES

The design outcome is based on providing Affordable Housing for the over 55 year old cohort via a Land Lease Residential Village. The village will provide Liveable & Adaptable housing, Privacy & Community interaction balance, Dwelling Diversity & Choice and Integration of the built form with nature.

AFFORDABLE EFFICIENT HOUSING

The development brief is to provide a community of 50 dwellings with variety in size, number of bedrooms, number of garages, typology, visual form, colour and texture. The vision is a village garden environment providing the appropriate balance between individual privacy and community interaction. Energy conservation will be a core value in the design, construction and maintenance of the community. Residents choose the home design that best suits their individual needs and budgets from the VITAL homes catalogue.

LANDSCAPE INTENT

Minimise hardstand and maximise softscape.

The land is cleared forest typical of farm land in the area. The landscape intent is to return endemic tree species to the site integrated with the urban built form creating a residential village garden environment. Internal road widths are kept to maximum 5500 wide plus a line marked 1000 wide pedestrian path. The dwelling density is low at 11 dwelling units per Hectare allowing most of the site to be landscaped Community Open Space.

URBAN INTEGRATION

Balance human shelter needs with the natural environment.

The community is designed to fit the context of the larger Lilydale community and add value to the urban rural fusion that characterizes Lilydale. Careful attention to the design of the acoustic fence along Swansea Road will include a variety of materials and a stepped form. The recesses formed will provide planters for small/medium size trees, shrubs, cascading and climbing plants to integrate with the fence materials. Verge trees at about twelve metre spacing will provide a balance of hardscape and softscape elements. Canopy trees planted immediately behind the fence will add another layer of vegetation to the streetscape. The verge on Swansea Road falls away to a wetlands area at the intersection with Akarana Road and the boundary retaining required is stepped rustic concrete sleepers forming several layers of landscape planting beds stepping up and away from the retained wetlands and surface drainage that continues west along Akarana Road. To the North there is the opportunity to provide eyes on the park and Akarana Road plus an active pedestrian interface with both. Community open spaces and private living spaces overlooking the wetlands to the west.

URBAN DESIGN INTENT

Create Livable and Adaptable communities.

Create green streets and open garden spaces integrated with the built form of the dwellings. Internal streets are shared pathways for vehicles and pedestrians with 10Kph maximum speed control providing active user friendly streets that are overlooked by private indoor and outdoor living spaces to optimise safety and security in the community. The residential village is a self-contained community that integrates with the larger urban community for all major services. The fundamental design objective is to provide affordable dwellings that provide a high quality environment for an older cohort to age in place in their own independent dwellings.



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SWANSEA ROAD FRONTAGE

Enhancing the urban form along Swansea Road has been a key driver of the design approach. Preserving vistas to Olinda Creek and providing new trees to the existing degraded landscape on the site has been achieved in this masterplan for the community. The design balances acoustics, safety, security, privacy, community, urban form, vistas to Olinda Creek and regenerative landscape planting.

PRELIMINARY not for construction	SITE	375 SWANSEA ROAD	DATE	09.11.22	DESCRIPTION	DEVELOPMENT APPLICATION ISSUE V5	BY	JL	REV	E	SHEET	D-000	COVER SHEET
		LILYDALE VIC 3140		21.11.22		DEVELOPMENT APPLICATION ISSUE V6		JL		F			
		LILYDALE MANAGEMENT		24.11.22		DEVELOPMENT APPLICATION ISSUE V7		JL		G			
	CLIENT	SERVICES P/L		16.12.22		DEVELOPMENT APPLICATION ISSUE V8		JL		H			PROJECT 4967
		MONDOARCHITECTS		26.04.23		DEVELOPMENT APPLICATION ISSUE V9		JL		K			
		design@mondoarchitects.com.au T 0418 751 070		04.07.23		RFI		JL		L			
		MONDOARCHITECTSPTY LTD ABN 64 085 992 990		26.07.23		RFI UPDATES		JL		M			
				22.11.23		MW RFI UPDATE		JL		N			SWANSEA RESIDENTIAL VILLAGE OVER 55 COMMUNITY

LAND LEASE AREA LEGEND

REFER D-000A FOR LEASE AREA ENTITLEMENTS

- TYPE A
- TYPE B
- TYPE C
- TYPE D

REFER D-001 FOR FOOTPATH DETAIL IN AKARANA RD

REFER D-002A FOR ROAD EXTENT

REFER TO DALTON CONSULTING ENGINEERS (DCE) EARTHWORKS DRAWING FOR DESIGN GROUND LEVEL (DGL). THE MINIMUM DGL ON THE DEVELOPMENT PAD IS 110.45 AHD.

FLOOD FREE EMERGENCY VEHICLE ACCESS & PEDESTRIAN ACCESS DESIGNED TO CONVEY THE 1% AVERAGE EXCEEDANCE PROBABILITY (AEP) FLOW WITH 15% BLOCKAGE FACTOR IN ACCORDANCE WITH APPROVED STORMWATER MANAGEMENT STRATEGY

PROPOSED CONCRETE PATH

DEVELOPMENT TABLE

ADDRESS: 375 SWANSEA ROAD, LILYDALE, VIC 3140
LOT: 2 on PS639506
LOCAL GOVERNMENT: YARRA RANGES COUNCIL

LAND AREA	4.617 Ha	
COS CREEK	2.232 Ha	COS below the 100 YFL
DEVELOPMENT PAD AREA	2.385 Ha	Area compliant for development above 100 YFL
LAND LEASE AREA	12,429m ²	50 lease areas - average size = 248m ²
HARDSTAND AREA	3,941m ²	internal roads, paths & carparking
COS ABOVE 100 YFL	7,095m ²	includes bowling green, swimming pool, clubhouse gardens, COS North, COS Centre & COS South
CLUBHOUSE GBA	591m ²	
SITE COVER	8,184m ²	18% based on Land Area 36% based on Development Pad Area
SOIL PERMEABILITY	34,045m ²	73.7% based on Land Area
VISUAL PERMEABILITY	40% Swansea Rd 100% Akarana Rd 100% Olinda Creek	Based on visual permeability provided through open security fencing. The community is a secured estate for older people
TOTAL DWELLINGS UNITS	50	
RESIDENT CAR PARKS	79	65 required
VISITOR CAR PARKS	12	10 required

LAND USE TABLE (square metres)

TOTAL LAND AREA	41,617	= 23,850 ABOVE 100 YFL (DEVELOPMENT PAD) + 22,320 BELOW 100 YFL (COS CREEK)
DEVELOPMENT PAD	23,850	= 940 COS NORTH + 2,200 COS CENTRE + 1,081 COS SOUTH + 2,874 COS OTHER + 3,941 HARDSTAND ROADS, PATHS & PARKING + 12,429 LAND LEASE AREA

ABBREVIATIONS

100 YFL	100 Year Flood Level
VGL	Verge Ground Level
DGL	Design Ground Level
COS	Community Open Space
POS	Private Open Space
GBA	Gross Building Area (Total of internal & roofed external space)
LAE	Lease Area Entitlements

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SITE PLAN

1 : 1000

READ IN CONJUNCTION WITH LANDSCAPE ARCHITECTS DRAWINGS

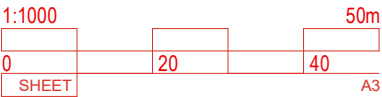
PRELIMINARY not for construction

SITE 375 SWANSEA ROAD
LILYDALE VIC 3140

CLIENT LILYDALE MANAGEMENT SERVICES P/L

MONDOARCHITECTS
design@mondoarchitects.com.au T 0418 751 070
MONDOARCHITECTSPTY LTD ABN 64 085 992 990

DATE	DESCRIPTION	BY	REV
09.11.22	DEVELOPMENT APPLICATION ISSUE V5	JL	E
21.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	F
24.11.22	DEVELOPMENT APPLICATION ISSUE V7	JL	G
16.12.22	DEVELOPMENT APPLICATION ISSUE V8	JL	H
20.04.23	UNCONTROLLED ISSUE	JL	J
26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	K
04.07.23	RFI	JL	L
26.07.23	RFI UPDATES	JL	M
22.11.23	MW RFI UPDATE	JL	N



D-002

SITE PLAN - LEASE AREA

PROJECT 4967

SWANSEA
RESIDENTIAL VILLAGE
OVER 55 COMMUNITY

- ESD initiatives (refer Sustainability Management Plan by ADP Consulting Engineer for details)
- Each water tank to be connected to dwelling's toilet and irrigationsystem.
 - All dwellings without water tank to have a third pipe connection installed with the option for future water tank installation.
 - Clubhouse water tank to be connected to clubhouse toilets and irrigation system.
 - Development to achieve a max. illumination of 4W/sqm or less.
 - All common area to be separately sub metered.
 - All external lighting to be controlled via motion detectors.
 - All landscaping to be water efficient.
 - Double glazed windows to all habitable room windows
 - EV infrastructure will be provided to all dwellings and club house

- WATER TANK - 7500L @ club house and 8x 3000L for dwellings
- RAIN GARDEN - min. 100m²
- VEGETABLE GARDEN - min. 15m² @ clubhouse and 38m² for residents
- COMPOSTING

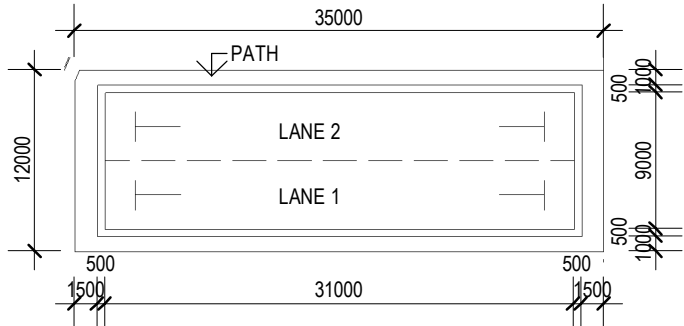
Page 69

HOUSE DESIGN LEGEND

REFER D-000A FOR LEASE AREA ENTITLEMENTS

DESIGN	NO.	BED	CAR
SOLARIS 146	10	2	1
SOLARIS 155	2	2	2
IRONBARK	12	2	2
CARLISLE	11	2	1
SHAMROCK	15	3	2
TOTAL NO.	50	115	79

VISITOR CARPARKS 10 REQUIRED 12 PROVIDED



SITE PLAN - HOUSE DESIGNS

1 : 1000

REFER TO DALTON CONSULTING ENGINEERS (DCE) EARTHWORKS DRAWING FOR DESIGN GROUND LEVEL (DGL). THE MINIMUM DGL ON THE DEVELOPMENT PAD IS 110.45 AHD.



PRELIMINARY not for construction

SITE 375 SWANSEA ROAD
LILYDALE VIC 3140

CLIENT LILYDALE MANAGEMENT SERVICES P/L

MONDOARCHITECTS
design@mondoarchitects.com.au T 0418 751 070
MONDOARCHITECTSPTY LTD ABN 64 085 992 990

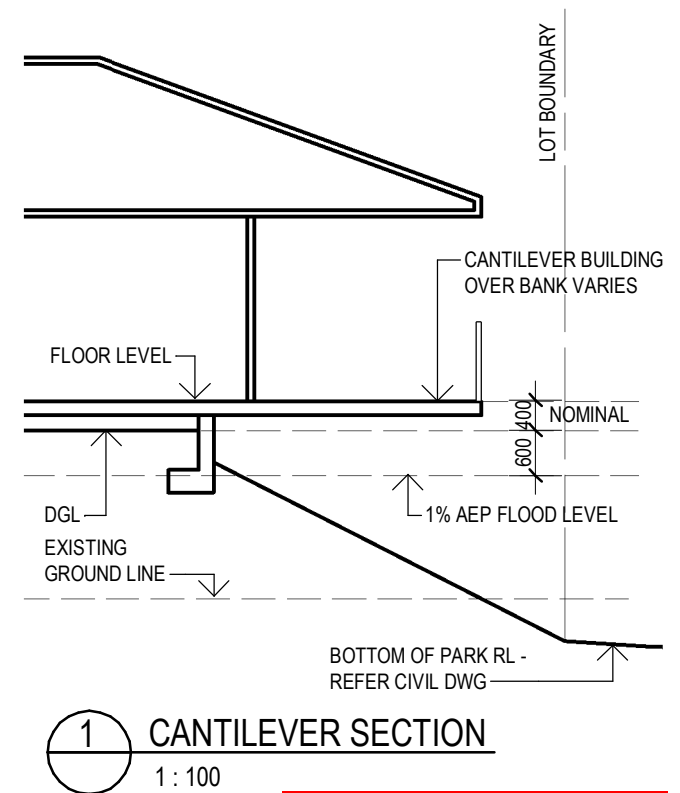
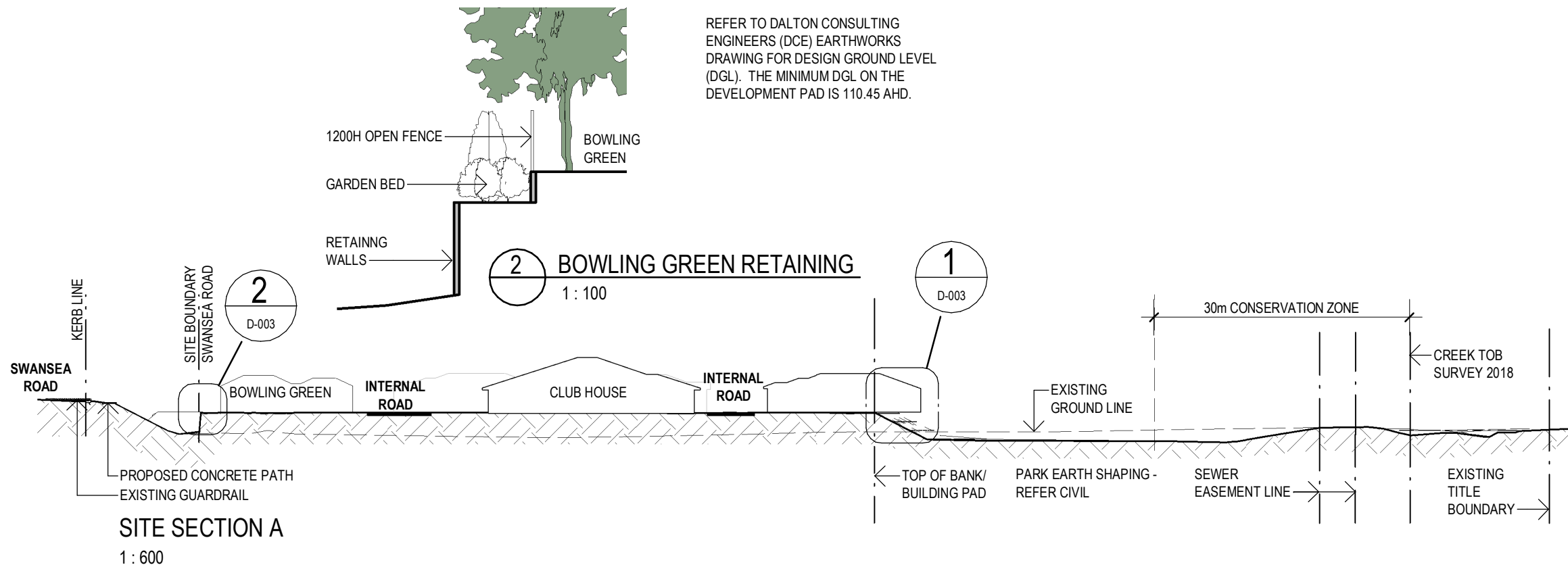
DATE	DESCRIPTION	BY	REV
09.11.22	DEVELOPMENT APPLICATION ISSUE V5	JL	E
21.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	F
24.11.22	DEVELOPMENT APPLICATION ISSUE V7	JL	G
16.12.22	DEVELOPMENT APPLICATION ISSUE V8	JL	H
20.04.23	UNCONTROLLED ISSUE	JL	J
26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	K
04.07.23	RFI	JL	L
26.07.23	RFI UPDATES	JL	M
22.11.23	MW RFI UPDATE	JL	N

SHEET	0	20	40	A3
0	20	40		

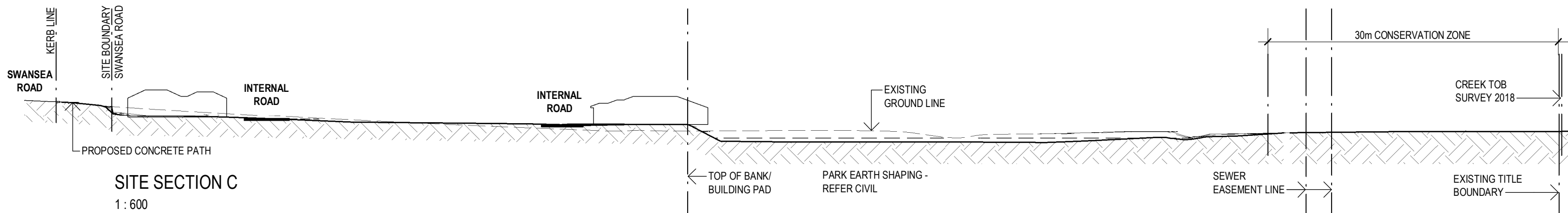
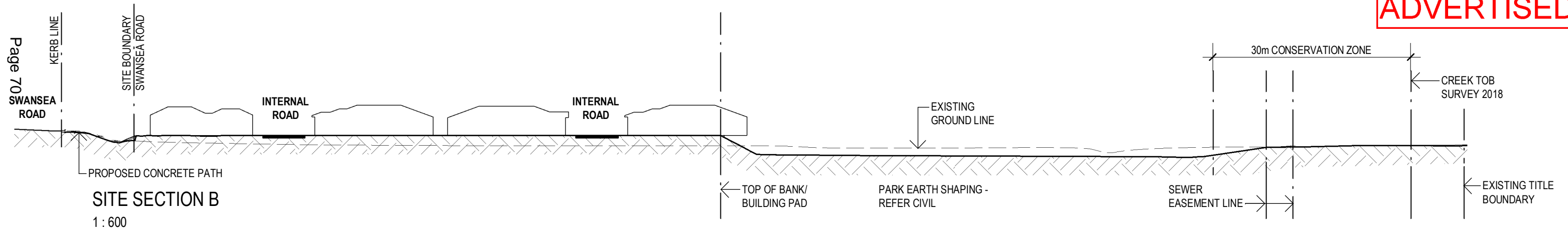
D-002A
SITE PLAN - HOUSE SITING

PROJECT
4967

SWANSEA
RESIDENTIAL VILLAGE
OVER 55 COMMUNITY



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MINIMUM DESIGN GROUND LEVELS (DGL) SHALL BE 600mm ABOVE 1% AVERAGE EXCEEDANCE PROBABILITY (AEP). DWELLINGS ARE SUPPORTED ON STUMPS AND FLOOR LEVELS ARE NOMINAL 400mm ABOVE DGL. CLUB HOUSE FLOORING IS CONCRETE SLAB ON GROUND AND FLOOR LEVEL IS NOMINAL 200 ABOVE DGL.

PRELIMINARY not for construction	SITE	375 SWANSEA ROAD LILYDALE VIC 3140	DATE	DESCRIPTION	BY	REV	SHEET	A3
			09.11.22	DEVELOPMENT APPLICATION ISSUE V5	JL	E	D-003	SITE SECTIONS
			21.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	F		
			24.11.22	DEVELOPMENT APPLICATION ISSUE V7	JL	G		
	CLIENT	LILYDALE MANAGEMENT SERVICES P/L	16.12.22	DEVELOPMENT APPLICATION ISSUE V8	JL	H	PROJECT 4967	SWANSEA RESIDENTIAL VILLAGE OVER 55 COMMUNITY
		MONDOARCHITECTS	26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	K		
		design@mondoarchitects.com.au T 0418 751 070	04.07.23	RFI	JL	L		
		MONDOARCHITECTSPTY LTD ABN 64 085 992 990	26.07.23	RFI UPDATES	JL	M		
			22.11.23	MW RFI UPDATE	JL	N		

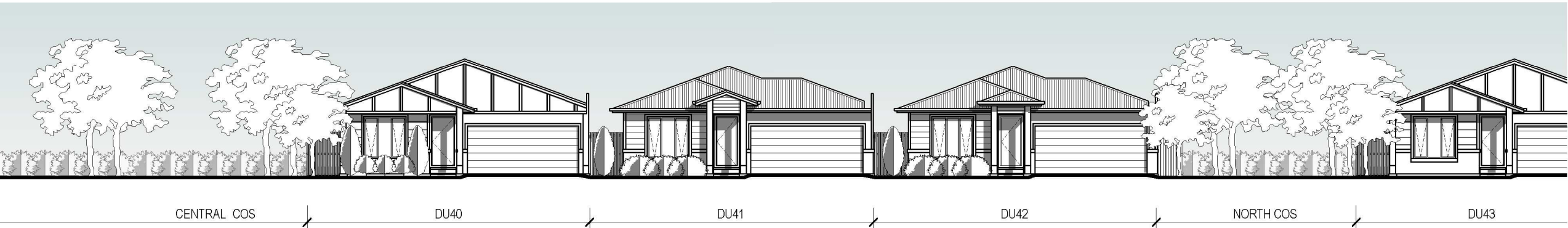


S1 STREETSCAPE

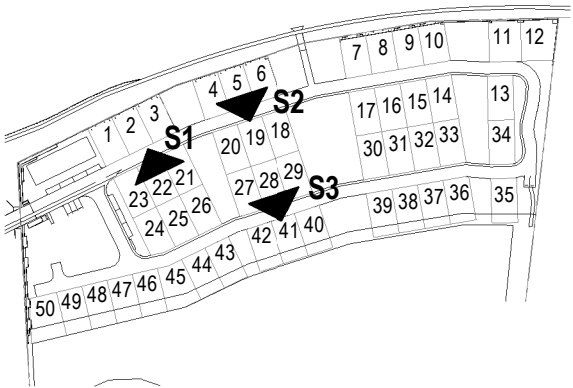


S2 STREETSCAPE

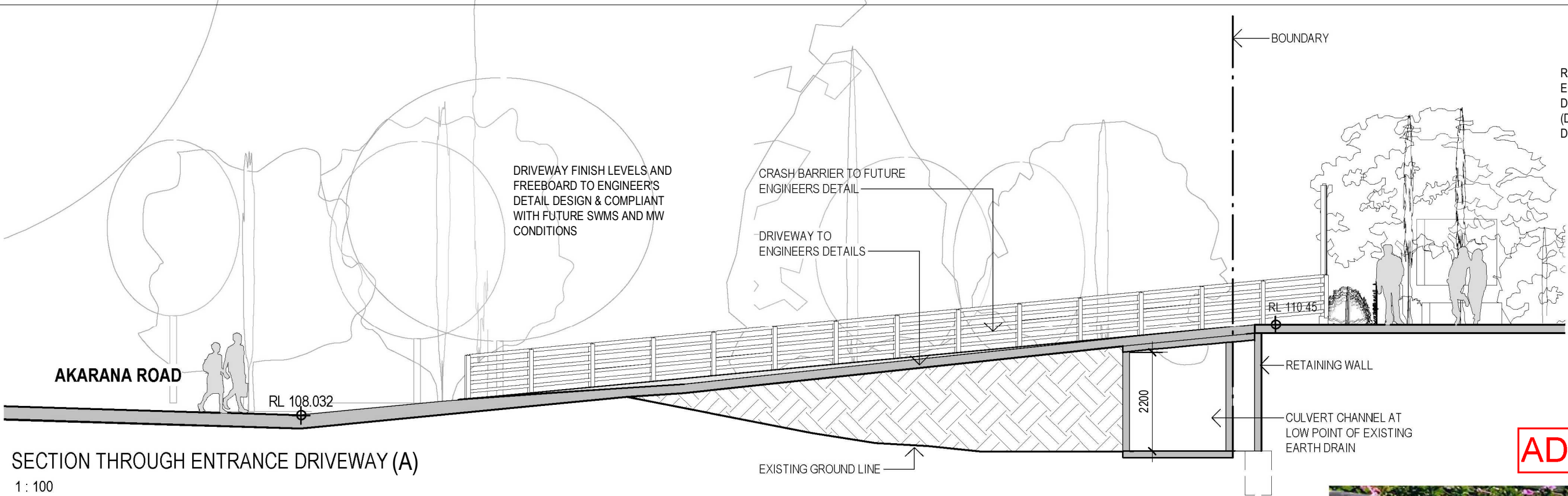
ADVERTISED



S3 STREETSCAPE



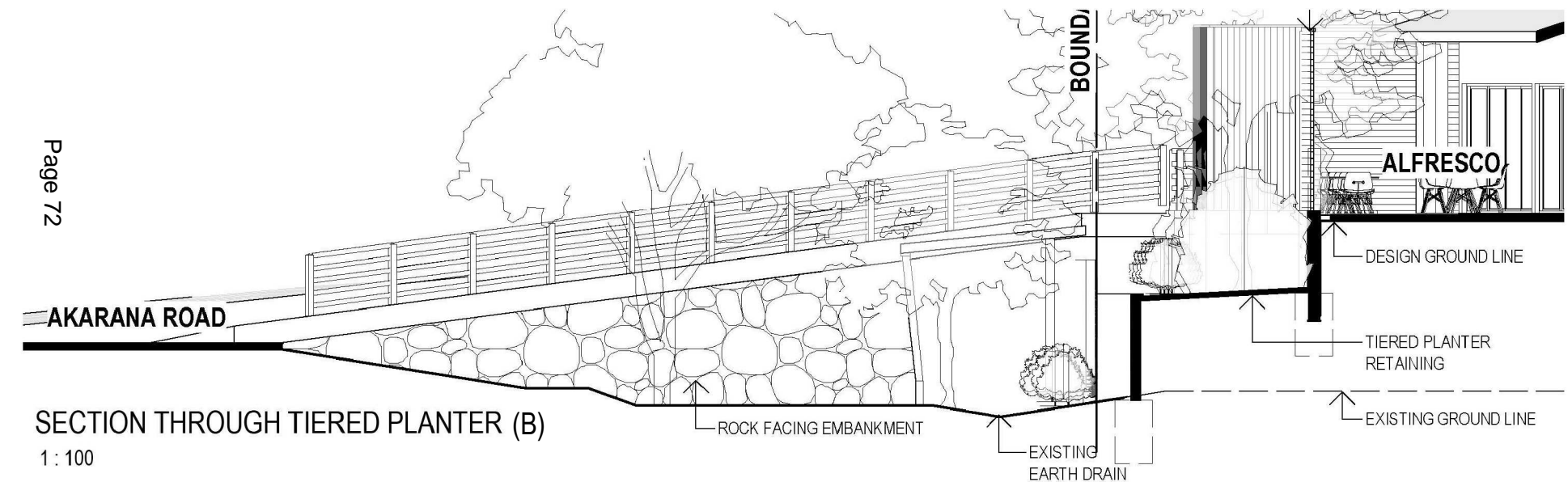
PRELIMINARY not for construction	SITE	375 SWANSEA ROAD LILYDALE VIC 3140	DATE	DESCRIPTION	BY	REV	SHEET	A3
			09.11.22	DEVELOPMENT APPLICATION ISSUE V5	JL	E	D-004	
	CLIENT	LILYDALE MANAGEMENT SERVICES P/L	21.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	F	INTERNAL STREETSCAPES	
			24.11.22	DEVELOPMENT APPLICATION ISSUE V7	JL	G	PROJECT 4967	SWANSEA RESIDENTIAL VILLAGE OVER 55 COMMUNITY
			16.12.22	DEVELOPMENT APPLICATION ISSUE V8	JL	H		
			26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	K		
MONDOARCHITECTS design@mondoarchitects.com.au T 0418 751 070 MONDOARCHITECTSPTY LTD ABN 64 085 992 990			04.07.23	RFI	JL	L		
			26.07.23	RFI UPDATES	JL	M		
			22.11.23	MW RFI UPDATE	JL	N		



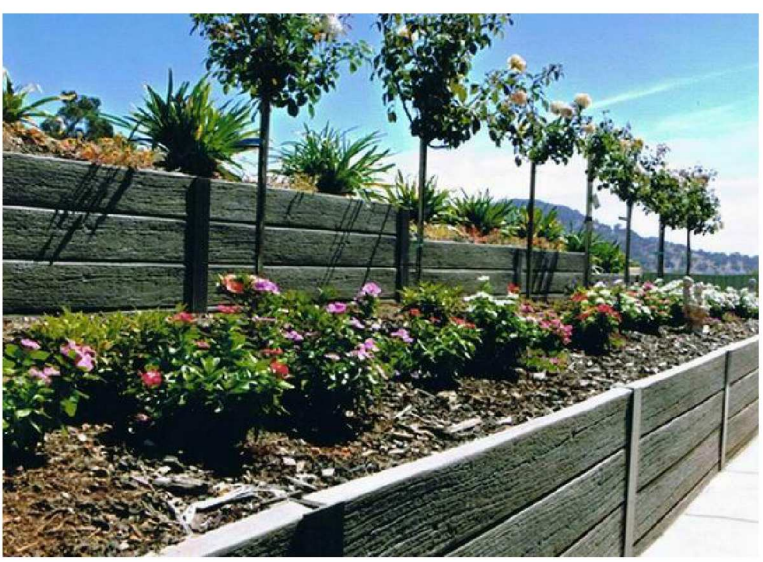
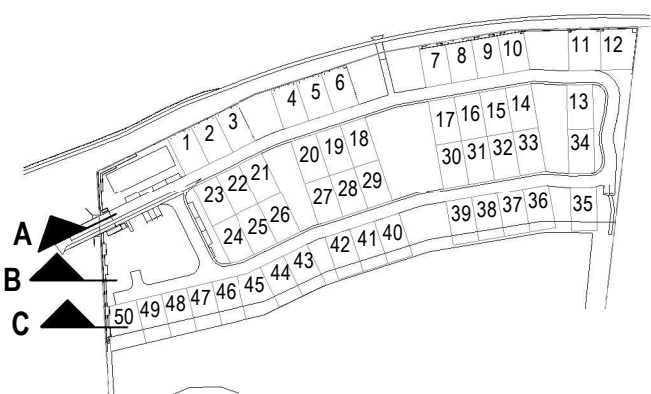
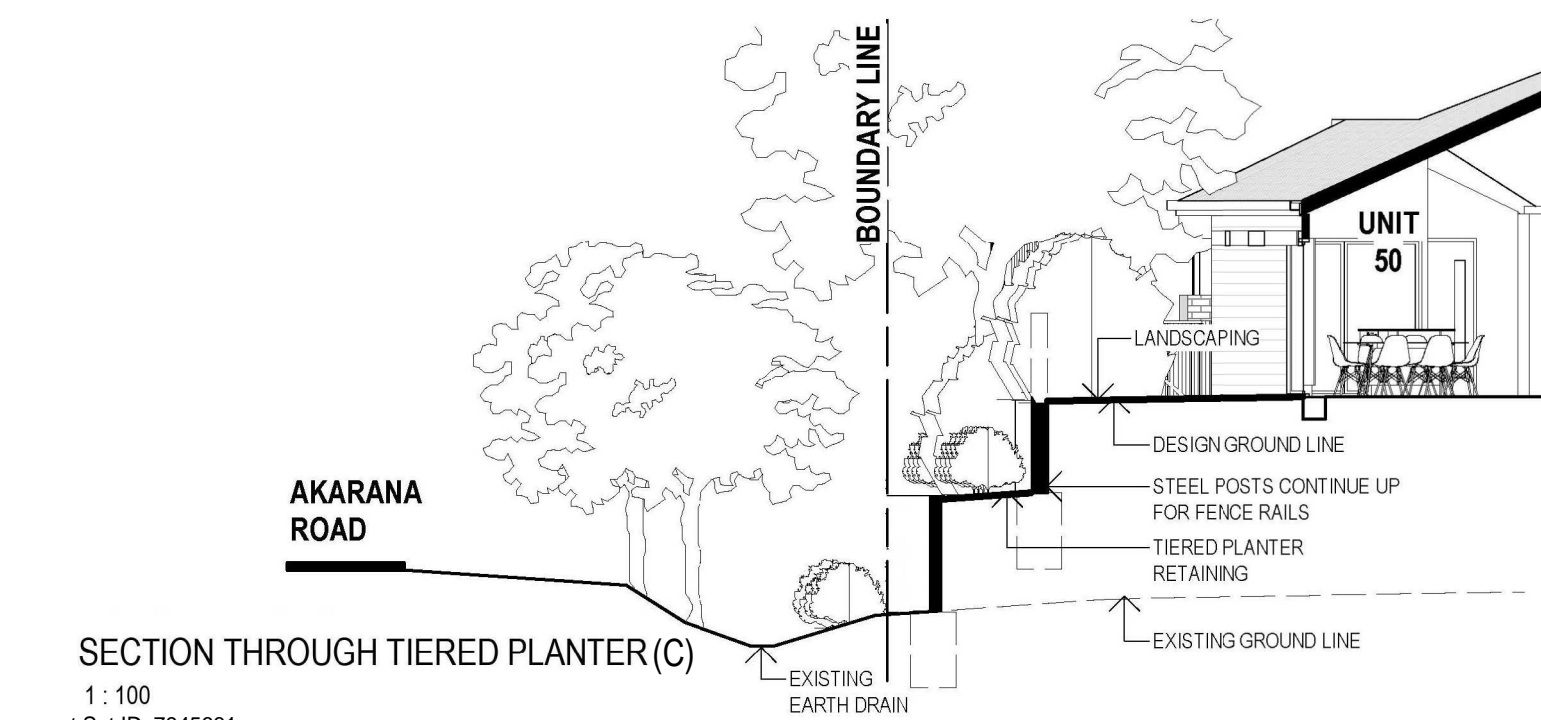
REFER TO DALTON CONSULTING ENGINEERS (DCE) EARTHWORKS DRAWING FOR DESIGN GROUND LEVEL (DGL). THE MINIMUM DGL ON THE DEVELOPMENT PAD IS 110.45 AHD.

ADVERTISED

SECTION THROUGH ENTRANCE DRIVEWAY (A)
1:100



SECTION THROUGH TIERED PLANTER (B)
1:100



LANDSCAPED TERRACED RETAINING WALL EXAMPLES

SECTION THROUGH TIERED PLANTER (C)
1:100

PRELIMINARY not for construction

SITE 375 SWANSEA ROAD
LILYDALE VIC 3140

CLIENT LILYDALE MANAGEMENT SERVICES P/L

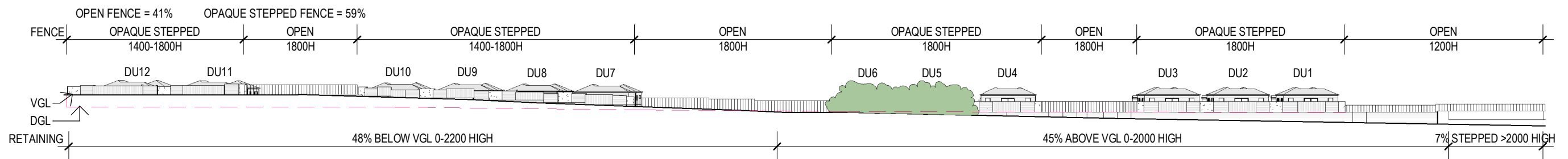
MONDOARCHITECTS
design@mondoarchitects.com.au T 0418 751 070
MONDOARCHITECTSPTY LTD ABN 64 085 992 990

DATE	DESCRIPTION	BY	REV	SHEET
09.11.22	DEVELOPMENT APPLICATION ISSUE V5	JL	E	D-005
21.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	F	
24.11.22	DEVELOPMENT APPLICATION ISSUE V7	JL	G	
16.12.22	DEVELOPMENT APPLICATION ISSUE V8	JL	H	
26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	K	PROJECT 4967
04.07.23	RFI	JL	L	
26.07.23	RFI UPDATES	JL	M	
22.11.23	MW RFI UPDATE	JL	N	

A3

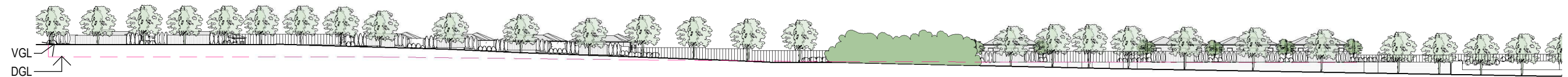
AKARANA RD INTERFACE

SWANSEA RESIDENTIAL VILLAGE OVER 55 COMMUNITY



ELEVATION STATISTICS
1 : 750

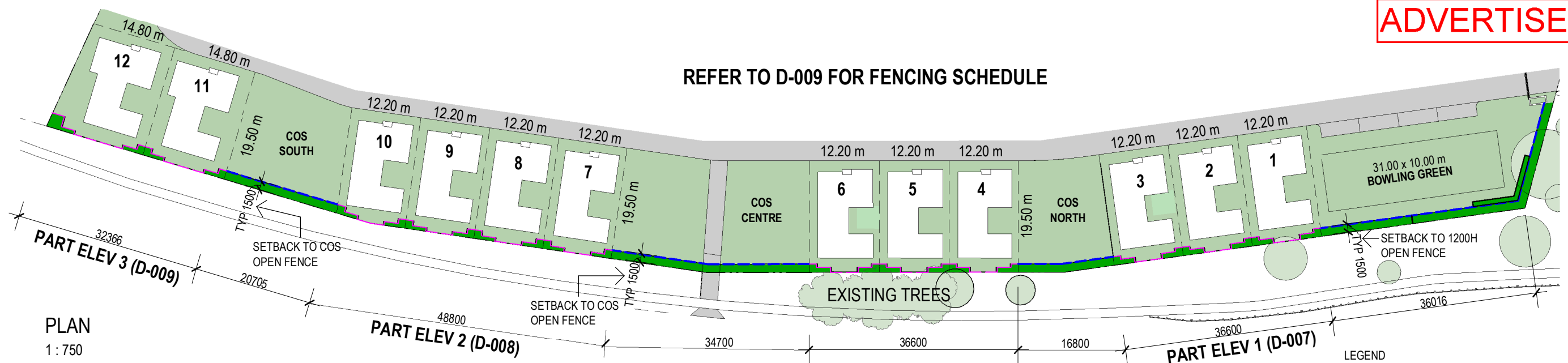
Swansea Road frontage is a composite design of retaining walls, open fencing, opaque privacy fencing and landscape planting. About half of the frontage is retaining walls that are below VGL at the boundary and thus not visible from the road. The maximum height of retaining wall visible above VGL at boundary is capped at 2 metres and where it is required to be above 2 metres the wall is stepped back providing a planted garden bed between two lower walls. There are two groups of dwellings located in the northern half of the frontage where the retaining wall is visible above the VGL at the boundary. Dwellings 4 to 6 are almost totally obscured by existing vegetation on the verge.



ELEVATION WITH LANDSCAPE
1 : 750 (REFER 007-009 FOR DETAILS)

Dwellings 1 to 3 are screened for privacy and security by an 1800 mm high opaque fence. Refer to drawing D-007 for detailed design. The fence is highly articulated multiple recessed or stepped sections that provide garden beds within the property for planting of trees and shrubs to screen the fence and provide an attractive streetscape. Cascading and climbing plant species are included to soften the built form elements of retaining and fencing. Our design includes trees located in the verge at about 12 metre centres, however, the trees and shrubs located within the property provide appropriate landscape integration without the verge trees. Almost half (41%) of the frontage is see through fencing providing open vistas through the landscaped open spaces in the community through to Olinda Creek and beyond

ADVERTISED



PLAN
1 : 750

SWANSEA ROAD

REFER D-007 FOR SETBACK DETAILS

REFER TO DALTON CONSULTING ENGINEERS (DCE)
EARTHWORKS DRAWING FOR DESIGN GROUND LEVEL (DGL).
THE MINIMUM DGL ON THE DEVELOPMENT PAD IS 110.45 AHD.

SWANSEA ROAD FRONTAGE

The Swansea Road elevation clearly demonstrates that the built forms have minimal presence on the street and that the landscape elements overlaid on the built form return the currently degraded vegetation to an attractive garden scape with extensive rural grassland style vistas through to Olinda Creek.

VGL = VERGE GROUND LEVEL @ BOUNDARY
DGL = DESIGN GROUND LEVEL @ BOUNDARY

PRELIMINARY

not for construction

SITE

375 SWANSEA ROAD
LILYDALE VIC 3140

CLIENT

LILYDALE MANAGEMENT
SERVICES P/L

MONDOARCHITECTS

design@mondoarchitects.com.au T 0418 751 070
MONDOARCHITECTSPTY LTD ABN 64 085 992 990

DATE

DESCRIPTION

09.11.22

DEVELOPMENT APPLICATION ISSUE V5

21.11.22

DEVELOPMENT APPLICATION ISSUE V6

24.11.22

DEVELOPMENT APPLICATION ISSUE V7

16.12.22

DEVELOPMENT APPLICATION ISSUE V8

-

-

26.04.23

DEVELOPMENT APPLICATION ISSUE V9

04.07.23

RFI

26.07.23

RFI UPDATES

22.11.23

MW RFI UPDATE

BY

REV

JL

E

JL

F

JL

G

JL

H

-

J

JL

K

JL

L

JL

M

JL

N

SHEET

D-006

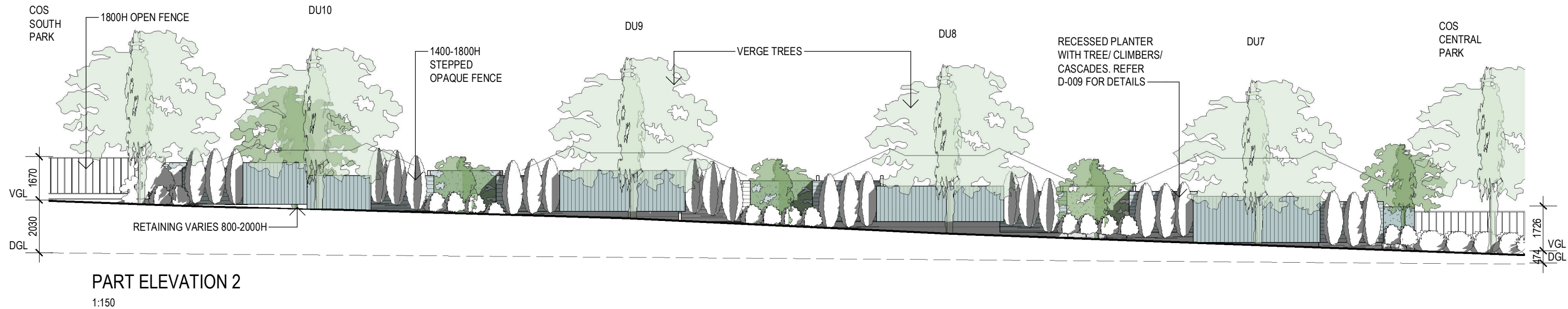
PROJECT

4967

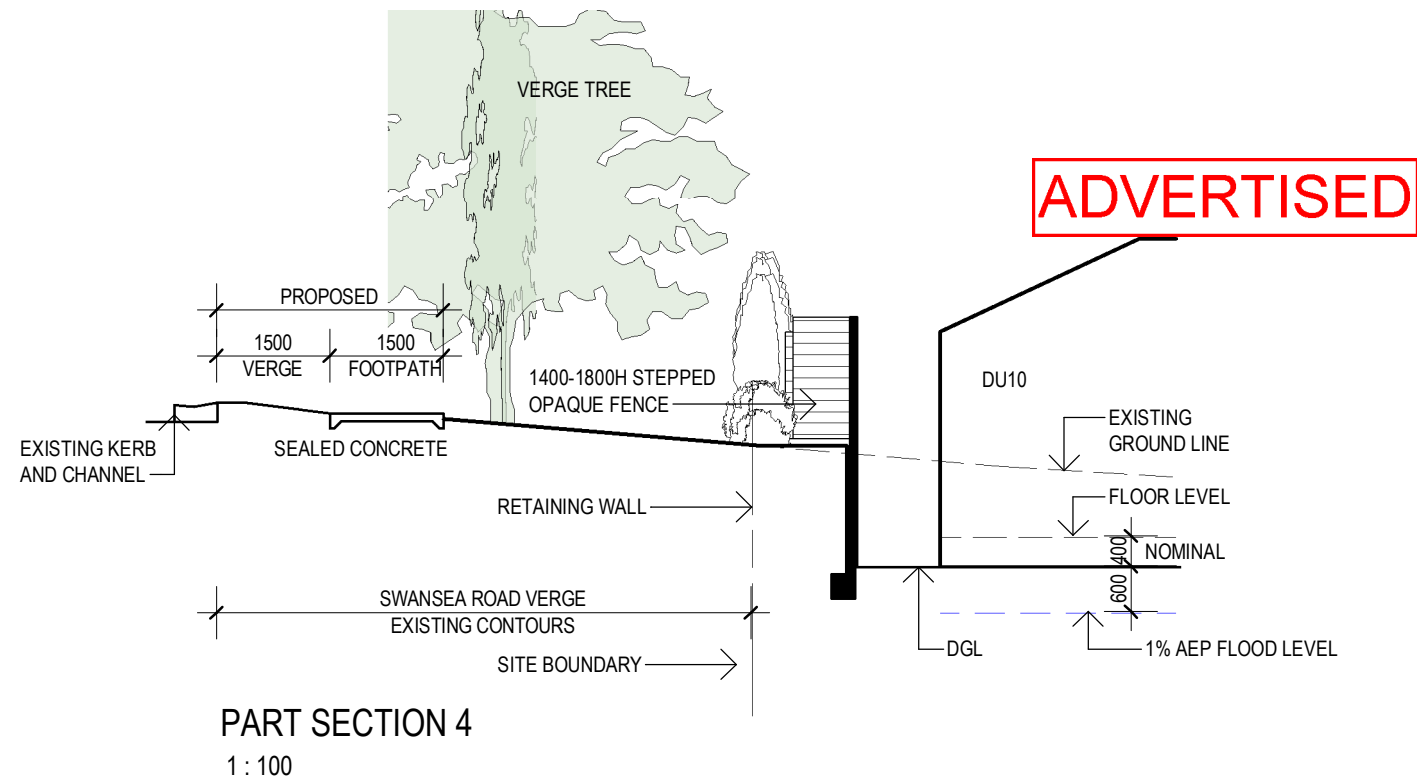
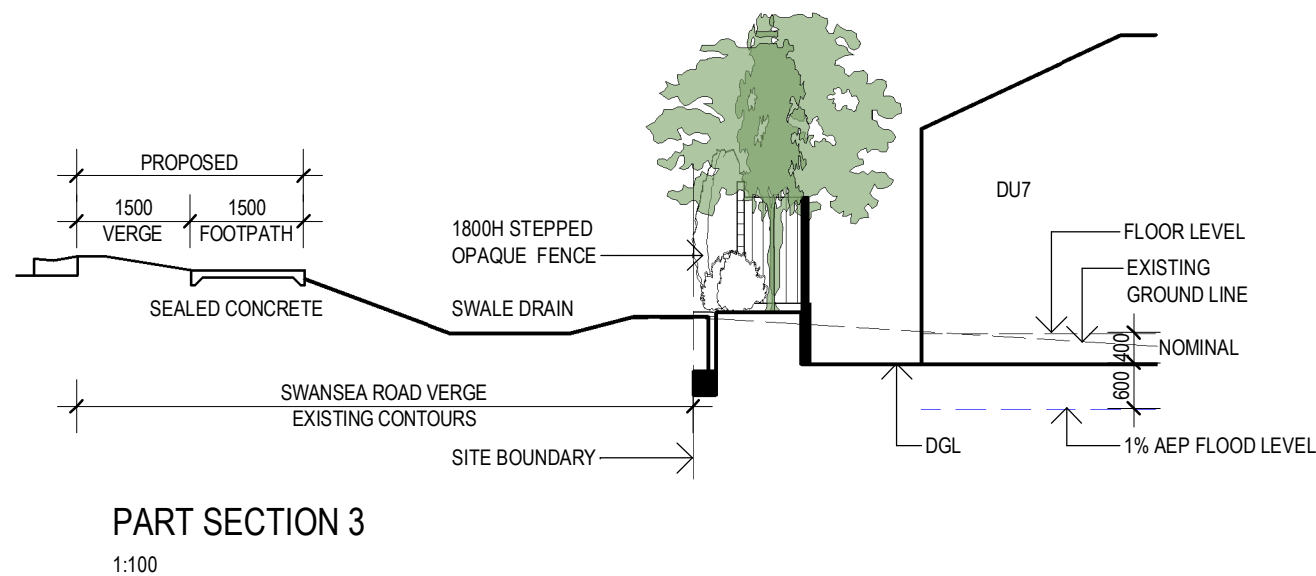
A3

SWANSEA ROAD FENCE
DETAILS

SWANSEA
RESIDENTIAL VILLAGE
OVER 55 COMMUNITY

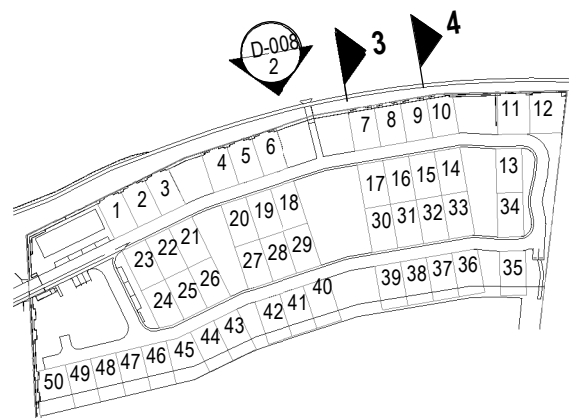


Page 75



ADVERTISED

REFER TO DALTON CONSULTING ENGINEERS (DCE) EARTHWORKS DRAWING FOR DESIGN GROUND LEVEL (DGL). THE MINIMUM DGL ON THE DEVELOPMENT PAD IS 110.45 AHD.



VGL = VERGE GROUND LEVEL @ BOUNDARY
DGL = DESIGN GROUND LEVEL @ BOUNDARY

PRELIMINARY
not for construction

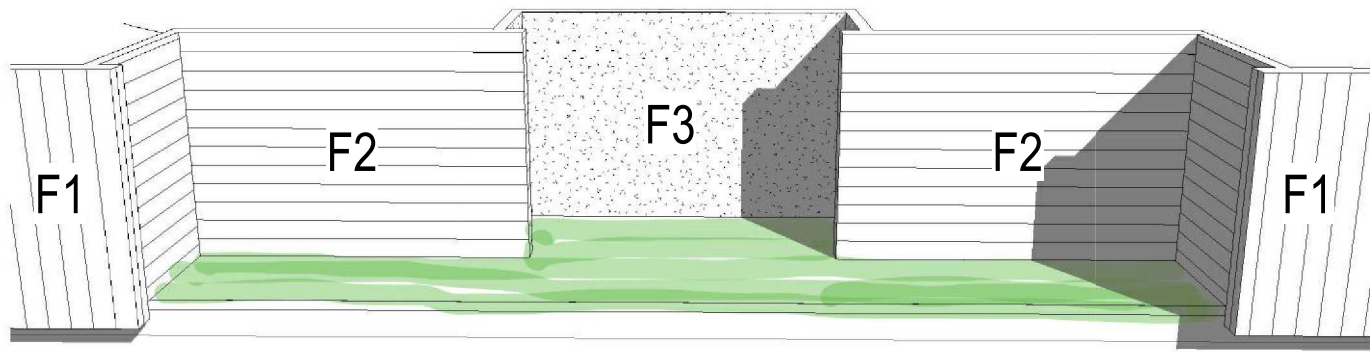
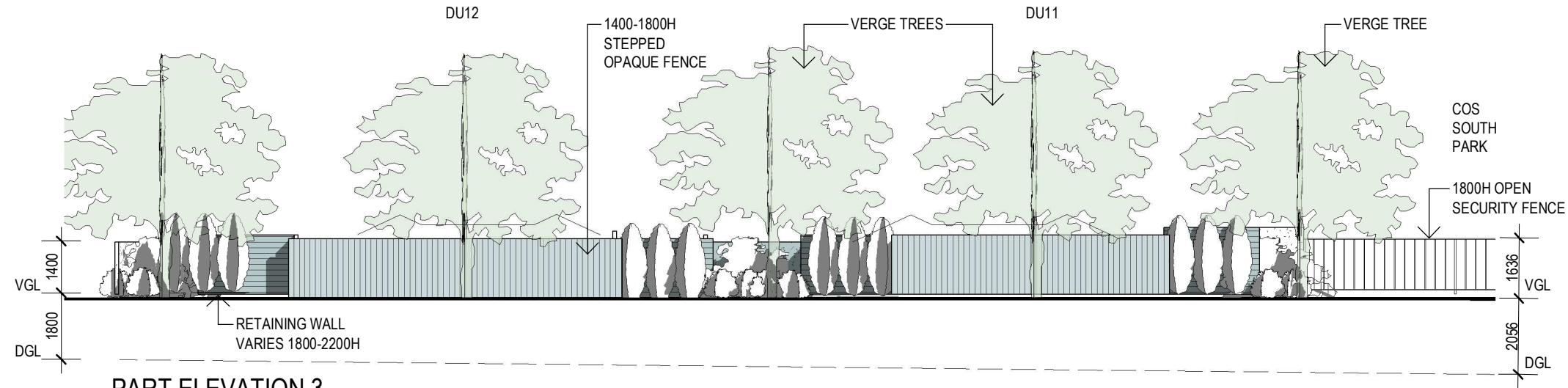
SITE 375 SWANSEA ROAD
LILYDALE VIC 3140
CLIENT LILYDALE MANAGEMENT
SERVICES P/L
MONDOARCHITECTS
design@mondoarchitects.com.au T 0418 751 070
MONDOARCHITECTSPTY LTD ABN 64 085 992 990

DATE	DESCRIPTION	BY	REV
09.11.22	DEVELOPMENT APPLICATION ISSUE V5	JL	E
21.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	F
24.11.22	DEVELOPMENT APPLICATION ISSUE V7	JL	G
16.12.22	DEVELOPMENT APPLICATION ISSUE V8	JL	H
26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	J
04.07.23	RFI	JL	K
26.07.23	RFI UPDATES	JL	L
22.11.23	MW RFI UPDATE	JL	M

SHEET D-008
PROJECT 4967
SWANSEA ROAD FENCE
DETAILS
SWANSEA
RESIDENTIAL VILLAGE
OVER 55 COMMUNITY

FENCE SCHEDULE

CODE	TYPE
F1	VERTICAL GROOVED PLY
F2	HORIZONTAL GROOVED PLY
F3	PAINTED PLY
F4	OPEN ALUMINIUM FENCE
REFER D-016 FOR COLOURS	

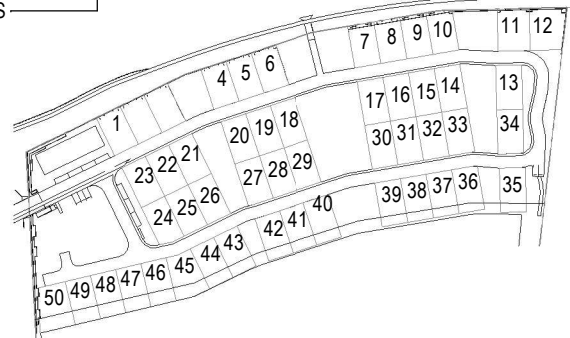


RECESSED PLANTERS



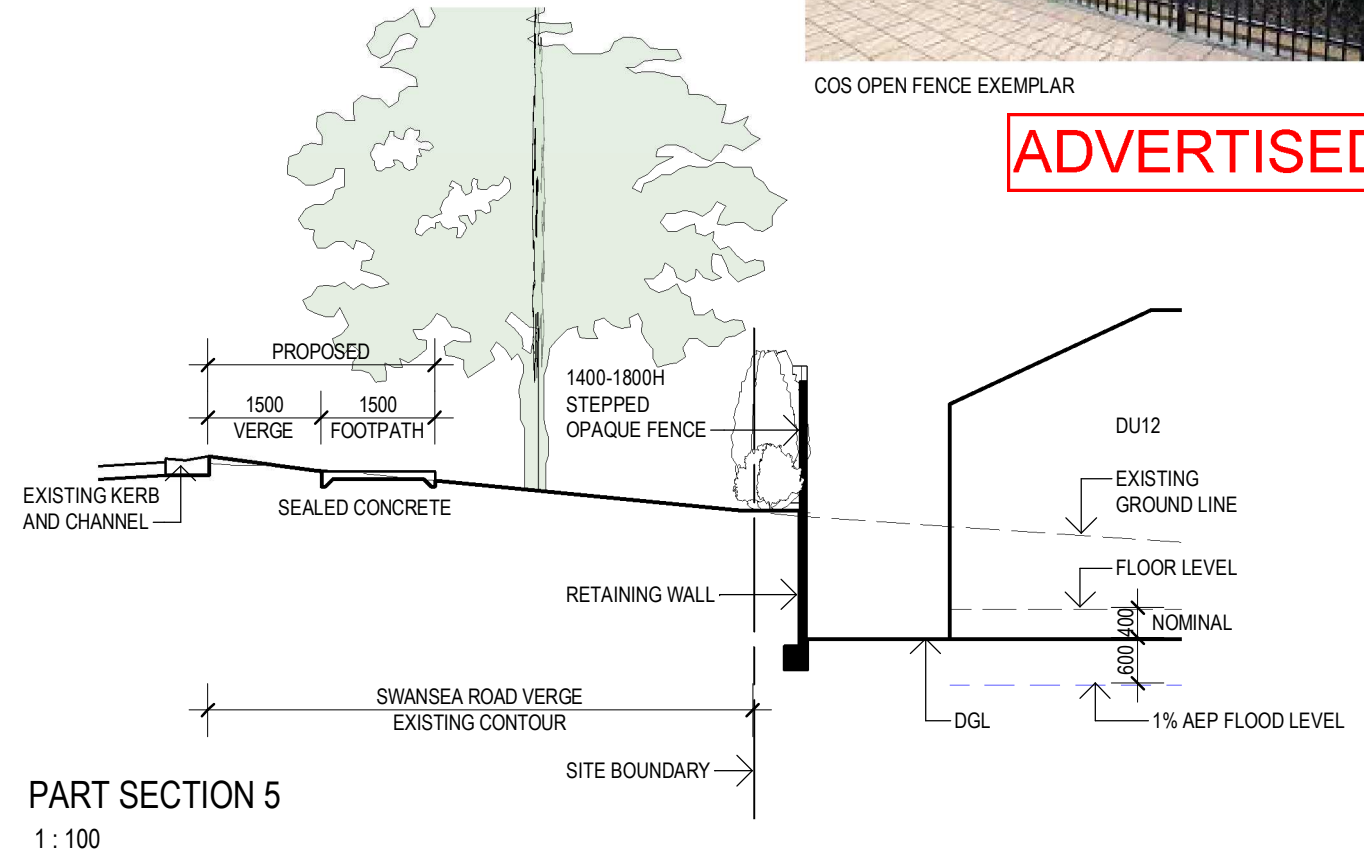
RECESSED PLANTERS WITH LANDSCAPE

REFER TO DALTON CONSULTING ENGINEERS (DCE) EARTHWORKS DRAWING FOR DESIGN GROUND LEVEL (DGL). THE MINIMUM DGL ON THE DEVELOPMENT PAD IS 110.45 AHD.



COS OPEN FENCE EXEMPLAR

ADVERTISED



VGL = VERGE GROUND LEVEL @ BOUNDARY
DGL = DESIGN GROUND LEVEL @ BOUNDARY

PRELIMINARY not for construction	SITE	CLIENT	DATE	DESCRIPTION	BY	REV	SHEET	PROJECT	A3
PRELIMINARY not for construction	375 SWANSEA ROAD LILYDALE VIC 3140	LILYDALE MANAGEMENT SERVICES P/L MONDOARCHITECTS	09.11.22	DEVELOPMENT APPLICATION ISSUE V5	JL	E	D-009	SWANSEA ROAD FENCE DETAILS	SWANSEA RESIDENTIAL VILLAGE OVER 55 COMMUNITY
			21.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	F			
			24.11.22	DEVELOPMENT APPLICATION ISSUE V7	JL	G			
			16.12.22	DEVELOPMENT APPLICATION ISSUE V8	JL	H			
			26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	K			
			04.07.23	RFI	JL	L			
			26.07.23	RFI UPDATES	JL	M			
			22.11.23	MW RFI UPDATE	JL	N			



GROUND FLOOR
1 : 200

Area Schedule (GBA)	
Name	Area
ENCL. AREA	452.00 m ²
ALFRESCO	78.70 m ²
SOUTH VERANDAH	40.11 m ²
MAIN ENTRANCE	12.14 m ²
ENTRY 2	7.64 m ²
	590.58 m ²



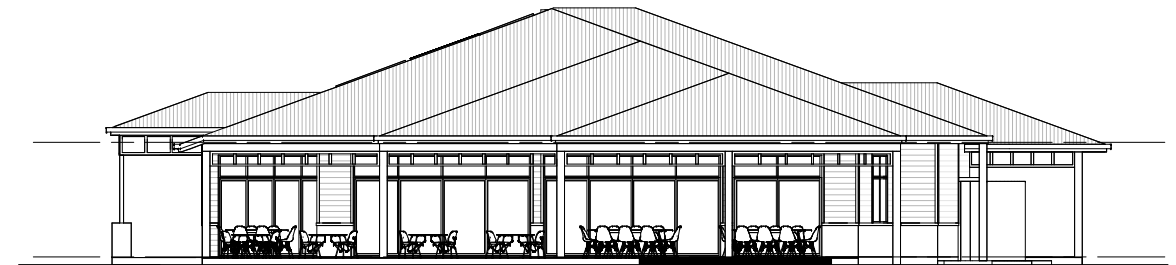
3D View 1

ESD initiatives (refer Sustainability Management Plan by ADP Consulting Engineer for details)

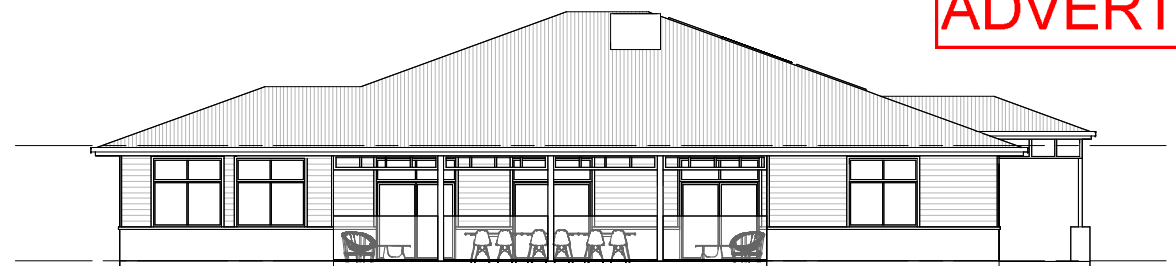
- Wall insulation min. R1.5
- Roof insulation min. R5.0
- Underfloor insulation min R2.0
- Double glazed clear window with standard frames.
- For metal framed dwellings, a thermal break must be provided.
- All sides of doors and windows must be sealed.
- Rangehood and exhaust fans must be provided with a flap that closes when not in use.
- Enable cross ventilation.
- All electric equipment - induction cooktop to be used.
- High efficiency electric pump hot water system.
- Maximum illumination power density (W/m2) in at least 90% of areas meet the requirements in Table J 6.2a of the NCC 2019 Vol 1.
- Solar PV System on the clubhouse roof (15 x 350W panels).



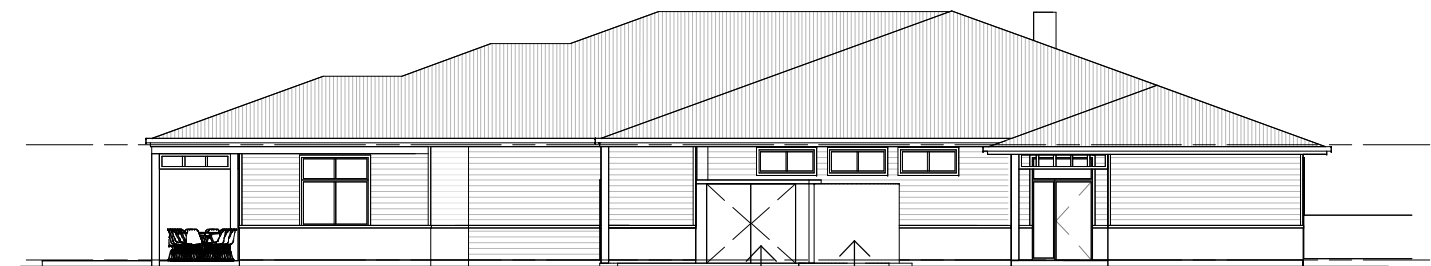
EAST (FRONT) ELEVATION
1 : 200



NORTH ELEVATION
1 : 200



SOUTH ELEVATION
1 : 200



WEST ELEVATION
1 : 200

COLOUR SCHEME 4 - WINDSPRAY

ADVERTISED

PRELIMINARY not for construction

SITE 375 SWANSEA ROAD
LILYDALE VIC 3140

CLIENT LILYDALE MANAGEMENT
SERVICES P/L

MONDOARCHITECTS
design@mondoarchitects.com.au T 0418 751 070
MONDOARCHITECTSPTY LTD ABN 64 085 992 990

DATE	DESCRIPTION	BY	REV
21.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	E
24.11.22	DEVELOPMENT APPLICATION ISSUE V7	JL	F
16.12.22	DEVELOPMENT APPLICATION ISSUE V8	JL	G
20.04.23	UNCONTROLLED	JL	H
26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	J
04.07.23	RFI	JL	K
26.07.23	RFI UPDATES	JL	L
22.11.23	MW RFI UPDATE	JL	M

1:200 10m

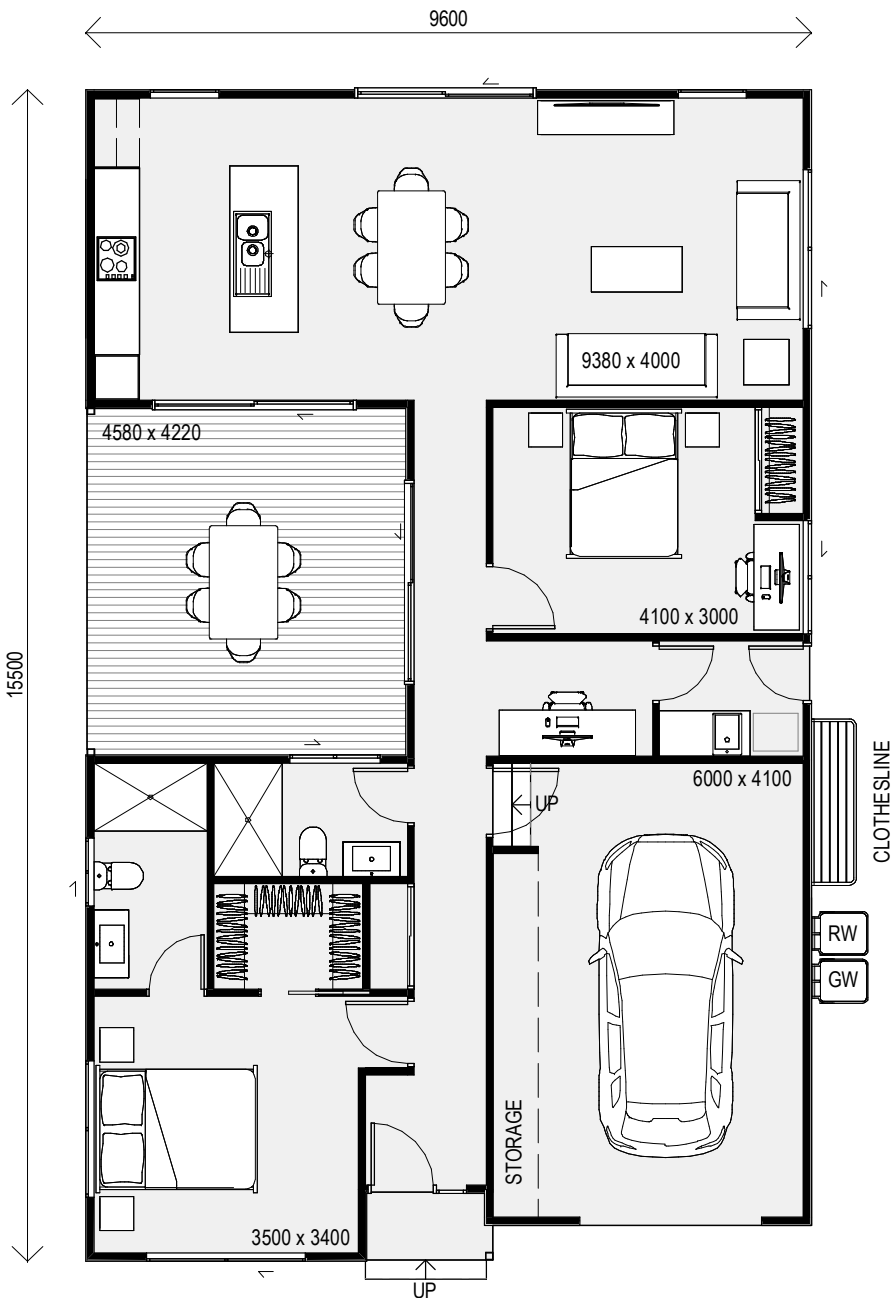
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SHEET **D-010**

PROJECT **4967**

CLUB HOUSE

SWANSEA 375



SOLARIS 146 FLOOR AREA	
Name	Area
ENCL. LIVING	124.70 m ²
PATIO	19.59 m ²
PORCH	1.50 m ²
	145.79 m ²

FLOOR PLAN
1 : 100



ELEVATION 1



ELEVATION 2

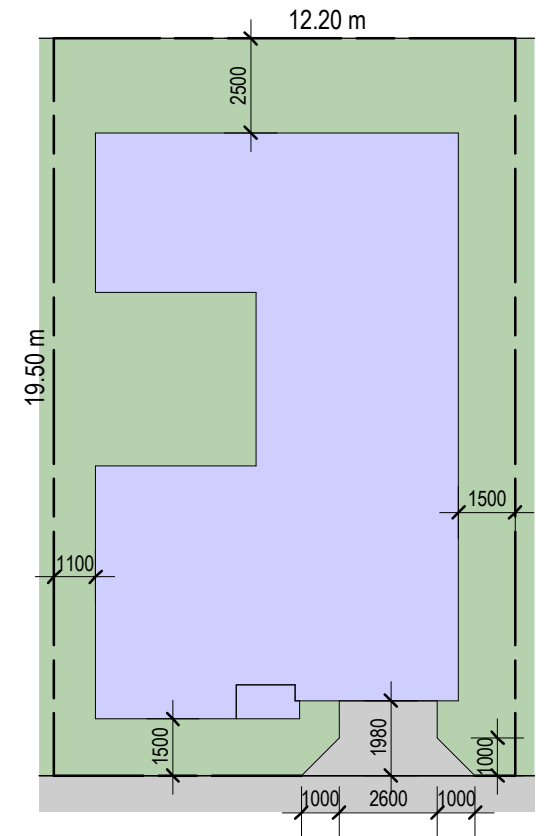


ELEVATION 3

ESD initiatives (refer Sustainability Management Plan by ADP Consulting Engineer for details)

- Wall insulation min. R1.5
- Roof insulation min. R5.0
- Underfloor insulation min. R2.0
- Double glazed clear window with standard frames.
- For metal framed dwellings, a thermal break must be provided.
- All sides of doors and windows must be sealed.
- Rangehood and exhaust fans must be provided with a flap that closes when not in use.
- Enable cross ventilation.
- All electric equipment. Induction cooktop to be used.
- High efficiency electric pump hot water system.
- Max. Illumination of 4W/sqm or less
- EV infrastructure to be provided for all dwellings.
- No top hung awning window to be used.
- Water efficient fittings, fixtures and appliances.
- Low toxicity interior finishes.
- All dwellings provided with building fabric exceeding the minimum requirement by the Victorian Consolidation Regulations for Residential Tenancies (caravan and Moveable Dwellings Registration and Standards) Regulations 2020 - Schedule 3, Part 2, Section 3.
- Double glazed windows to all habitable room windows

REFER D-002A - SITE PLAN - LEASE AREA



SITE PLAN
1 : 200

ADVERTISED

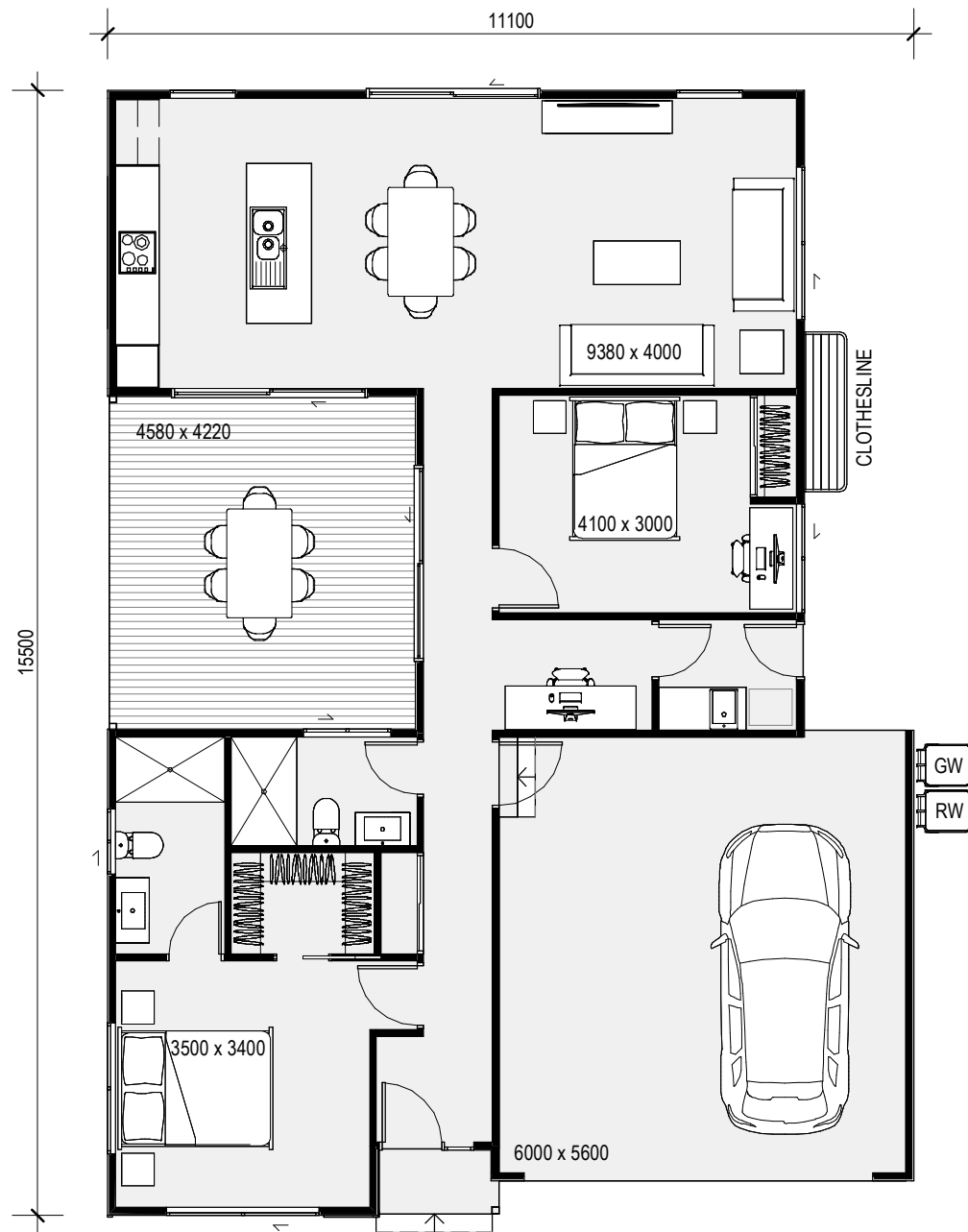
PRELIMINARY
not for construction

SITE 375 SWANSEA ROAD
LILYDALE VIC 3140

CLIENT LILYDALE MANAGEMENT
SERVICES P/L

MONDOARCHITECTS
design@mondoarchitects.com.au T 0418 751 070
MONDOARCHITECTSPTY LTD ABN 64 085 992 990

DATE	DESCRIPTION	BY	REV	SHEET	A3
21.11.22	-	JL	E	D-011	HOUSE DESIGN - SOLARIS 146
24.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	F		
16.12.22	DEVELOPMENT APPLICATION ISSUE V7	JL	G		
20.04.23	DEVELOPMENT APPLICATION ISSUE V8	JL	H		
20.04.23	UNCONTROLLED	JL	J		
26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	K	PROJECT 4967	SWANSEA RESIDENTIAL VILLAGE OVER 55 COMMUNITY
04.07.23	RFI	JL	L		
26.07.23	RFI UPDATES	JL	M		
22.11.23	MW RFI UPDATE	JL	N		



SOLARIS 155 FLOOR AREA	
Name	Area
ENCL. LIVING	98.73 m ²
GARAGE	34.82 m ²
PATIO	19.59 m ²
PORCH	1.48 m ²
	154.63 m ²

FLOOR PLAN
1 : 100



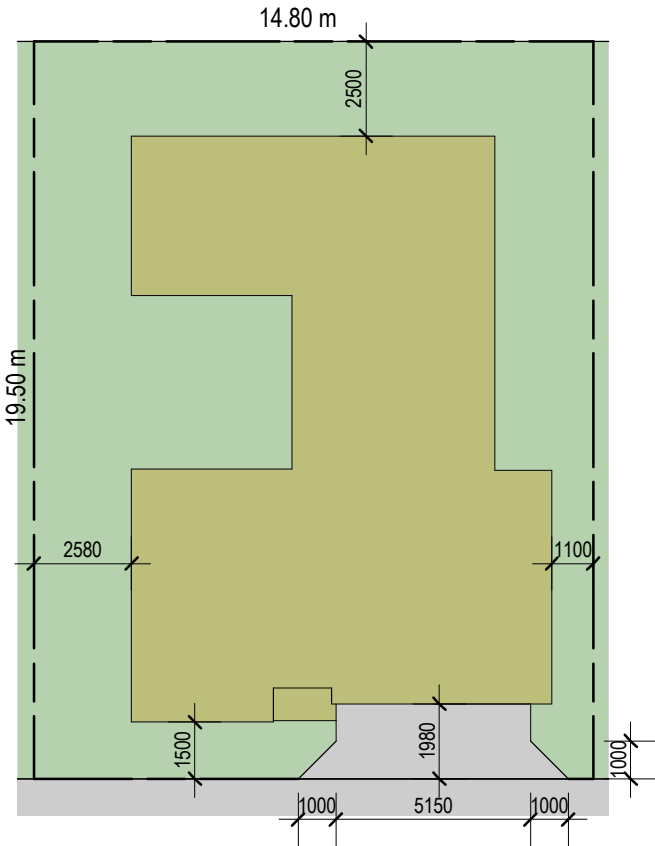
ELEVATION 1



ELEVATION 2

- ESD initiatives (refer Sustainability Management Plan by ADP Consulting Engineer for details)
- Wall insulation min. R1.5
 - Roof insulation min. R5.0
 - Underfloor insulation min. R2.0
 - Double glazed clear window with standard frames.
 - For metal framed dwellings, a thermal break must be provided.
 - All sides of doors and windows must be sealed.
 - Rangehood and exhaust fans must be provided with a flap that closes when not in use.
 - Enable cross ventilation.
 - All electric equipment. Induction cooktop to be used.
 - High efficiency electric pump hot water system.
 - Max. Illumination of 4W/sqm or less
 - EV infrastructure to be provided for all dwellings.
 - No top hung awning window to be used.
 - Water efficient fittings, fixtures and appliances.
 - Low toxicity interior finishes.
 - All dwellings provided with building fabric exceeding the minimum requirement by the Victorian Consolidation Regulations for Residential Tenancies (caravan and Moveable Dwellings Registration and Standards) Regulations 2020 - Schedule 3, Part 2, Section 3.
 - Double glazed windows to all habitable room windows

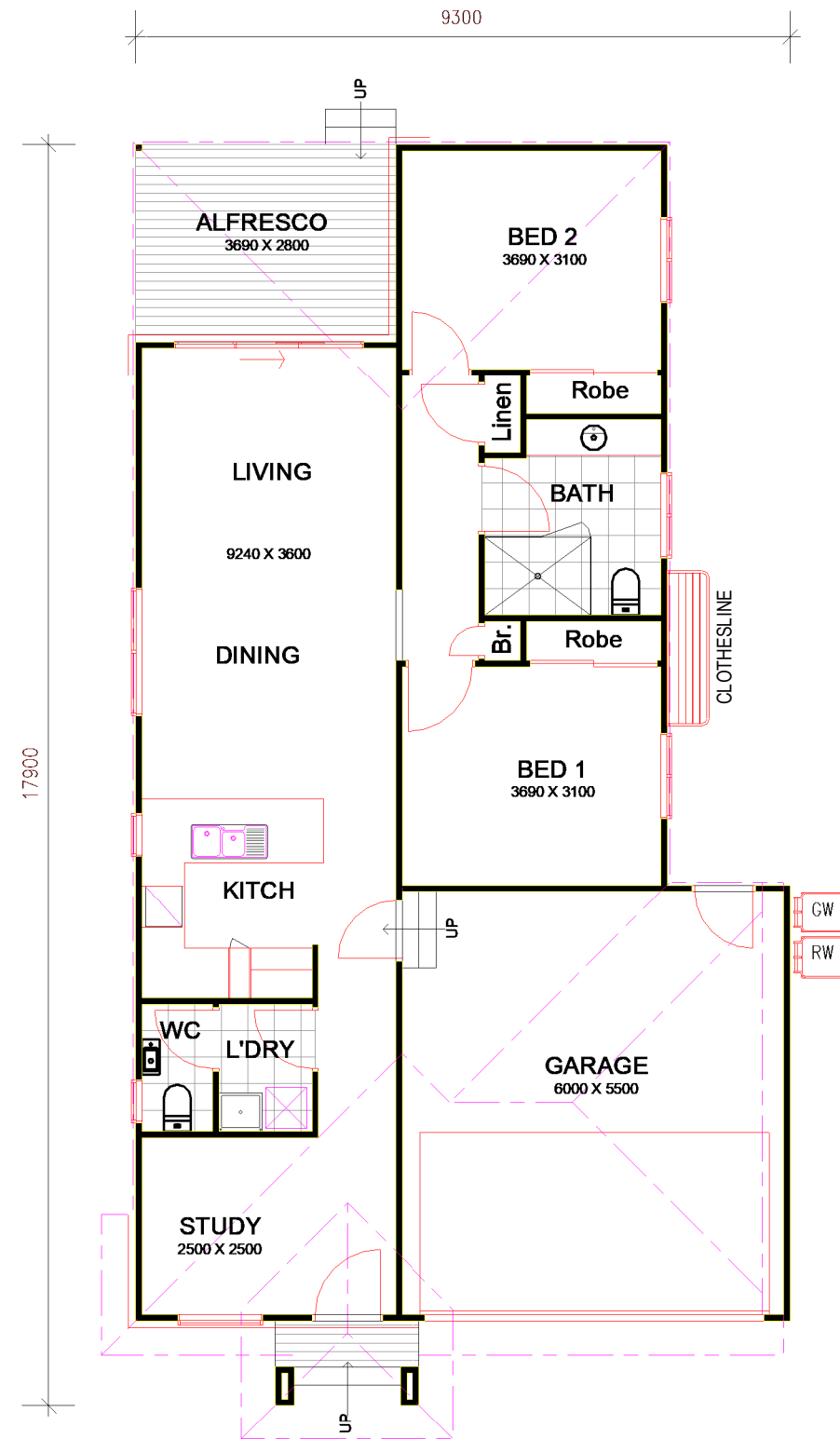
REFER D-002A - SITE PLAN - LEASE AREA



SITE PLAN
1 : 200

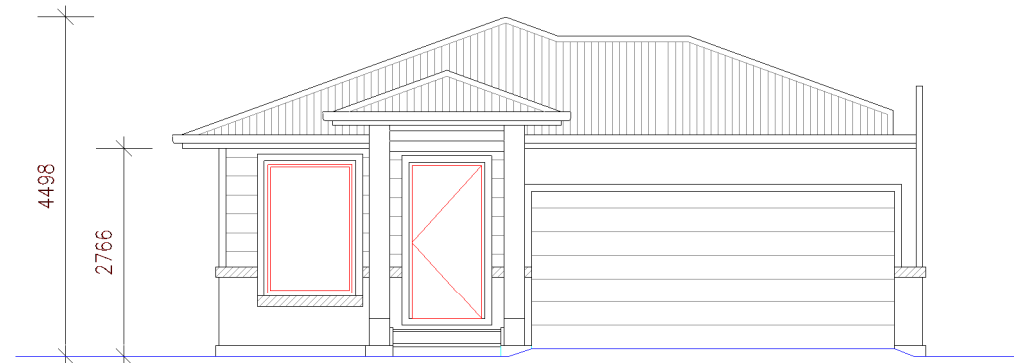
ADVERTISED

PRELIMINARY not for construction	SITE	375 SWANSEA ROAD LILYDALE VIC 3140	DATE	DESCRIPTION	BY	REV	SHEET	A3
	CLIENT	LILYDALE MANAGEMENT SERVICES P/L	21.11.22	-	JL	E	D-012	
			24.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	F	HOUSE DESIGN - SOLARIS	
			16.12.22	DEVELOPMENT APPLICATION ISSUE V7	JL	G		155
			20.04.23	DEVELOPMENT APPLICATION ISSUE V8	JL	H		
			26.04.23	UNCONTROLLED	JL	J		
			04.07.23	DEVELOPMENT APPLICATION ISSUE V9	JL	K	PROJECT	
			26.07.23	RFI	JL	L	4967	
			26.07.23	RFI UPDATES	JL	M		SWANSEA
			22.11.23	MW RFI UPDATE	JL	N		RESIDENTIAL VILLAGE OVER 55 COMMUNITY

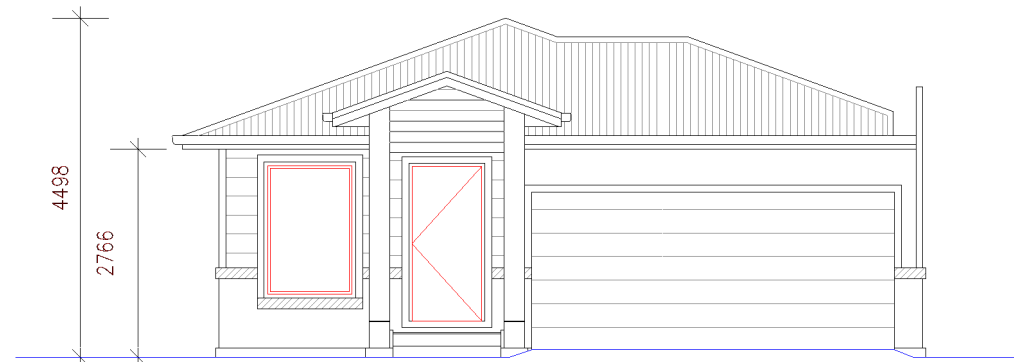


AREA ANALYSIS		
LIVING AREA	92.90	sqm
GARAGE	33.77	sqm
ALFRESCO	10.33	sqm
PORCH	2.46	sqm
TOTAL	139.46	sqm

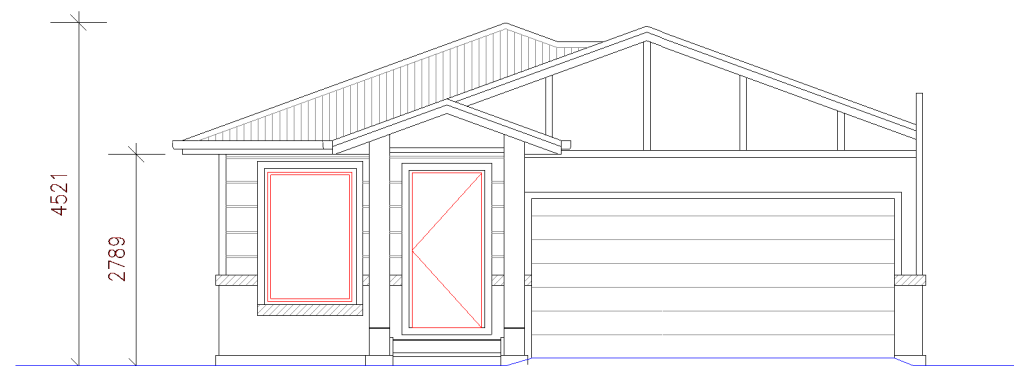
FLOOR PLAN
1 : 100



ELEVATION 1



ELEVATION 2



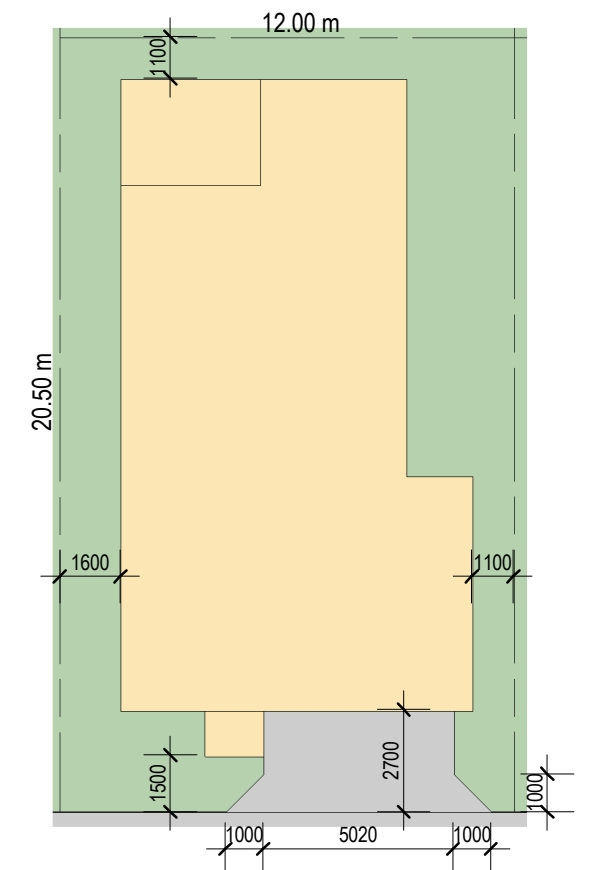
ELEVATION 3

ADVERTISED

ESD initiatives (refer Sustainability Management Plan by ADP Consulting Engineer for details)

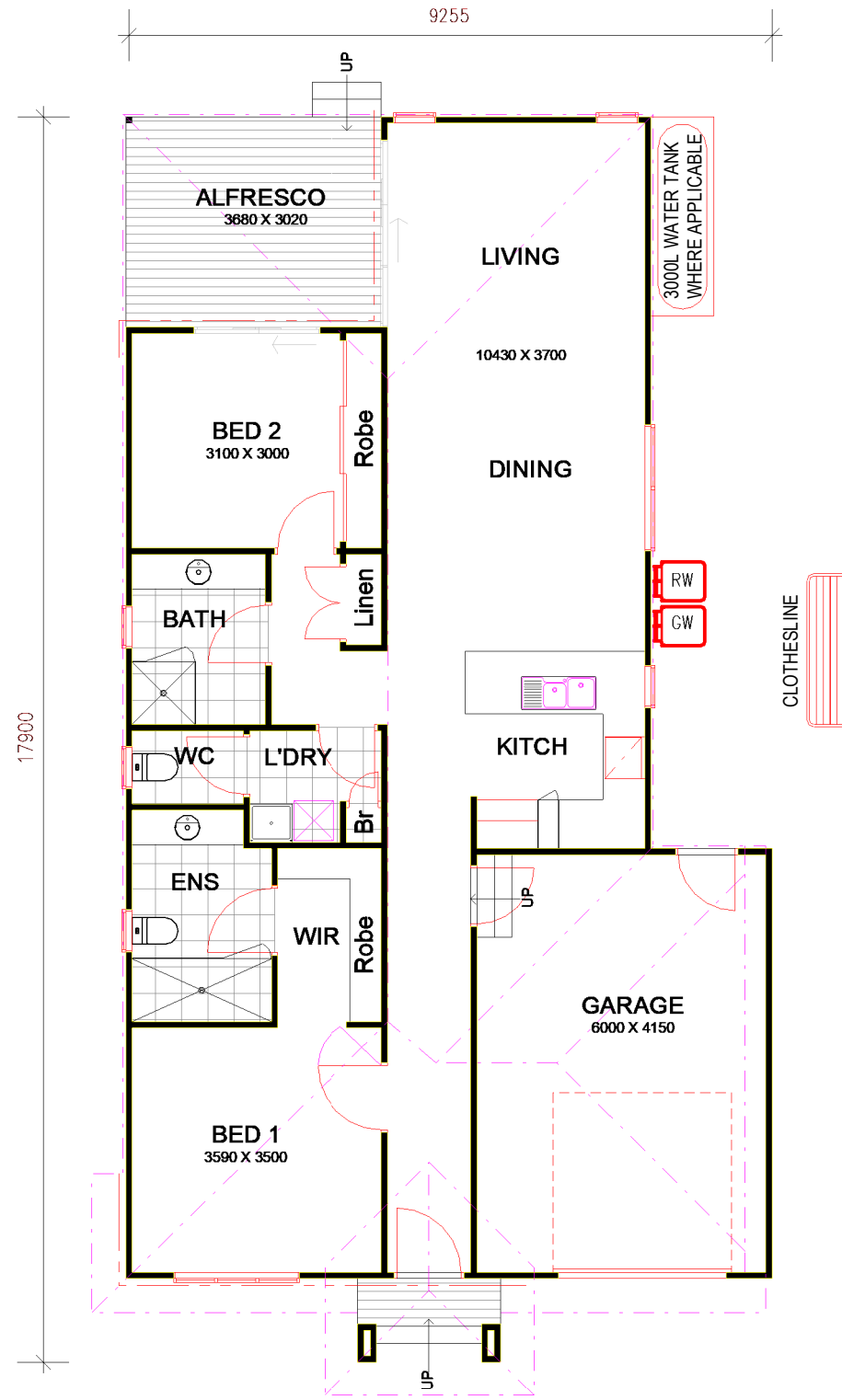
- Wall insulation min. R1.5
- Roof insulation min. R5.0
- Underfloor insulation min. R2.0
- Double glazed clear window with standard frames.
- For metal framed dwellings, a thermal break must be provided.
- All sides of doors and windows must be sealed.
- Rangehood and exhaust fans must be provided with a flap that closes when not in use.
- Enable cross ventilation.
- All electric equipment. Induction cooktop to be used.
- High efficiency electric pump hot water system.
- Max. Illumination of 4W/sqm or less
- EV infrastructure to be provided for all dwellings.
- No top hung awning window to be used.
- Water efficient fittings, fixtures and appliances.
- Low toxicity interior finishes.
- All dwellings provided with building fabric exceeding the minimum requirement by the Victorian Consolidation Regulations for Residential Tenancies (caravan and Moveable Dwellings Registration and Standards) Regulations 2020 - Schedule 3, Part 2, Section 3.
- Double glazed windows to all habitable room windows

REFER D-002A - SITE PLAN - LEASE AREA



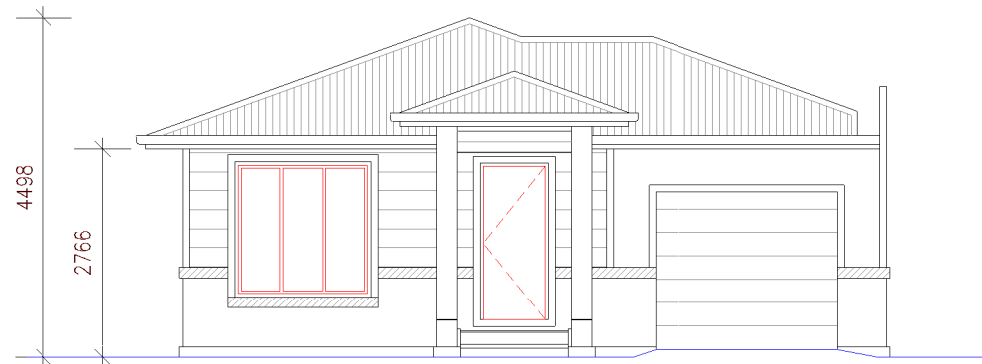
SITE PLAN
1 : 200

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PRELIMINARY not for construction	SITE	375 SWANSEA ROAD LILYDALE VIC 3140	DATE	DESCRIPTION	BY	REV	SHEET	A3 D-013	
	CLIENT	LILYDALE MANAGEMENT SERVICES P/L	21.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	E			
			24.11.22	DEVELOPMENT APPLICATION ISSUE V7	JL	F		HOUSE DESIGN - IRONBARK	
			16.12.22	DEVELOPMENT APPLICATION ISSUE V8	JL	G			
			20.04.23	UNCONTROLLED ISSUE	JL	H		SWANSEA RESIDENTIAL VILLAGE OVER 55 COMMUNITY	
			26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	J			
			04.07.23	RFI	JL	K		PROJECT 4967	
			26.07.23	RFI UPDATES	JL	L			
			22.11.23	MW RFI UPDATE	JL	M			
						N			

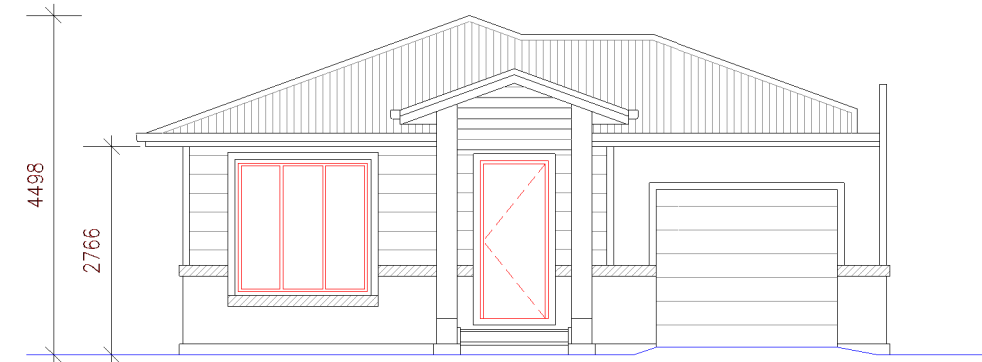


AREA ANALYSIS		
LIVING AREA	99.91	sqm
GARAGE	25.98	sqm
ALFRESCO	11.11	sqm
PORCH	2.46	sqm
TOTAL	139.46	sqm

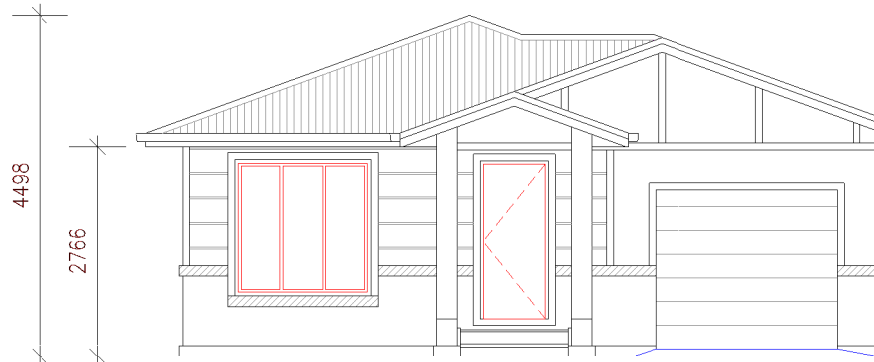
FLOOR PLAN
1 : 100



ELEVATION 1



ELEVATION 2

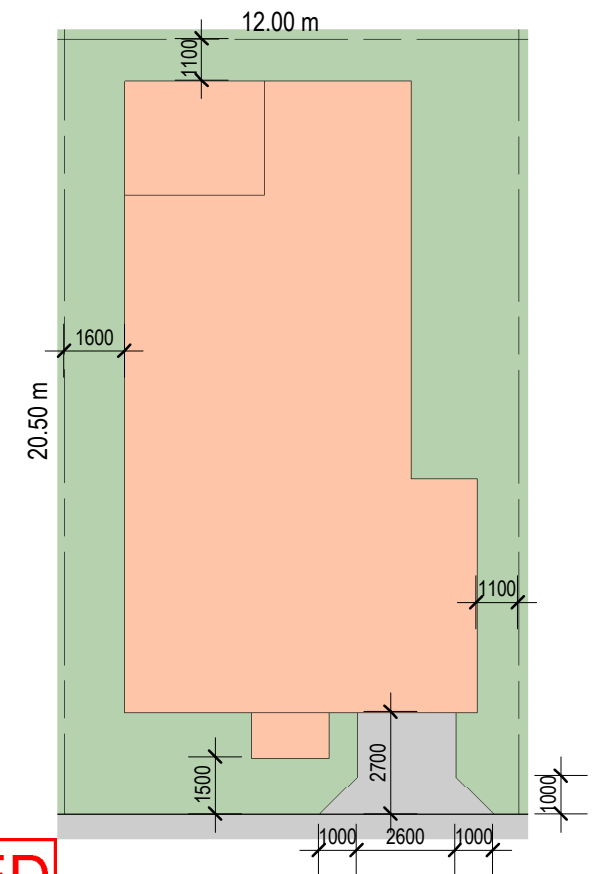


ELEVATION 3

ESD initiatives (refer Sustainability Management Plan by ADP Consulting Engineer for details)

- Wall insulation min. R1.5
- Roof insulation min. R5.0
- Underfloor insulation min. R2.0
- Double glazed clear window with standard frames.
- For metal framed dwellings, a thermal break must be provided.
- All sides of doors and windows must be sealed.
- Rangehood and exhaust fans must be provided with a flap that closes when not in use.
- Enable cross ventilation.
- All electric equipment. Induction cooktop to be used.
- High efficiency electric pump hot water system.
- Max. Illumination of 4W/sqm or less
- EV infrastructure to be provided for all dwellings.
- No top hung awning window to be used.
- Water efficient fittings, fixtures and appliances.
- Low toxicity interior finishes.
- All dwellings provided with building fabric exceeding the minimum requirement by the Victorian Consolidation Regulations for Residential Tenancies (caravan and Moveable Dwellings Registration and Standards) Regulations 2020 - Schedule 3, Part 2, Section 3.
- Double glazed windows to all habitable room windows

REFER D-002A - SITE PLAN - LEASE AREA



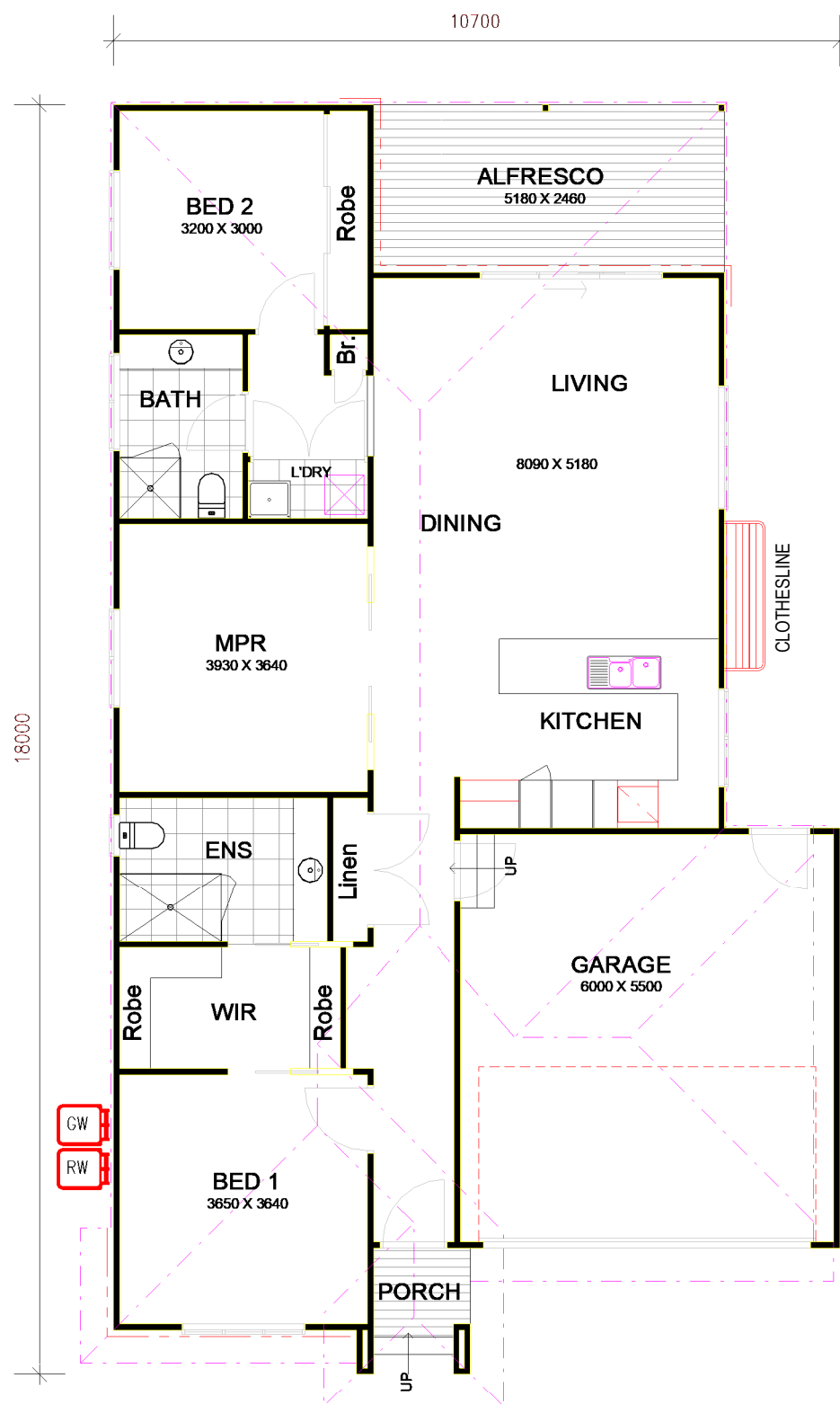
CARLISLE SITE

1 : 200

ADVERTISED

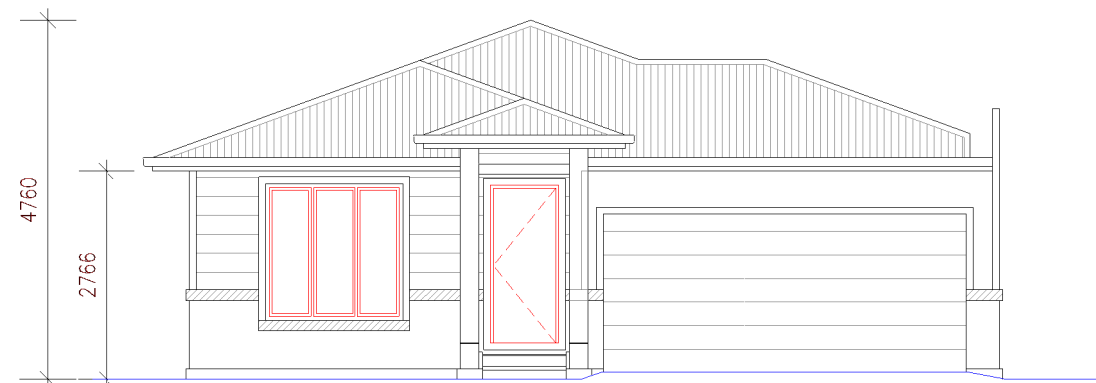
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PRELIMINARY not for construction	SITE	375 SWANSEA ROAD LILYDALE VIC 3140	DATE	DESCRIPTION	BY	REV	SHEET	A3
	CLIENT	LILYDALE MANAGEMENT SERVICES P/L MONDO ARCHITECTS design@mondoarchitects.com.au +61 7 3838 1638	21.11.22	-	JL	E	D-014 HOUSE DESIGN - CARLISLE PROJECT 4967 SWANSEA RESIDENTIAL VILLAGE OVER 55 COMMUNITY	
			24.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	F		
			16.12.22	DEVELOPMENT APPLICATION ISSUE V7	JL	G		
			20.04.23	DEVELOPMENT APPLICATION ISSUE V8	JL	H		
			20.04.23	UNCONTROLLED ISSUE	JL	J		
			26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	K		
			04.07.23	RFI	JL	L		
			26.07.23	RFI UPDATES	JL	M		
			22.11.23	MW RFI UPDATE	JL	N		

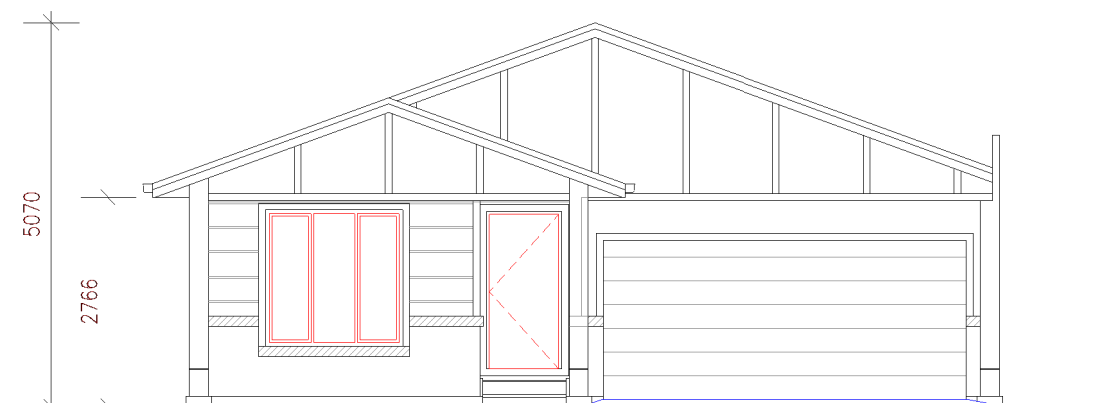


AREA ANALYSIS		
LIVING AREA	119.53	sqm
GARAGE	34.20	sqm
ALFRESCO	12.74	sqm
PORCH	2.81	sqm
TOTAL	169.28	sqm

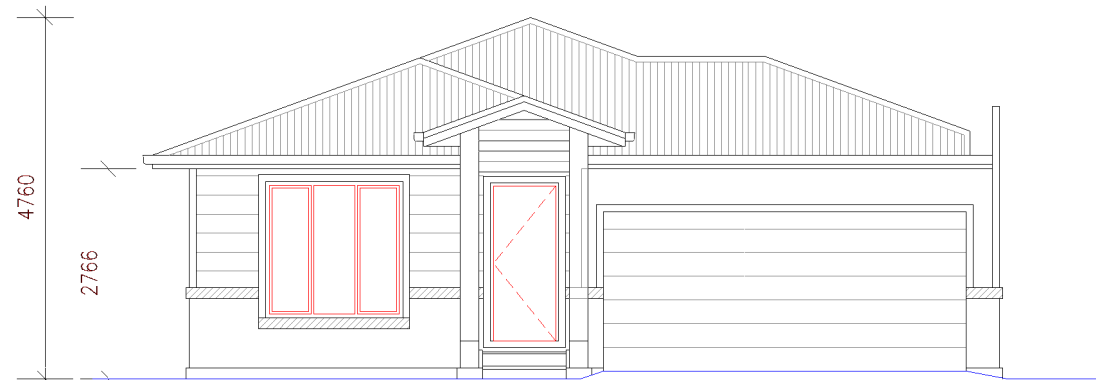
SHAMROCK PLAN & ELEV
1 : 100



ELEVATION 1



ELEVATION 2

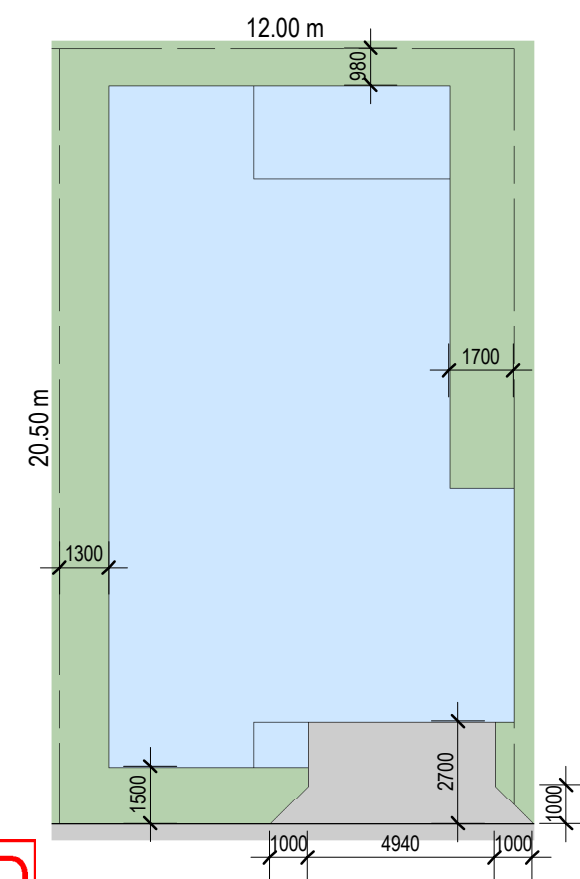


ELEVATION 3

ESD initiatives (refer Sustainability Management Plan by ADP Consulting Engineer for details)

- Wall insulation min. R1.5
- Roof insulation min. R5.0
- Underfloor insulation min. R2.0
- Double glazed clear window with standard frames.
- For metal framed dwellings, a thermal break must be provided.
- All sides of doors and windows must be sealed.
- Rangehood and exhaust fans must be provided with a flap that closes when not in use.
- Enable cross ventilation.
- All electric equipment. Induction cooktop to be used.
- High efficiency electric pump hot water system.
- Max. Illumination of 4W/sqm or less
- EV infrastructure to be provided for all dwellings.
- No top hung awning window to be used.
- Water efficient fittings, fixtures and appliances.
- Low toxicity interior finishes.
- All dwellings provided with building fabric exceeding the minimum requirement by the Victorian Consolidation Regulations for Residential Tenancies (caravan and Moveable Dwellings Registration and Standards) Regulations 2020 - Schedule 3, Part 2, Section 3.
- Double glazed windows to all habitable room windows

REFER D-002A - SITE PLAN - LEASE AREA



SHAMROCK SITE
1 : 200

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PRELIMINARY not for construction	SITE	375 SWANSEA ROAD LILYDALE VIC 3140	DATE	DESCRIPTION	BY	REV	SHEET	A3	
	CLIENT	LILYDALE MANAGEMENT SERVICES P/L MONDO ARCHITECTS design@mondoarchitects.com.au +61 7 3838 1638	21.11.22	DEVELOPMENT APPLICATION ISSUE V6	JL	E	D-015	HOUSE DESIGN - SHAMROCK SWANSEA RESIDENTIAL VILLAGE OVER 55 COMMUNITY	
			24.11.22	DEVELOPMENT APPLICATION ISSUE V7	JL	F			
			16.12.22	DEVELOPMENT APPLICATION ISSUE V8	JL	G			
			20.04.23	UNCONTROLLED ISSUE	JL	H			
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			04.07.23	RFI	JL	K			
			26.07.23	RFI UPDATES	JL	L			
			22.11.23	MW RFI UPDATE	JL	M			
						N			

COLOR SCHEME 1 - SHALE GREY

COLOURBOND METAL ROOF
SHALE GREY

COLORBOND
FASCIA & GUTTERS
SURFMIST

COLOR SCHEME 2 - WALLABY

COLOURBOND METAL ROOF
COLORBOND WALLABY

COLORBOND
FASCIA & GUTTERS
WALLABY

LIGHTWEIGHT CLADDING
WATTYL WINTER MUSHROOM

GARAGE DOOR
COLORBOND
SHALE GREY

LIGHTWEIGHT CLADDING
ALABASTER

GARAGE DOOR
COLORBOND
SURFMIST

STEEL
BALUSTRADE
SURFMIST

ALUMINIUM
WINDOW
FRAMES
SURFMIST

TIMBER
PERGOLA
SHALE GREY

ENTRY CANOPY
LIGHTWEIGHT CLADDING
WATTYL WHITE

STEEL
BALUSTRADE
SURFMIST

ALUMINIUM
WINDOW
FRAMES
SURFMIST

TIMBER
PERGOLA
EVENING
HAZE

ENTRY CANOPY
LIGHTWEIGHT CLADDING
ALABASTER



COLOR SCHEME 3 - BASALT

COLOURBOND METAL ROOF
BASALT

COLORBOND
FASCIA & GUTTERS
BASALT

COLOR SCHEME 4 - WINDSPRAY

COLOURBOND METAL ROOF
WINDSPRAY

COLORBOND
FASCIA & GUTTERS
SHALE GREY

LIGHTWEIGHT CLADDING
WATTYL SEAGULL

GARAGE DOOR
COLORBOND
SURFMIST

LIGHTWEIGHT CLADDING
WATTYL EARTHCHILD

GARAGE DOOR
COLORBOND
SHALE GREY

ALUMINIUM
WINDOW
FRAMES
COLORBOND
BASALT

STEEL
BALUSTRADE
COLORBOND
BASALT

TIMBER
PERGOLA
BASALT

ENTRY CANOPY
LIGHTWEIGHT CLADDING
WATTYL SURFMIST

ALUMINIUM
WINDOW
FRAMES
COLORBOND
WINDSPRAY

STEEL
BALUSTRADE
COLORBOND
WINDSPRAY

TIMBER
PERGOLA
WINDSPRAY

ENTRY CANOPY
LIGHTWEIGHT CLADDING
WATTYL WHITE

F4 - OPEN ALUMINIUM FENCE
DULUX MONUMNET

F2 - HORIZONTAL GROOVED
PLY FENCE - RECESSED
DULUX ZENITH HEIGHTS

F1 - VERTICAL GROOVED PLY
FENCE - FORWARD
DULUX LA PINETA

F3 - RENDERED PLY FENCE -
RECESSED
DULUX RAINMAKER

SLEEPER RETAINING WALL
DULUX SILKWORT



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PRELIMINARY not for construction	SITE	375 SWANSEA ROAD LILYDALE VIC 3140	DATE	DESCRIPTION	BY	REV	SHEET	A3
	CLIENT	LILYDALE MANAGEMENT SERVICES P/L MONDO ARCHITECTS design@mondoarchitects.com.au +61 7 3838 1638	-	-	-	-	D-016	EXTERNAL FINISHES
			24.11.22	DEVELOPMENT APPLICATION ISSUE V7	JL	G		
			16.12.22	DEVELOPMENT APPLICATION ISSUE V8	JL	H		
			-	-	-	J		
			26.04.23	DEVELOPMENT APPLICATION ISSUE V9	JL	K		
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			26.07.23	RFI UPDATES	JL	M		
			22.11.23	MW RFI UPDATE	JL	N		

PROJECT
4967
SWANSEA
RESIDENTIAL VILLAGE
OVER 55 COMMUNITY



LEGEND:

	EXISTING TREES TO BE RETAINED		PROPOSED GRASSING
	EXISTING TREE TO BE RETAINED WITH TREE PROTECTION ZONE REFER TO ARBORIST REPORT		PROPOSED RE-VEGETATION
	EXISTING TREES TO BE REMOVED REFER TO ARBORIST REPORT		PERMEABLE PAVING
	PROPOSED INDIGENOUS/NATIVE TREES FROM THE EVC 30 AS PER ATTACHED STATEMENT REFER TO PLANTING SCHEDULE		PROPOSED INFORMAL PARKING WITH GRASSCRETE AND BOLLARDS
	PROPOSED NATIVE TREE PLANTING TO FUTURE DETAIL		PROPOSED GRAVEL PATH
	OPPORTUNITY FOR STREET TREE PLANTING		PROPOSED FEATURE GRAVEL WITH FURNITURE - SEATING AND BENCHES
	PROPOSED INDIGENOUS AND NATIVE SHRUBS AND GROUND COVERS IN MULCHED GARDEN BEDS REFER TO PLANTING SCHEDULE		PROPOSED ROAD - BY OTHERS
	PROPOSED COMMUNITY VEGETABLE PATCH AND COMPOST TO FUTURE DETAIL		PROPOSED WATER TANK TO FUTURE DETAIL
	PROPOSED RAIN GARDEN TO FUTURE DETAIL		SITE BOUNDARY
			SURVEYED CREEK TOP OF BANK 2018
			SEWER EASEMENT
			TREE NUMBER

NOTES:

- THE RESERVE/PARKLAND AREA TO THE WEST OF THE SITE IS SUBJECT TO FURTHER STUDY IN ACCORDANCE WITH MELBOURNE WATER REQUIREMENTS. THIS AREA COULD POTENTIALLY TREATED AS THE LANDSCAPE REHABILITATION ZONE THAT PROMOTES PLANTS FROM SWAMPY RIPARIAN WOODLAND VEGETATION COMMUNITY.
- THIS PLAN HAS BEEN PREPARED BASED ON THE SUPPLIED EXISTING CONDITIONS/FEATURE AND LEVEL SURVEY AND PROPOSED DEVELOPMENT PLAN
- EXISTING TREES AND TREE REMOVAL INFORMATION HAS BEEN BASED UPON THE SUPPLIED TREE LOCATION PLAN THAT PREPARED BY ARBOR SURVEY DATED 10th DEC 2018.
- AT LEAST 90% OF PLANTING ACROSS THE LAND, AND 100% OF PLANTING WITHIN THE 'COMMUNAL OPEN SPACE' IS TO BE INDIGENOUS PLANT SPECIES LISTED IN YARRA RANGES VEGETATION COMMUNITY LANDSCAPE LIST, NO. 30 (SWAMP GUM SWAMPY RIPARIAN WOODLAND).
- A 24 MONTH MAINTENANCE PLAN WILL BE PROVIDED WITH NOTES ON APPROPRIATE WEED CONTROL, MULCH REPLENISHMENT, DEAD PLANT REPLACEMENT AND PRUNING TO ENSURE THE SUCCESSFUL ESTABLISHMENT, AND ON-GOING HEALTH, OF NEW PLANTING.
- ALL VEGETATION REMOVAL, REVEGETATION PLANTING AND ANY REHABILITATION WORKS WITHIN THE OLINDA CREEK WATERWAY CORRIDOR/30 METRE SETBACK FROM THE TOP OF BANK OF OLINDA CREEK ARE TO BE INCLUDED. IT SHOULD ALSO INCLUDE AREAS, DENSITIES AND PROPOSED SPECIES FOR REVEGETATION.
- THE PLAN WILL INCORPORATE APPROPRIATE VEGETATION SCREENING OF THE DEVELOPMENT FROM THE WATERWAY CORRIDOR.
- IT IS RECOMMENDED THAT ANY LANDSCAPE PLANTINGS THAT ARE UNDERTAKEN AS PART OF THE PROPOSED WORKS ARE CONDUCTED USING INDIGENOUS SPECIES SOURCED FROM A LOCAL PROVENANCE. THIS INCLUDES WITHIN THE PROPOSED DRAINAGE RESERVE, WHERE LOCAL PROVENANCE SPECIES TOLERANT OF OCCASIONAL WATERLOGGING ARE RECOMMENDED
- RETAIN THE LOGS OF NATIVE TREES REMOVED WITHIN THE STUDY AREA AS NATIVE FAUNA HABITAT WITHIN THE BORDER OF THE DRAINAGE RESERVE, WHERE FEASIBLE.

KEY:

- Estate entry road with proposed indigenous/native street tree buffer planting.
- Pocket park providing seating opportunities for the community. Indigenous/native vegetation and rain garden contribute shade and environmental value.
- Proposed gated pedestrian path and emergency vehicle access from Swansea Road.
- Gathering area with quiet seating spots and a vegetated dry creek bed meandering through the park. Opportunity for shelters and fitness area - to future design
- Proposed communal pocket park seating opportunities and native planting and feature vegetated dry creek bed. Opportunity to integrate communal gathering space - to future design
- Proposed communal pocket park with Grasscrete informal parking, indigenous/native planting, seating and a lookout over the re-vegetation area.
- Parkland reserve offering opportunity for the planting of indigenous planting, complimented by existing vegetation communities along Olinda Creek. The proposed vegetation will be a mix of native seeds and copses of indigenous tree revegetation. These species will be wildlife attractors that make the creek a habitat catchment for local wildlife. This will offer a unique experience for discovery and education to the local community.
- Opportunities for large canopy indigenous tree planting.
- Permeable paving allows for storm water to penetrate to the roots of large trees and other plants and reduces storm water run off.
- Original Creek location in 1972 defined by surveyor
- 1.5m planting buffer with low shrubs and groundcovers and medium canopy tree to lot frontage
- 2.5m planting buffer to Swansea Road street frontage to further detail.
- Proposed Community Vegetable Patch to future detail - min 15m² @ clubhouse and 38m² for residents
- Proposed Composting area to future detail
- Proposed Rain Garden to future detail - min 100m²
- Proposed Water Tank to future detail - 7500L @ clubhouse and 8 x 3000L for dwellings

PRECEDENT IMAGES



EXAMPLE OF PERMEABLE PAVING



DRY CREEK BED



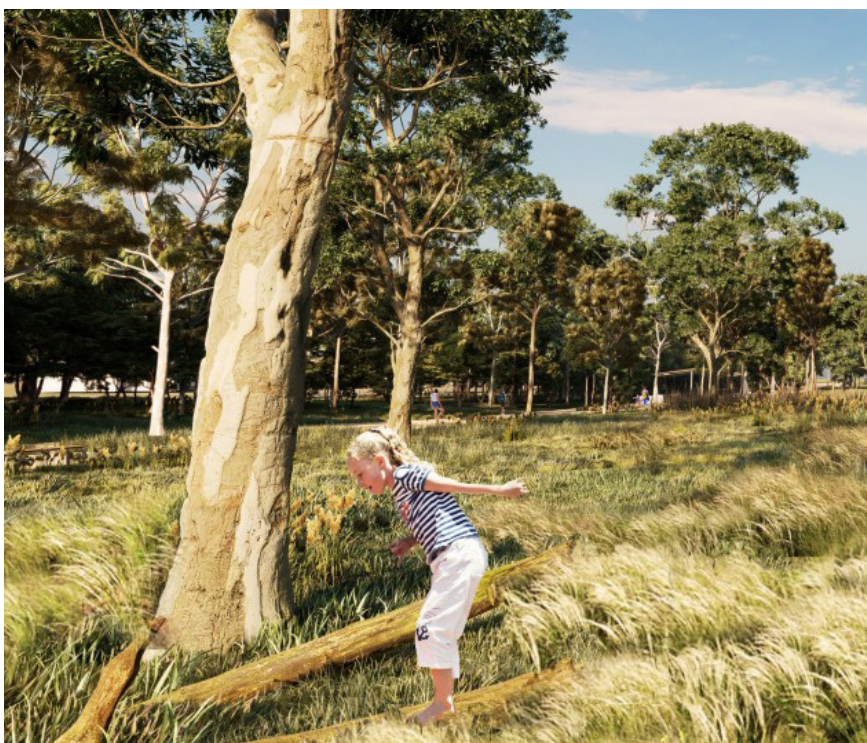
RAIN GARDEN



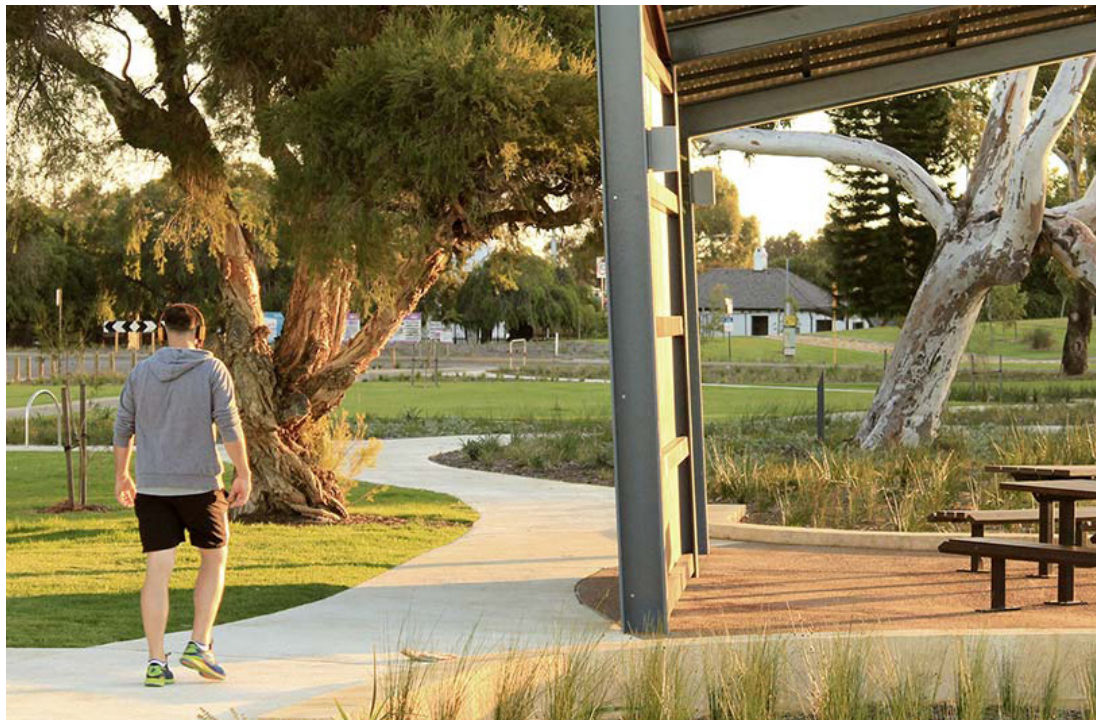
TYPICAL LOT FRONTAGE



GATHERING /PICNIC AREA



OPEN GRASSLAND PLANTING



PEDESTRIAN PATH AND SEATING AREA



NATIVE TUBESTOCK PLANTINGS SUITABLE FOR OLINDA CREEK RIPARIAN ZONE

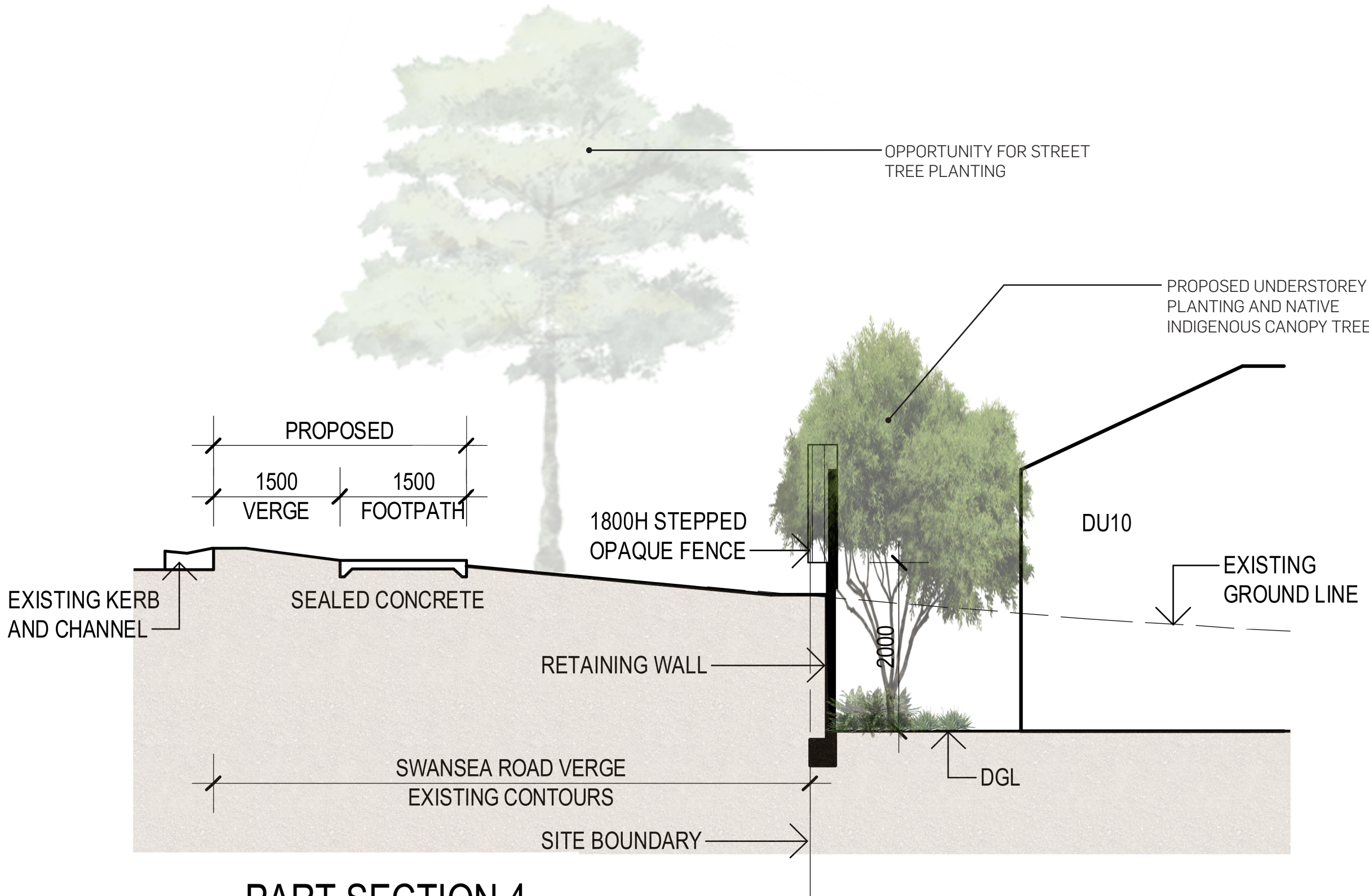


PEDESTRIAN LINK EXAMPLE



TYPICAL PARKLAND RESERVE

SECTION A-A - TYPICAL SWANSEA BUFFER PLANTING



PART SECTION 4

1 : 100

SUGGESTED PLANTING LIST:

PLANTS QUANTITY TO BE DETERMINED

Code	Botanical Name	Common name	Pot / Installation size	Size at maturity (HxW)
TREES				
	<i>Acacia mearnsii</i> *	Black Wattle	45L pot, min 2.5m. ht, 30mm cal.	8-25m x 6-10m
	<i>Acacia melanoxylon</i> *	Blackwood	45L pot, min 2.5m. ht, 30mm cal.	15m x 10m
	<i>Eucalyptus ovata</i> *	Swamp Gum	45L pot, min 2.5m. ht, 30mm cal.	25m x 10m
	<i>Eucalyptus radiata</i> *	Narrow-leaf Peppermint	45L pot, min 2.5m. ht, 30mm cal.	30m x 15m
	<i>Eucalyptus viminalis</i> *	Manna Gum	45L pot, min 2.5m. ht, 30mm cal.	35m x 15m
	<i>Acacia mearnsii</i> *	Black Wattle	45L pot, min 2.5m. ht, 30mm cal.	12m x 8m
	<i>Melaleuca parvistaminea</i> *	Rough-barked Honey myrtle	45L pot, min 2.5m. ht, 30mm cal.	10m x 5m
	<i>Allocasuarina paludosa</i> *	Swamp Sheoke	45L pot, min 2.5m. ht, 30mm cal.	10m x 5m
SCREENING SHRUB				
	<i>Leptospermum lanigerum</i> *	Woolly Tea-Tree	200mm	2-6m x 1-3m
SHRUBS & TUFTING PLANTS TO BE SELECTED FROM				
	<i>Banksia spinulosa</i> *	Hairpin Banksia	200mm	1.5m x 1.5m
	<i>Carex appressa</i> *	Tall Sedge	200mm	1-2m x 1-2m
	<i>Goodenia ovata</i> *	Hop Goodenia	200mm	0.5m x 0.75m
	<i>Pteridium esculentum</i> *	Austral Bracken	200mm	0.3-2.5m x 0.5m
	<i>Ozothamnus rosmarinifolius</i> *	Rosemary Everlasting	200mm	1-1.5m x 0.5-0.6m
	<i>Poa labillardierei</i> *	Common Tussock Grass	200mm	1.2m x 0.5m
	<i>Juncus planifolius</i> *	Broad-leaf Rush	200mm	0.5m x 0.3m
	<i>Carex fascicularis</i> *	Tassel Sedge	200mm	0.5m x 0.5m
	<i>Epilobium pallidiflorum</i> *	Showy willow herb	200mm	0.5m x 0.5m
GROUNDCOVERS & CLIMBERS TO BE SELECTED FROM				
	<i>Clematis aristata</i> *	Mountain Clematis	tubestock	spreading/climbing
	<i>Dichondra repens</i> *	Kidneyweed	tubestock	5-15mm x 2m

* Denotes regionally local native plants as per Council 'Yarra Ranges Vegetation Communities - Swampy Riparian Woodland' and 'Riparian Woodland'

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375 SWANSEA ROAD, LILYDALE
PRECEDENT IMAGES, TYPICAL PLAN/SECTIONS AND SUGGESTED PLANTING LIST

DATE: 07.07.2023
JOB NO: ND2276
DWG NO: LA-02
REV: 9

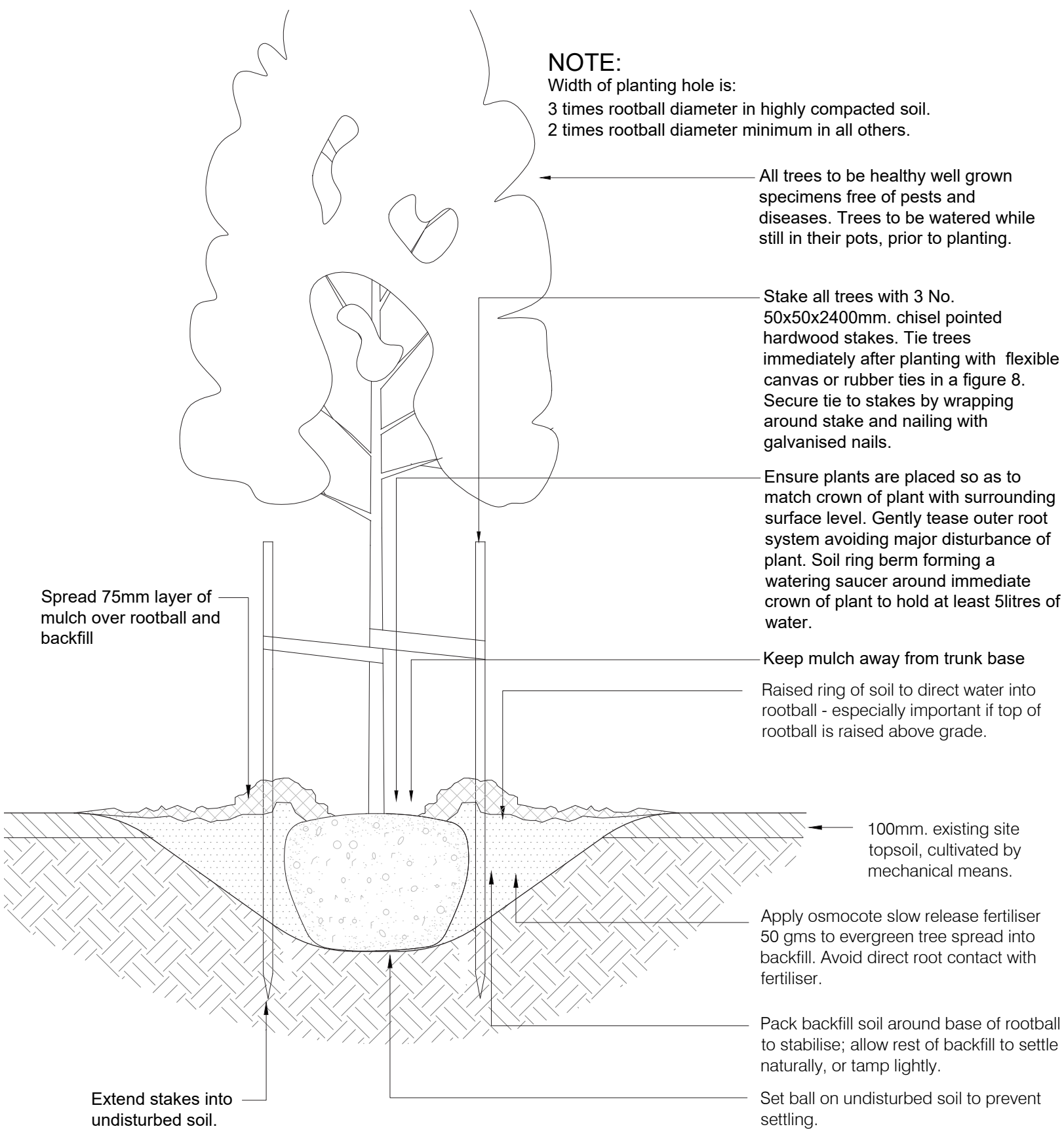
EXISTING TREE DATA FROM TREE LOGIC ARBORIST REPORT - AUG 2022

Assessed	Tree id	Species	Common Name	Age_class	Origin	DBH cm	Height_m	Width_m	Health	Structure	Arb rating	ULE yrs	Ownership	Impact_name	TPZ impact	Incur_m ²	Incur_%	52.17	Comments	TPZ rad_m	SRZ rad_m
2022	1	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	26,24,22,18 (est.)	8	8	Fair	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Included bark forks, multi-stemmed, past powerline clearance.	5.4	2.5
2022	2	<i>Acacia melanoxylon</i>	Blackwood	Early-mature	Indigenous	16	5	4	Fair	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Past powerline clearance. x2 trees	2	1.8
2022	3	<i>Eucalyptus ovata</i>	Swamp Gum	Early-mature	Indigenous	38,16	8	8	Fair	Fair to Poor	Mod.B	11-20 y	Council	Bowling green - 2.52%,Development - 7.92%	TPZ	7.87	10.4%	Yes-Protect	Acute forks, past powerline clearance. Pruned for wire clearance.	4.9	2.3
2022	4	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	20 (est.)	7	3	Fair	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Past powerline clearance, street tree, weed infested.	2.4	1.5
2022	5	<i>Melaleuca ericifolia</i>	Swamp Paperbark	Maturing	Indigenous	18	5	4	Fair	Fair	Low	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Suckering.	2.2	1.8
2022	6	<i>Quercus robur</i>	English Oak	Maturing	Exotic deciduous	75	10	12	Fair	Fair	Mod.B	21-40 y	Neighbours	Development - 18.69%	TPZ Major	47.53	18.7%	Exotic deciduous	Neighbour's tree. Dieback, epicormic growth.	9	3.7
2022	7	<i>Eucalyptus mannifera</i>	Brittle Gum	Removed	Australian native	40	14	10	Removed	Removed	Very Low	Removed	Subject Site	Development - 100.0%	Within	72.35	100.0%	Removed	Collapsed & removed after damage due to 2021 storm impact	4.8	3.7
2022	8	<i>Corymbia maculata</i>	Spotted Gum	Removed	Victorian native	23	12	7	Removed	Removed	Mod.C	Removed	Subject Site	Development - 100.0%	Within	24.62	100.0%	Removed	Collapsed & removed after damage due to 2021 storm impact	2.8	3.7
2022	9	<i>Eucalyptus mannifera</i>	Brittle Gum	Maturing	Australian native	30	13	13	Poor	Very Poor	Very Low	<1 y	Subject Site	Development - 99.99%	Within	40.7	100.0%	Australian native	Collapsed, trunk re-sprout.	3.6	3.3
2022	10	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	120 (est.)	14	13	Poor	Poor	Low	<1 y	Subject Site	Development - 78.35%	Within	510.2	78.4%	Yes-Lost	Cracks/rot, in irreversible decline, weed infested. Almost dead, previous failures, habitat value.	14.4	3.7
2022	11	<i>Eucalyptus ovata</i>	Swamp Gum	Maturing	Indigenous	46	11	8	Good	Fair	Mod.B	11-20 y	Subject Site	Development - 100.0%	Within	94.99	100.0%	Yes-Lost	Partly suppressed - crown bias nw. On lean, included union at ~3m.	5.5	2.7
2022	12	<i>Eucalyptus ovata</i>	Swamp Gum	Maturing	Indigenous	46	14	7	Fair to Poor	Fair to Poor	Mod.C	11-20 y	Subject Site	Development - 100.0%	Within	94.99	100.0%	Yes-Lost	Minor dieback. Suppressed, bifurcated with included unions.	5.5	2.7
2022	13	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	163	22	14	Fair	Poor	Low	6-10 y	Subject Site	Bowling green - 32.81%,Clubhouse - 16.52%,Development - 46.19%	Within	706.54	100.0%	Yes-Lost	Cavity, over-extended limbs, past stem failure, trunk decay. Dieback, bifurcated at 1.6m, previous failures. Requires pruning.	15	4.2
2022	14	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	72	12	8	Poor	Poor	Low	6-10 y	Subject Site	Bowling green - 67.31%,Development - 30.99%	Within	228.3	98.3%	Yes-Lost	Decay, declining, main leader dead. Almost dead, hollows in trunk, habitat value.	8.6	3.1
2022	15	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	90,94 (est.)	17	11	Poor	Poor	Low	1-5 y	Subject Site	Bowling green - 71.16%,Clubhouse - 0.52%,Development - 21.67%	Within	706.54	100.0%	Yes-Lost	Decay, main leader dead, past limb failure, past stem failure. Large stem tear, fungal fruiting bodies, in decline, habitat value.	15	3.1
2022	16	<i>Eucalyptus ovata</i>	Swamp Gum	Maturing	Indigenous	65	13	8	Dead	Poor	Very Low	<1 y	Subject Site	Bowling green - 99.93%	Within	190.92	99.9%	Yes-Lost	Trunk decay, 17cm sapling growing at base	7.8	2.8
2022	18	<i>Eucalyptus viminalis</i>	Manna Gum	Removed	Indigenous	133	24	20	Removed	Removed	Very Low	Removed	Subject Site	NA	None	NA	0.0%	Removed	Collapsed & removed after damage due to 2021 storm impact	15	1.5
2022	50	<i>Eucalyptus yarraensis</i>	Yarra Gum	Semi-mature	Indigenous	26,23	8	6	Fair to Poor	Fair to Poor	Mod.C	6-10 y	Council	NA	None	NA	0.0%	Yes-Protect	Hangers, minor dieback, past stem failure.	4.2	2.7
2022	51	<i>Eucalyptus yarraensis</i>	Yarra Gum	Removed	Indigenous	37	1	2	Removed	Removed	Very Low	Removed	Council	NA	None	NA	0.0%	Removed	Collapsed & removed after damage due to 2021 storm impact	1	1
2022	52	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	24	8	5	Fair	Fair	Mod.B	21-40 y	Council	NA	None	NA	0.0%	Yes-Protect	Partly suppressed - crown bias sth.	2.9	2.7
2022	53	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	30	11	7	Fair	Fair	Mod.B	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect		3.6	2.7
2022	54	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	36	9	6	Fair	Fair	Mod.B	21-40 y	Council	Development/Driveway entry - 57.27% / (Non-Contiguous Areas: Development - 42.73%)	Within	33.25	57.3%	Yes-Lost		4.3	1.7
2022	55	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	18	3	5	Fair	Fair to Poor	Mod.C	11-20 y	Council	Development/Driveway entry 6.41% / Development/Driveway entry 68.07% / (Non-Contiguous Areas: Development - 31.53%)	TPZ	0.97	6.4%	Yes-Protect	Partly suppressed - crown bias. Heavy trunk lean-NW shaded.	2.2	1.7
2022	56	<i>Eucalyptus ovata</i>	Swamp Gum	Early-mature	Indigenous	35	11	6	Fair to Poor	Fair	Mod.B	11-20 y	Council	NA	Within	55.39	100.0%	Yes-Lost	Reduced foliage density.	4.2	1.7
2022	57	<i>Eucalyptus yarraensis</i>	Yarra Gum	Removed	Indigenous	0	0	0	Removed	Removed	Very Low	Removed	Council	Tree Gone	Within	0	0.0%	Removed	Collapsed & removed after damage due to 2021 storm impact	0.2	0.2
2022	58	<i>Eucalyptus ovata</i>	Swamp Gum	Early-mature	Indigenous	30	10	6	Fair	Fair	Mod.B	21-40 y	Council	NA	None	NA	0.0%	Yes-Protect	Acute forks.	3.6	2.2
2022	59	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	15	9	3	Fair to Poor	Fair to Poor	Low	6-10 y	Council	NA	None	NA	0.0%	Yes-Protect	Reduced foliage density. x2 trees	2	2.2
2022	60	<i>Acacia melanoxylon</i>	Blackwood	Semi-mature	Indigenous	15	5	4	Fair	Fair	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect		2	2.2
2022	61	<i>Acacia melanoxylon</i>	Blackwood	Semi-mature	Indigenous	9	4	3	Fair	Fair	Low	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect		2	1.5
2022	71	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	110 (est.)	10	6	Dead	Poor	Very Low	<1 y	Council	Bowling green - 1.34%	SRZ	0.67	1.3%	Yes-Lost	Habitat hollows.	4	3.7
2022	72	<i>Eucalyptus ovata</i>	Swamp Gum	Removed	Indigenous	28,22 (est.)	10	6	Removed	Removed	Very Low	Removed	Council	Bowling green - 24.57%	SRZ	14.26	24.6%	Removed	Collapsed & removed after damage due to 2021 storm impact	4.3	2.3
2022	73	<i>Eucalyptus viminalis</i>	Manna Gum	Early-mature	Indigenous	55 (est.)	19	11	Good	Fair	Mod.A	21-40 y	Council	NA	None	NA	0.0%	Yes-Protect	On bank of drainage line.	6.6	2.7
2022	G1	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	20	10	4	Fair to Poor	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Group of 5 semi-mature Swamp Gums in swamp	2.4	1.8
2022	G2	<i>Eucalyptus viminalis</i> , <i>Eucalyptus ovata</i>	Manna Gum,Swamp Gum	Maturing	Indigenous	~80	22	15	Fair	Fair to Poor	Mod.B	21-40 y	Subject Site	NA	None	NA	0.0%	Yes-Protect	Twenty six (26) maturing Manna Gum and two (2) Silver Wattle trees -Trees 19 to 46 & 49	9	3

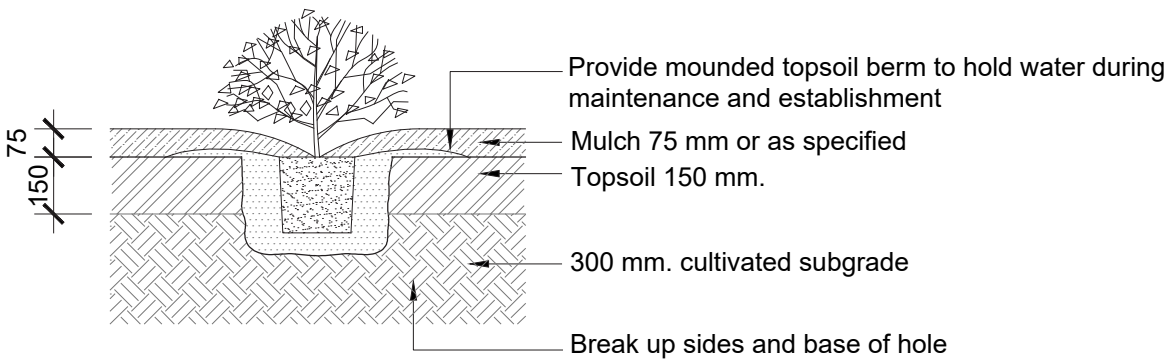
SOURCE: ARBORICULTURAL ASSESSMENT AND REPORT - 375 SWANSEA ROAD LILYDALE. PREPARED BY TREE LOGIC PTY. LTD., 29 AUGUST 2022

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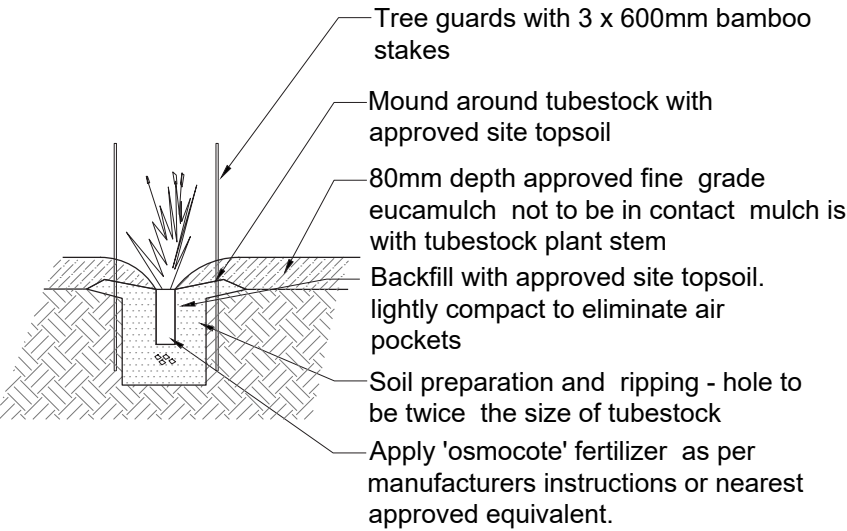
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1 TYPICAL ADVANCED TREE PLANTING DETAIL
LA-03 SECTION DETAIL
1:20



2 TYPICAL SHRUB PLANTING DETAIL
LA-03 SECTION DETAIL
1:20



3 TYPICAL TUBESTOCK PLANTING DETAIL
LA-03 SECTION DETAIL
1:20

Tree Protection:
All trees to be retained are to be suitably protected. Maintain existing ground levels at the interface between the ground and the tree trunk. Install a maximum depth of 100mm approved organic mulch, e.g. woodchips, to the radius of the Root Protection Zones (RPZs) beneath the canopy (for grassed areas and garden beds- tapering soil depth towards tree trunk). Area beneath the canopy of the protected trees should be fenced prior to the commencement of the construction activities. No excavation, filling, machinery or storage of materials shall occur within the fenced off area. Roots requiring severance beyond the tree canopy shall be clean cut with hand saw and kept moist. All roots over 40mm dia. Any roots within the fenced area should not be cut without the approval from an experienced and approved arborist.

Soil Preparation:
Prior to spreading topsoil on garden beds and lawn area, the sub-base is to be thoroughly cleared of all building rubble and other debris, then ripped to a depth of 200mm and rotary hoed. Incorporate gypsum at the rate of 2.0 kg/square metre throughout all garden beds and lawn areas.

Topsoil:
The topsoil blend should consist of the following, or similar approved:
60% Sandy loam, 20% aged sawdust, 20% composted pine bark fines

The pH value of imported topsoil should be between 5.5 -6.5. The organic additives to the sandy loam should be based on well rotten vegetative material or composted animal manure, or other approved material, free from harmful chemicals, grass and weed growth. Ensure soil mix complies with AS 4419-1998 for Landscaping and Garden Use.

Garden Beds:
Evenly spread a minimum depth of 75mm approved clean, finely graded pine wood mulch (20mm nom. Size) over topsoil excluding areas specified as pebble/rock mulch. Ensure mulch is kept away from tree and shrub trunks. Ensure mulch finishes 20mm below adjoining finished paving levels.

Planting:
All plants are to be true to species, healthy, free from pests disease and stress. At the time of planting fertilise all trees (200mm pot size) with 30 grams of 'Osmocote' all purpose general fertiliser. Fertilise all other shrubs and groundcovers with 10 grams of 'Osmocote'. Ensure all plants are well watered in at the time of planting and as necessary for the first year until established. For 150-200mm diameter pots apply 10 litres of water immediately following planting.

Levels/drainage/set-out:
Ground levels within all landscape areas should drain away from buildings towards the paths, pits, kerbs etc. in accordance with all regulations. Ensure all drainage area have contingency overflow clear of buildings.

All dimensions are to be verified on site prior to construction commencing. Any discrepancies are to be immediately reported to the Project Manager for further instruction.

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375 SWANSEA ROAD, LILYDALE

Town Planning Report

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JULY 2023

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URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Lloyd Elliott
Senior Consultant	Mietta Gleeson
Project Code	MA10940
Report Number	Rep02

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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EXECUTIVE SUMMARY

This report has been prepared on behalf of Lilydale Services Pty Ltd ('Permit Applicant') in support of a planning permit application for the development of the land for a residential village at No. 375 Swansea Road, Lilydale ('the subject site').

The subject site is located on the western side of Swansea Road, within close proximity to the Lilydale Major Activity Centre. The site's attributes lend themselves to an affordable retirement living use, which will respond to the need to accommodate Australia's growing ageing population, noting that 25% of the population to be aged over 65 by 2050. The proposed residential village is to cater for the over 55 residential market to ensure existing residents in Lilydale can "downsize" to a new dwelling, realise a more affordable housing option and maintain their lifestyle within the existing local area. The demand for over 55 living within the Shire of Ranges is increasing as highlighted by Council's policy supporting the provision of housing for older residents within Lilydale.

The proposed development triggers the following planning permit requirements:

- **Clause 35.03-2** – to use the land for a 'residential village' in the Rural Living Zone.
- **Clause 35.03-04** – to construct a building or construct or carry out works for a use in Section 2 of Clause 35.03-2.
- **Clause 44.04-1** – to construct a building or construct or carry out works on land affected by the Land Subject to Inundation Overlay.
- **Clause 52.29** – to create and alter access to a Transport Zone 2.
- **Clause 52.17-1** - to remove, destroy or lop native vegetation, including dead native vegetation.

The proposal is found to respond appropriately to the Planning Policy Framework, which seeks to intensify built form, build on the character of the area, and provide a high-quality design response for the site. In particular:

- The proposed development closely aligns with planning policy at both state and local levels for a 'residential village' (over 55) in the proposed location.
- The proposal positively responds to strategic planning objectives that encourage provision of affordable housing options to accommodate Victoria's ageing population within established suburbs that feature good access to community and commercial facilities.
- The opportunity afforded by the subject site for a residential village due to the large site area, and its location in proximity to the Lilydale Activity Centre, is appropriately responded to by the proposal.
- The proposal will provide a high level of internal amenity for future residents.
- The proposed layout and siting of buildings on site responds to the constraints of the site does not create any unreasonable amenity impacts to surrounding properties.
- The proposed use and low density housing provision is consistent with the intent of the RLZ, which seeks to ensure that development respects the natural environment.
- The development features landscaping to all setbacks, contributing to on-site amenity and facilitating integration with the surrounding neighbourhood and landscaped character of the area.

APPLICATION MATERIAL

This report should be read in conjunction with the following:

- Certificate of Title
- Architectural Drawings prepared by Mondo Architects
- Landscape Concept Plan prepared by Urbis
- Transport Impact Assessment prepared by Stantec
- Biodiversity Assessment prepared by Ecology & Heritage Partners
- Sustainability Management Plan prepared by ADP
- Servicing Report prepared by Dalton Consulting Engineers
- Arboricultural Assessment Report prepared by Tree Logic
- Stormwater Management Plan prepared by Water Technology

Collectively, these reports and documents confirm the suitability of the development from a social, economic, built form, environmental and amenity perspective.

1. SUBJECT SITE CONTEXT

1.1. SUBJECT SITE

No. 375 Swansea Road, Lilydale is located to the west of Swansea Road, approximately 1.5 kilometres from the Lilydale town centre. The subject site is irregular in shape and comprises a frontage to Swansea Road of 264 metres, a depth of 220 metres and total site area of 47,259 square metres.

The subject site is currently vacant of any development. Sporadic vegetation is present throughout the site, with native vegetation limited to the western boundary and the majority of groundcover comprised of exotic species including noxious weed (Blackberry). A further assessment of biodiversity on site is provided via the attached Biodiversity Assessment prepared by Ecology & Heritage Partners.

The subject site features a topographical incline of approximately 6 metres from the western boundary. Vehicular access is currently afforded to the site via an access point to the north-western corner of the site, connected to Swansea Road via a crossover to the north of the site boundary.

Figure 1 – Aerial view of No. 375 Swansea Road, Lilydale



 Subject Site

Figure 2 Photos of existing site conditions



Picture 1 Felled tree on site



Picture 2 Exotic grasses and weeds present (Blackberry)



Picture 3 Meadow area of the site looking east

1.2. INTERFACES

The immediate interfaces of the site can be described as follows:

North The site abuts Akarana Road to the north, a local access road approximately 6 metres in width which provides private access to the subject site. The road joins a pedestrian footbridge and pathway providing connection to Bellbird Drive and the residential properties over the Olinda Creek.

The Bellbird Park open space reserve is located over the road reserve and comprises public open space and a public car parking lot providing access to the Lilydale Lake track. Further to the north, the reserve comprises public infrastructure including a playground and the Lilydale Lake Community Centre.



Picture 4 – Northern Interface to Bellbird Park



Picture 5 – Northern Interface to Akarna Road

West Immediately to the west, the subject site abuts Olinda Creek, a major tributary to the Yarra River. This eastern interface is vegetated with various large trees and shrubs.

Bellbird Drive is located over Olinda Creek, a local access road comprising a single lane of traffic in each direction and a pedestrian footpath adjacent to Olinda Creek. No formal parking is located on Bellbird Drive.

Multiple properties are located over the road reserve, comprising Nos. 33-47 Bellbird Drive. All properties are situated on large lots with setbacks to Bellbird Drive of between 13 to 22 metres. All properties contain generous landscaping and some significant trees are located along this interface.



Picture 6 – Western interface to Olinda Creek

South No. 363 Swansea Road is located to the south of the site, comprising three large school buildings associated with the Glenvale School and a centrally located parking area. The large portion of the site immediately abutting the subject site is currently vacant. Short Street is located further to the south, providing vehicular access to this site.



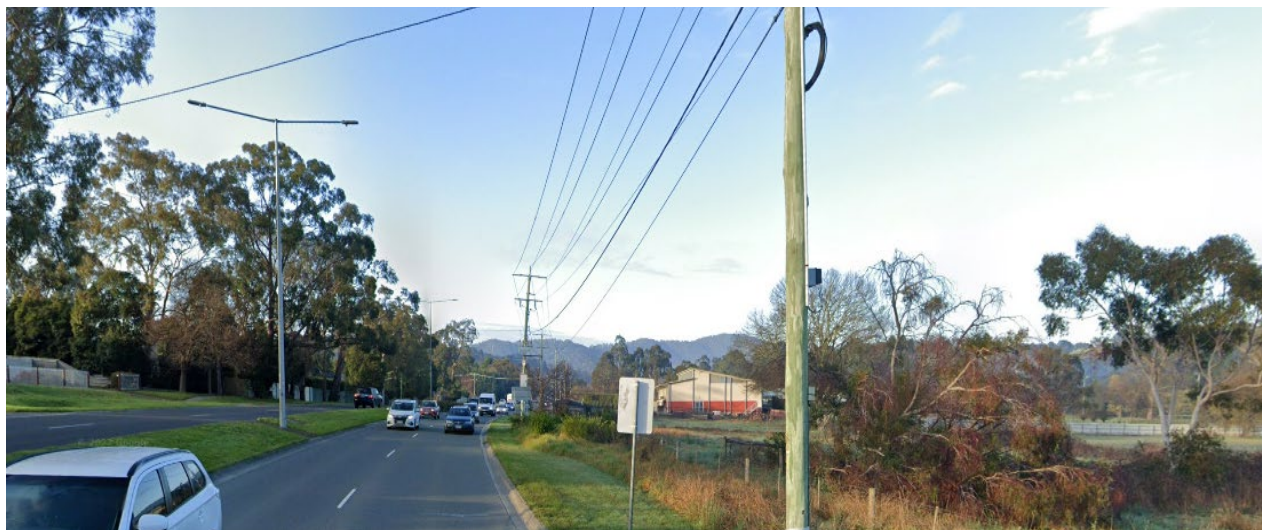
Picture 7 – Southern Interface to No.363 Swansea Road



Picture 8 – Existing buildings at No.363 Swansea Road

East Immediately to the east, the subject site abuts Swansea Road, a major arterial road comprising two lanes of traffic in each direction, separated by a median strip.

Over the road reserve, the site has interfaces to multiple residential properties comprising Nos. 376 to 298 Swansea Road. These properties comprise one and two-storey detached dwelling developments, with minimum setbacks of 13 metres to Swansea Road. Properties to this interface contain various levels of landscaping within the front setbacks and varying front fence heights. Access to these properties is afforded via individual crossovers to Swansea Road.



Picture 9 – Eastern interface to Swansea Road looking south

1.3. WIDER AREA

The wider site surrounds feature a mixed typology of built forms and features. Built form in the vicinity of the site generally comprises single or double storey detached dwellings on large lots.

Figure 3 – Examples of built in the surrounding area.



Picture 10 No. 390 and No. 392 Swansea Road, Lilydale east of the site



Picture 11 Dwellings along Bellbird Drive approximately 70 metres west of the site. Vegetated screening is present looking eastward

The subject site is located within close proximity to a variety of amenities and services including public transport, recreation and community facilities. These include:

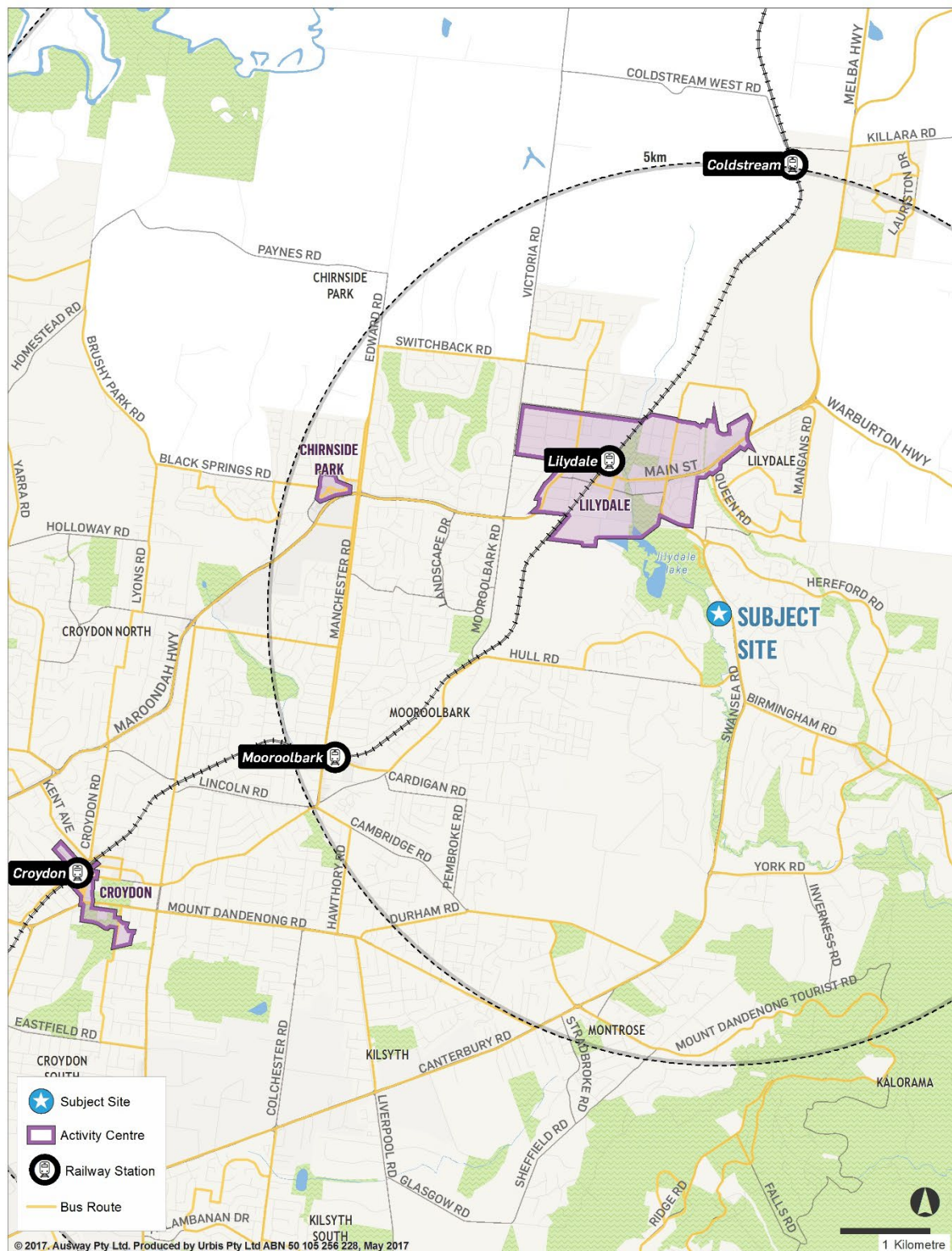
- Lilydale Lake Community Room (approximately 850 metres north)
- Lilydale Activity Centre (approximately 1.8 kilometres north)
- Lilydale Marketplace (approximately 2.4 kilometres north-west)
- Public open space at Bellbird Park (to the immediate north)
- Bus Route 663 traversing Swansea Road, providing connection between Belgrave and Lilydale (approximately 50 metres east)
- Bus Route 663 traversing Swansea Road, providing connection between Lilydale and Mooroolbark (approximately 50 metres east)
- Lilydale Railway Station, providing connections on the Lilydale line between Melbourne CBD and Lilydale (approximately 2.4 kilometres north)

Figure 4 – Site Context Map



375 SWANSEA ROAD, LILYDALE SITE LOCATION

Figure 5 – Regional Context Map



375 SWANSEA RD, LILYDALE SITE LOCATION

2. PROPOSAL

On the basis of the provisions of the Rural Living Zone, it is proposed to undertake the development of the land for a residential village via a 'Land lease' model incorporating 50 retirement living dwellings and associated ancillary buildings.

The proposed residential village will comprise:

- 50 retirement living dwellings (over 55s), comprising either two or three bedroom dwellings
- Club house, comprising communal facilities including a swimming pool, gym and lounge.

2.1. LAND USE AND LAND LEASE MODEL

The residential village is proposed as part of a 'Land lease' model. The model allows future residents to lease a portion of the land under a Residential Site Agreement and purchase the dwelling. The site agreement is governed under Part 4A of the Residential Tenancies Act. This provides an affordable housing option for various groups of people, including those looking to 'down-size' or near retirement, a key component of planning policy to provide affordable, diverse housing options. Further the Land lease model provides onsite amenities, facilities, and an on-site management team to oversee operations.

The proposal would be operated by Vital Communities, below is an extract illustrating the benefits of the model:

- *"Land lease communities offer residents a sense of connection, resort-like amenities and a way of life that is relaxed, enjoyable and social."*
- *"The growing popularity of land lease communities is due to their enduring cost effectiveness and resort-like amenities. At the same time dramatic improvements in the quality of homes has resulted in more attractive, well designed and contemporary housing options."*
- *"As housing prices continue to rise many retirees are looking for alternatives to taking on large mortgages or having to deplete their savings in order to buy a traditional home and land."*
- *"A combination of factors means that land lease communities offer prospective home owners compelling savings on their housing. With a land lease community you do not purchase the land on which your house is located. This means the entry price is much lower because you are not buying the land."*
- *"Under the land lease model you lease the land by paying a site fee of \$190–\$240 per week to the community operator. Home owners are protected by the residential tenancies act. A long, 90 year lease provides security of tenure. Homeowners can release equity upon the sale of their old home to move into a land lease community. In most cases home owners will have surplus equity from the home sale and this allows for better lifestyle choices and healthier, happier residents who can enjoy their retirement."*
- *"Two and three bedroom home accommodation will offer a range of affordability options and create a diverse social group within the community. Finding affordable homes for single older people is rare. There will also be homes with double garages and good sized yards for those wanting more independent lifestyle"*

2.1.1. Planning Mechanism for Land Use

It is proposed that any planning permit issued for the proposed use would include a requirement for a Section 173 Agreement that limits occupants of the land to be retirees over 55. The below is proposed wording for a Section 173 agreement condition to facilitate this outcome:

'Prior to the commencement of the development, the land owner must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with the Responsible Authority to provide for:

- *"A restriction preventing the occupation of dwellings on the subject land by persons other than persons who are over the age of 55 or the spouse or widow/widower of a person over the age of 55 who is/was also a resident of the development."*

It is also noted that Covenant AS384698E registered on the Title includes a restriction on the use of the land. Relevant extract as follows:

'The registered proprietor must not use the lot hereby transferred or any part thereof -

- a) for any development that may fall within the National Rental Affordability Scheme;*
- b) for any public housing, community housing, supported accommodation or similar nature;*
- c) for any caravan park, temporary accommodation, on-site cabin or moveable dwelling facility unless each moveable dwelling is no less than 60 square metres in area; or*
- d) for any purpose other than for a Housing Community for retired persons as defined in the Retirement Villages Act 1986, retirement village development and/or aged care facility purposes which may include community housing or supported housing where such housing is for the benefit of the residents of the Housing Community, retirement village development and/or aged care facility which for the avoidance of doubt may consist of moveable dwellings of no less than 60 square metres each in area.'*

2.2. ADDRESSING COUNCIL CONCERNS

Land lease communities are thriving in Australia to address a clear shortage of affordable options for older people. Council's *Healthy and Active Ageing Plan 2019-2023* acknowledges this shortage, citing the provision of age-friendly housing was core concern of existing residents in Yarra Ranges identified during consultation of the plan:

"The lack of housing options available for older people to remain in their township was of concern..... Others raised the need for land near the centre of the townships to be designated for older person residential housing. Many of the older people were already being impacted by housing limitations with friends leaving their township to 'down-size'. A regular comment made was "there is not enough accommodation for older people who wish to 'down-size'. Many of us want to stay in the area".

(Page 18)

The proposal directly responds to the issue noted above, providing housing proximate to the town centre, promoting a sense of community, and being affordable. There are no other land lease communities within the Shire of Yarra Ranges with the closest residential village (over 55) is located 35 kilometres from the site and this provides a unique and affordable housing option for over 55 residents.

2.3. BUILDING LAYOUT AND FORM

The dwellings have been sited to make efficient use of the site and ensure amenity impacts to adjoining properties are limited. Dwellings 36 – 50, sited to the west of the site, have been designed to benefit from views to the creek and proposed reserve/parkland.

Each dwelling is proposed at single storey, with the provision of private open space located within the rear courtyard of each dwellings. The centrally located dwellings have been appropriately spaced to ensure appropriate amenity outcome for future residents.

The dwellings will comprise a range of construction materials, which have been selected to reflect the existing character of residential properties in the area and to be low maintenance and durable. These materials include dark and light coloured brick, various rendered finishes and colourbond finishes for the roof and garage of each dwelling.

2.4. LANDSCAPING

The proposed development has been designed to ensure adequate space is available to provide a genuine contribution to the landscape character of the area and provide an integrated outcome with the proposed built form. A landscape outcome for the site will reflect the existing character of the surrounding area, particularly the Olinda Creek environs and seek to provide a transition between the surrounding residential areas and the farm land present in the area.

The site layout design includes three large, linear communal open space areas for the use of future residents. The parks are to be located centrally within the site, running from Swansea Road to the new western site boundary, ensuring views through the site to the adjoining proposed reserve/parkland area and creek.

The future landscape outcome for the site will see native street trees along the internal access roads within the site, to create a well vegetated streetscape, reflecting the character of the broader Lilydale residential areas. Each dwelling fronting Swansea Road will benefit from tree planting within the rear area of private open space, along with timber decking for outdoor living opportunities.

2.5. EARTHWORKS

Earthworks are to be undertaken on site prior to development. The development, including the internal road network, will be raised to ensure sufficient freeboard is provided above applicable flood levels. Development levels will be achieved via a combination of fill and cantilevers. Fill will result in floodplain loss however; compensatory cut will be provided west of the development to mitigate the proposed fill.

The proposed development line within the site will allow for the additional cut to be placed between Olinda Creek and the development area, with the invert level of the cut area approximately 1.5 m above the invert of Olinda Creek at the northern end of the property. This area created between the proposed development site and the Olinda Creek will form a new parkland/reserve and communal open space area.

2.6. TREE RETENTION AND REMOVAL

An Arboriculture Assessment and Report has been prepared by Tree Logic. It is proposed that thirteen existing trees are proposed for removal from the site and within the footprint of the proposed access road connecting to Akarana Road. Of the trees proposed for removal, none have been assessed as having a high protection value as assessed by Tree Logic.

The report states three trees would have a nominal encroachment exceeding 10%, however, two of the trees are either considered dead or are fallen and the third tree can be retained if the proposed road alignment is no closer than 6.5 metres from the base of the tree as detailed in Tree Logic's assessment.

All required measures will be taken to ensure the health of all trees within the site, and those located on adjoining properties, that are to be retained.

2.7. TRAFFIC, ACCESS AND CAR PARKING

The main vehicle access point is proposed to occur via a single access point to Akarana Road along the site's northern frontage. Akarana Road is a local road (managed by Council). It is a two-way road aligned in an east-west direction and configured with a two-lane, 6m wide carriageway, set within a 35m wide road reserve (approximately). Pedestrian access is proposed to be provided via the access point to Akarana Road.

It is assumed that total of at least one car parking space will be provided to each two-bedroom dwelling and two spaces will be provided to each three-bedroom dwelling. In addition, 12 visitor spaces are proposed as part of this development.

2.8. WASTE COLLECTION & EMERGENCY VEHICLE ACCESS

The proposed internal loop road will be provided with a minimum 5.5m wide carriageway, to accommodate waste collection and emergency vehicles. In particular, this carriageway width accords with the CFA requirements for fire truck access to a development.

Waste is proposed to be collected on-site by Council's regular waste collection services using the 10.5m long side-lift vehicle.

We note that the site is situated within a flood zone. As such, an emergency access point is proposed along Swansea Road (between townhouse nos.14 and 15), with this access only to be used in the event of a 1 in a 100-year flood. Given this flood event has a probability of 1% of occurring in any given year, this arrangement is considered to be an acceptable outcome.

3. PLANNING POLICY FRAMEWORK

3.1. PLANNING POLICY FRAMEWORK

The following policies are relevant to the consideration of this application:

- Clause 02 – Municipal Planning Strategy
- Clause 11 – Settlement
- Clause 13 – Environmental Risks and Amenity
- Clause 15 – Built Environment and Heritage
- Clause 16 – Housing

3.2. ZONING

The subject site is located in the **Rural Living Zone – Schedule 2**. The purpose of the zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for residential use in a rural environment.*
- *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.*

Under the provisions of the Rural Living Zone, a permit is required to:

- Use the land for a residential village (accommodation), pursuant to Clause 35.03-2.
- To construct a building or construct or carry out works for a use in Section 2 of Clause 35.03-2, pursuant to Clause 35.03-04.

3.3. OVERLAYS

The subject site is affected by the **Land Subject to Inundation Overlay**. The purpose of the Land Subject to Inundation Overlay is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify land in a flood storage or flood fringe area affected by the 1 in 100-year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity*
- *To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.*
- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*
- *To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.*

Pursuant to Clause 44.04, a permit is required to construct a building or construct or carry out works (including a fence).

3.4. PARTICULAR PROVISIONS

3.4.1. Clause 52.06 – Car Parking

It is assumed that the proposed development will provide car parking spaces in accordance with the statutory requirements, including visitor and DDA compliant parking provisions. Access is to be provided through a singular vehicle accessway located on Akarana Road to the car parking area.

It is assumed that each dwelling will provide a car parking provision for residents at a minimum that meets the requirements of Clause 52.06 – Car Parking, as follows:

- One car space to each of the two-bedroom dwellings
- Two car spaces to each of the three-bedroom dwellings

In addition, it is confirmed that 12 visitor spaces are provided on-site, meeting the statutory requirement.

4. PLANNING CONSIDERATIONS

The following sections of this report addresses the following key matters:

- Planning policy support for the proposed development
- Benefits of a residential village in this location
- Built form outcomes & response to context
- Building services and performance

5. PLANNING POLICY SUPPORT

The relevant State and Local Planning Policies and Planning Controls of the Yarra Ranges Planning Scheme are detailed within **Section 3 of this report**. Below is a summary of the key points:

5.1. PLANNING POLICY FRAMEWORK

The proposed development is found to be highly consistent with the State Planning policies, with the proposal providing for the increased provision of affordable housing aimed at the State's growing ageing population in a strategically appropriate location, whilst achieving a high quality urban design and architectural built form outcome that is responsive to the site and surrounding area.

The development of a residential village on the subject site strongly aligns with the general directions and objectives of the PPF, as outlined below:

- As supported by **Clause 02.02-1 - Municipal Profile**, the proposed development provides a balanced outcome on the site, offering rural and environmental benefits through the provision of increased landscaping and the provision of the parkland/reserve, while increasing housing diversity, within proximity to the Lilydale Activity Centre.
- Aligning with the vision of the of the Shire of Yarra Ranges at **Clause 02.02 – Vision**, the development provides increased housing in a strategically appropriate location, while contributing to the natural environment.
- Consistent with **Clause 02.03-1 – Settlement**, the proposed development ensures the sustainable growth of the municipality through the provision of increased housing within the existing metropolitan area of Lilydale.
- The development provides a low density residential development, which has been designed to respond to the environmental and built form character of the surrounding area, in accordance with **Clause 02.03-5 – Built Form**. This includes through the provision of increased landscaping and canopy tree planting across the site and a considered site layout that make efficient use of the site, while considering amenity impacts for future residents and those on adjoining properties.
- The proposal has been designed with regard for the landscape and environmental qualities of the surrounding area, consistent with **Clause 02.02-2 – Environmental and Landscape Values**. The proposed built form takes cues from surrounding residential development to ensure design consistency avoid detriment to the local environment.
- **Clause 11 – Settlement** recognises that the existing and future needs of communities through provision of land for housing. Furthermore, it requires planning to consider '*opportunities for the consolidation, redevelopment and intensification of existing urban areas*', of which the subject site responds appropriately.
- Consistent with **Clause 13.03 – Floodplains** the development has been sited and designed, including through cut and fill, to ensure that each dwelling is located above the 1% AEP flood level and as such will not be subject to flooding.
- In accordance with **Clause 13.02 – Bushfire**, the layout of the development has been designed to give priority to human life, including through the provision of relevant buffer zones to limit exposure to the site, in the event of a bushfire event.
- **Clause 15 – Built Environment and Heritage** supports the proposal on the basis that the proposal encourages architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
- **Clause 16 – Housing** aims to facilitate the timely development of housing to meet existing and future needs. The policy specifically encourages planning for housing that delivers an adequate supply of land or redevelopment opportunities to meet the needs of the ageing population, enabling older people to live in appropriate housing in their local communities. It is noted that 15% of older Australians will be dependent on the private rental sector by 2040, equating to 1.35 million people.
- In accordance with **Clause 16.01S – Integrated Housing**, the proposed development will facilitate the delivery of a residential village, aimed at providing housing choice and diversity for older members of the

community in a location that enjoys excellent proximity to services, public transport and other community facilities due to the sites location nearby the Lilydale Activity Centre.

Overall, the proposed development provides an opportunity to develop a strategically appropriate site to facilitate the provision of a residential village, which will provide additional and affordable housing for Yarra Range's ageing community as contemplated by the Planning Policy Framework of the Yarra Ranges Planning Scheme.

1.1.1. Rural Living Zone

The proposed use and development is considered to positively respond to the purpose and decision guidelines of the Rural Living Zone for the following reasons:

- The development responds to the existing character of surrounding residential development and rural environment.
- The proposal provides a new residential use in the rural environment, contributing to the diversity of existing housing stock within the Lilydale area, increasing affordable accommodation options for over 55's in a location with a growing ageing population.
- The density of the development is significantly reduced and now includes large landscape breaks, small clusters of dwellings and significant communal open space for future residents.
- The development proposes genuine landscaping across the site to ensure the development responds to the surrounding landscape character and rural environment.
- Adequate provision for car parking, bicycle parking, loading and waste is provided across the site.

6. BUILT FORM AND RESPONSE TO CONTEXT

The subject site presents a unique redevelopment opportunity, with the vacant land providing a generally underutilised site within the immediate proximity of the Lilydale Activity centre. The proposal will result in a greater level of interest, activity and vibrancy in this area of Lilydale and contribute to the character and presentation of the township along Swansea Road.

The built form design presents a balanced response to the existing conditions and will contribute to the revitalisation of the site and improved amenity of the surrounding area, particularly through the increase in open space adjacent to the Oldina Creek and surrounding environs.

The design and massing of the development carefully responds to the key urban design elements relating to the existing and preferred context, outlook, solar access of the Yarra Ranges Planning Scheme.

6.1. BUILDING LAYOUT AND DESIGN

The proposed built form layout presents a considered response to the physical constraints of the site, while ensuring an efficient layout that benefits both the usability and amenity of future residents. This includes frontages to the simply designed internal accessway, providing a sense of address for each dwelling, as well eyes on the street and easy wayfinding.

Benefitting from views to the west across the proposed communal open space, and responding to the slope of the site, Dwellings 35-50 are proposed to be cantilevered over the bank/slope of the site to the west.

6.2. EXTERNAL AMENITY

The site benefits from its location adjacent to the Olinda Creek, parkland and a vacant site, meaning that the development does not directly abut any residential properties, limiting opportunity for external amenity impacts. Whilst ResCode does not strictly apply, it does provide a useful indication of what outcomes are acceptable in regard to visual bulk, overlooking and overshadowing and as such is referred to in this assessment and detailed at Appendix B.

In saying this, is noted that the proposal has been appropriately designed to ensure that future development of adjoining sites, particularly the vacant land to the east, is not detrimentally impacted by the proposal. Given the low scale nature of the development, all dwellings incorporate a height and setback that ensures future residential development on these sites will not be detrimentally affected by way of overshadowing, overlooking or visual bulk. This ensures compliance with ResCode Standard B17, B19, B20 and B22.

The overall design also takes into consideration the amenity outcomes between future dwellings within the site, including appropriate siting of habitable room windows, secluded private open space and vehicle parking locations to ensure the best outcomes for future residents.

The provision of landscaping throughout the site also assists with providing visual relief and interest between the dwellings, particularly when viewed from Swansea Road.

Figure 6 – Typical Streetscape elevation from Swansea Road and spacing between dwellings

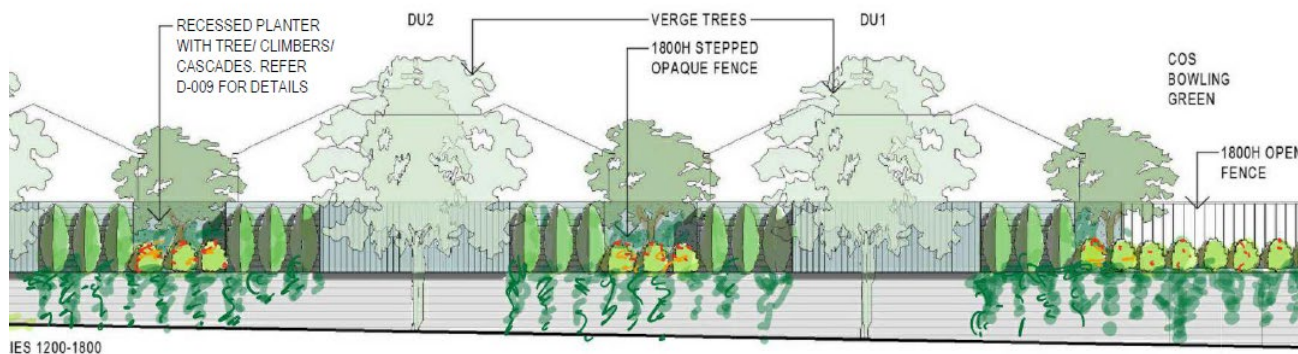


Figure 7 – Swansea Road Interface showing Communal Open Space Linkages

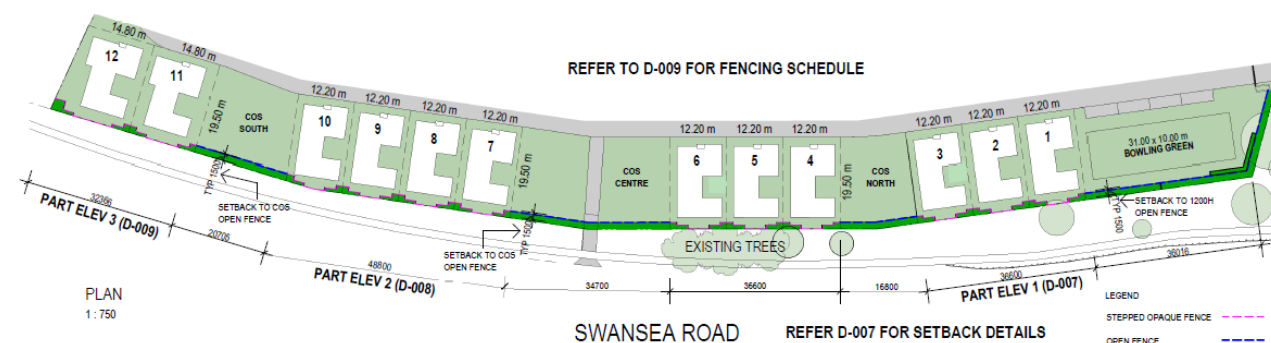


Figure 9 – Artists Impression of views through the site from Swansea Road



6.3. INTERNAL AMENITY CONSIDERATIONS

The overall quality of the proposed design provides a well-considered response to the anticipated needs of future residents by providing a high level of internal amenity and comfort. This is validated by a high level of compliance with relevant ResCode standards for onsite amenity as discussed below:

- Internal noise sources have been located away from habitable rooms and adjacent properties in compliance with Standard B24. Given the location of the development adjacent to Swansea Road, attention has been directed towards mitigating noise levels generated by passing vehicles to protect the comfort of residents.
- The dwellings have been purposely designed to facilitate a high level of accessibility to people with limited mobility, with floor levels remaining at a consistent level within each dwelling.
- Additional communal open space is provided throughout the site in accordance with Standard B28, including provision of a club house with lounge space, dining and bar and function and conference facilities, as well as pocket parks and a new area of communal open space to the west of the dwellings.

These areas will support the needs of the development's future residents, and assist in creating a community environment within the site.

- The site layout ensures each dwelling will have clear, identifiable entrances and access ways supported by good lighting and clear paths that are easily accessible from the street and car park entrances (Standard B12).
- Each dwelling will be provided with an entrance that provides a clear sense of address that is conveniently and safely accessed from both the internal access street (Standard B25 and B26).
- Each dwelling is of a usable and functional scale to meet the needs of future residents.

- All habitable rooms are well ventilated and enjoy direct access to natural light (Standard B27), with internal communal areas comprising large windows to provide natural light and an appropriate outlook.
- Each dwelling is provided with a number of storage rooms in addition to all resident places being provided with storage space for each resident (Standard B30).

6.4. LANDSCAPING

The proposal has been deliberately designed with setbacks to all boundaries (and within the site) that afford excellent opportunities for landscaping. Given that the development proposes a total site coverage of approximately 20%, adequate land is available for deep planting of mature trees.

These setbacks and deep soil areas allow the opportunity for a landscaping that will soften the appearance of the built form from neighbouring properties and within the site, and respond positively to the character of the area, through a mixture of planting. Landscaping across the site has been designed to provide a safe, attractive and functional environment for future residents. This will be achieved through a well considered planting scheme that incorporates mature canopy trees providing shade and screening of built form.

Within the frontages to both Swansea Road and Akarana Road it is envisioned that this will incorporate a mixture of trees, shrubs and ground cover plants that feature botanical diversity, resulting in a naturally attractive site entrance that integrates with, and contributes to, the broader landscape character of the area. The provision of a range of various species will contribute to high amenity outdoor spaces for residents and visitors and allow opportunities for the enjoyment of natural landscapes within the comforts of private spaces. In addition, the provision of planting will contribute to the natural amenity of the Olinda Creek environs and existing biodiversity, which exists in this location.

Figure 9 – Extract of Concept Landscape Plan



6.5. BUSHFIRE

The Clause 13.05 objective for the State Planning Policy for bushfire is:

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The subject site is not located within a 'Bushfire Prone Area' as declared by the Minister for Planning under the *Building Regulations 2018*. We can also confirm that the site is not subject to a Bushfire Management Overlay at Clause 44.06 of the Yarra Ranges Planning Scheme.

There is no bushfire factor that would warrant a planning permit application not proceeding.

6.6. STORMWATER MANAGEMENT PLAN

A Stormwater Management Plan has been prepared by Water Technology Pty Ltd. The report has been commissioned to develop a concept design to manage stormwater runoff from the proposed development and to respond to the requirements of Melbourne Water. A Flood Impact Assessment was also completed to demonstrate that the site would comply with criteria set in Melbourne Water's Guidelines for Development in Flood Prone Area.

The stormwater management plan for the site has demonstrated that:

- Runoff from the development are retarded to pre-development 1% AEP discharge at the catchment outlet.
- All stormwater discharges from the subdivision will meet the 'Urban Stormwater Best Practice Environmental Management Guidelines' (CSIRO, 1999).
- A cut-off drain along Swansea Road and Akarana Road will capture and convey Q1% AEP peak flows from external upstream catchments can redirect it appropriately to Olinda Creek. Private properties, public roads and the upstream Council drainage network will not be adversely impact by the redirection of flow around the site.
- The proposed floodplain compensatory storage ensures there is no significant reduction in the 1% AEP flood storage volume and no significant impacts on offsite flood levels.

Water quality management can be achieved through a treatment train consisting of proprietary treatment products. Alternatively, the creation of Swamp Gum Woodlands (including swampy areas) within the site and along Olinda Creek may form part of the treatment train, based on known uptake nitrogen and phosphorus of Eucalyptus trees. Both these on-site stormwater management options would ensure that the pollutant load reduction resulting from the water quality strategy meets or exceeds best management practice targets.

Based on the outcomes of the Water Technology report, it is concluded that the proposed development will not have any unacceptable impacts on drainage infrastructure, flood safety and water quality.

7. BUILDING SERVICES AND PERFORMANCE

7.1. TRAFFIC, ACCESS AND PARKING

The proposed provision of car parking on site is considered to meet the needs of residents and visitors of the proposed development. The development has a statutory car parking requirement of 76 spaces (66 resident car spaces and 10 visitor spaces).

The proposed development includes 79 resident car spaces and 12 visitor spaces, meeting the minimum statutory requirements.

The proposed car parking layout complies with the requirements as set out in the Yarra Ranges Planning Scheme, and where appropriate, the relevant the Australian Standard.

The internal road layout is well designed and generous enough so as not to prejudice emergency vehicle access to any part of the development.

There is no statutory requirement to provide any bicycle parking. Residents owning a bicycle will be expected to store them within their property.

Any additional traffic volumes from the proposed development are unlikely to have a perceptible impact on the performance of the Swansea Road/Akarana Road/David Road intersection and the surrounding road network. Importantly, the internal loop road will be capable of comfortably accommodating the daily traffic volume estimated to be generated by the proposal.

7.2. WASTE MANAGEMENT

It is proposed that waste will be collected on-site by Council's regular waste collection services using the 10.5m long side-lift vehicle, via the internal road network.

It is proposed that the following waste management outcomes will be achieved:

- Waste will be stored within the development (hidden from external view).
- Users will sort their waste, and dispose garbage and recyclables into their collection bins.
- Waste will be collected onsite, along the development's internal roads. Residents will transfer collection bins between their residences and kerbside.
- Council will provide waste collection services.

7.3. ENVIRONMENTALLY SUSTAINABLE DESIGN

A Sustainability Management Plan (including an assessment using BESS) has been prepared in support of the development, in accordance with Clause 15.01-2L. The development had preliminary design potential to achieve a BESS Score of 56% - Best Practice.

Key ESD measures include:

- Rainwater collection and re-use.
- Solar V system for the clubhouse.
- EV charging facilities.
- Composting facilities.

8. CONCLUSION

For the reasons outlined within this report and the accompanying documentation, it is considered that the proposed development of the land for a residential village at No. 375 Swansea Road, Lilydale has significant merit and should be supported by Council. This is established for the following reasons:

- The development responds appropriately to the relevant policies of the Planning Policy Framework, which seek to increase housing choice, build on the character of the area and provide a high-quality design response for the site.
- The proposal positively responds to strategic planning objectives that encourage provision of affordable housing options to accommodate Victoria's ageing population within established suburbs that feature good access to community and commercial facilities.
- The opportunity afforded by the subject site for a residential village due to the large site area, and its location in proximity to the Lilydale Activity Centre, is appropriately responded to by the proposal.
- The proposal will provide a high level of internal amenity for future residents.
- The proposed layout and siting of buildings on site responds to the constraints of the site does not create any unreasonable amenity impacts to surrounding properties.
- The proposed use and low density housing provision built form is consistent with the intent of the RLZ, which seeks to ensure that development respects the rural environment of the surrounding area.
- The development features landscaping to all setbacks, contributing to on-site amenity and facilitating integration with the surrounding neighbourhood and landscaped character of the area.
- The creation of a new parkland/reserve increases the provision of public open space and improves the overall amenity of the surrounding area.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

ZONE & OVERLAY MAPS

Figure 8 – Zoning Map



375 SWANSEA ROAD, LILYDALE PLANNING ZONES

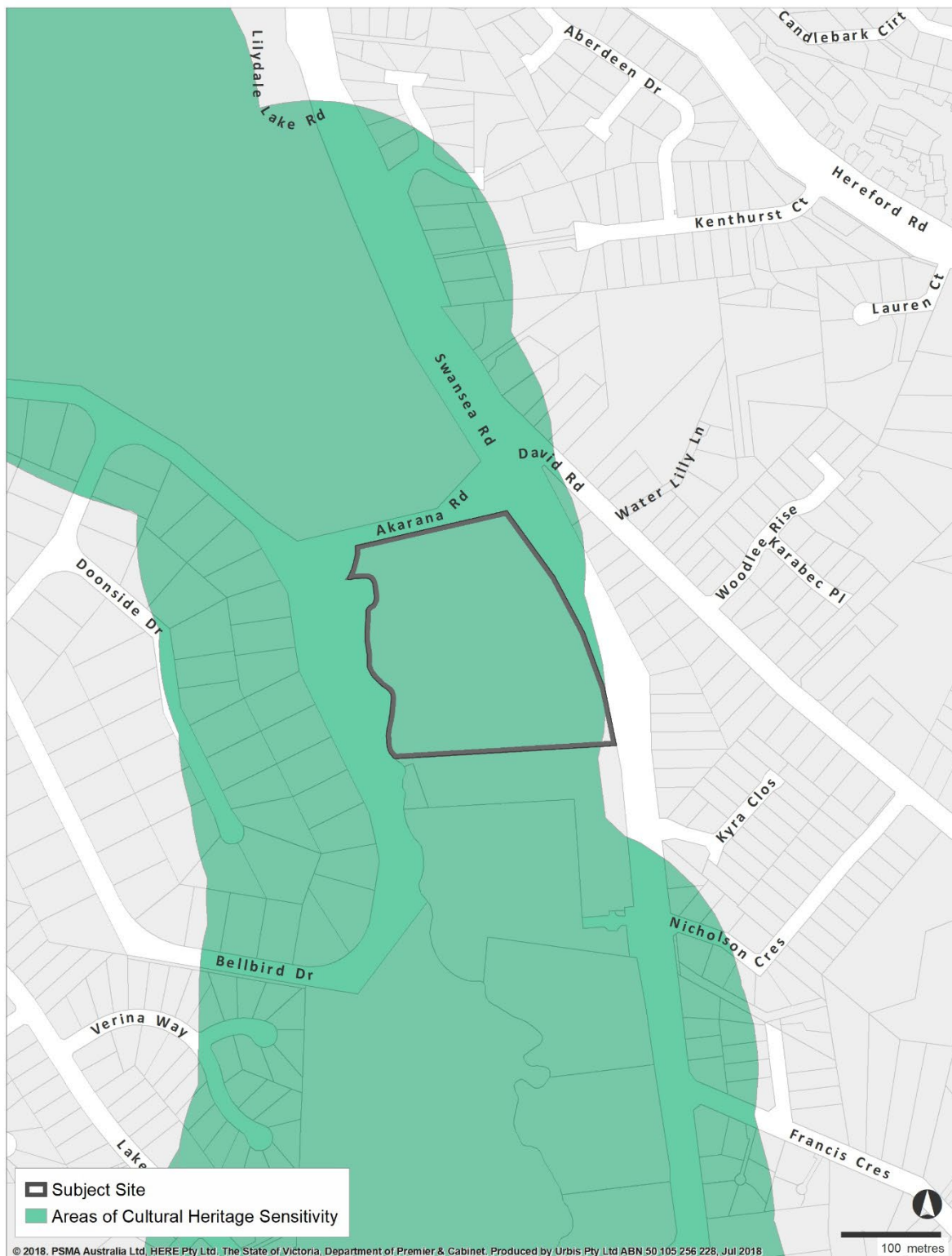
Figure 9 – Land Subject to Inundation Overlay Map



375 SWANSEA ROAD, LILYDALE

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

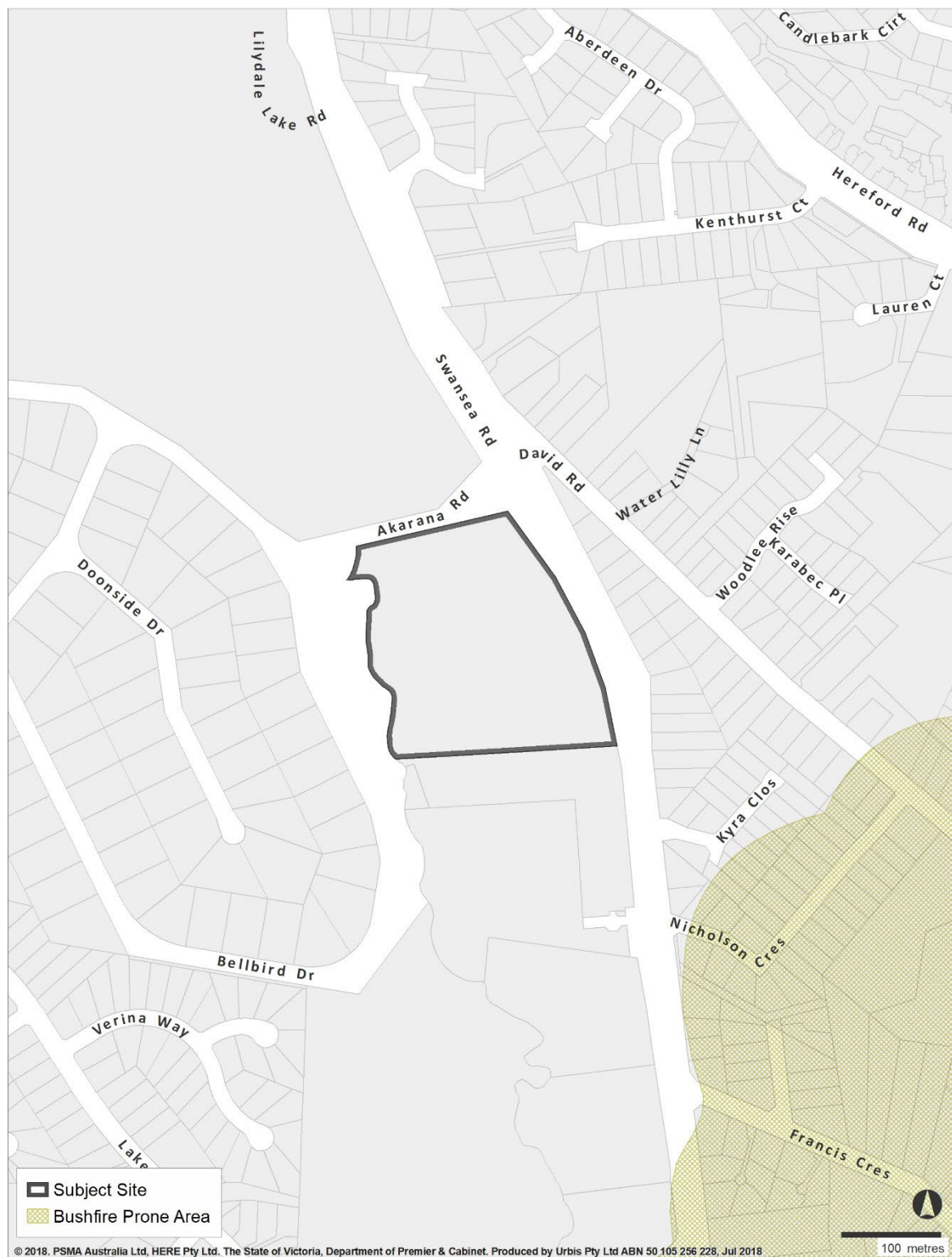
Figure 10 – Area of Cultural Heritage Sensitivity Map



375 SWANSEA ROAD, LILYDALE

AREA OF CULTURAL HERITAGE SENSITIVITY

Figure 11 – Bushfire Prone Area Map



375 SWANSEA ROAD, LILYDALE

BUSHFIRE PRONE AREA

APPENDIX B

CLAUSE 55 ASSESSMENT

CLAUSE	STANDARD	COMPLIES / DOES NOT COMPLY / VARIATION REQUIRED
55.02-1 - Neighbourhood character objectives	Standard B1	<p>✓ Complies</p> <p>Refer to submitted design response plan and discussions above within this report with respect to the response of the proposed development to the applicable Neighbourhood Character provisions of the Scheme.</p>
55.02-2 - Residential policy objectives	Standard B2	<p>✓ Complies</p> <p>The dwellings are consistent with State and local policy regarding housing and the provision of increased housing densities within proximity to activity centres.</p>
55.02-3 - Dwelling diversity objective	Standard B3	<p>✓ Complies</p> <p>The development provides a mix of two and three bedroom dwellings. All dwellings are single level, ensuring access to appropriate internal amenities for people of limited mobility.</p>
55.02-4 - Infrastructure objectives	Standard B4	<p>✓ Complies</p> <p>The dwellings will be provided with appropriate utility services and infrastructure.</p>
55.02-5 - Integration with the street objective	Standard B5	<p>✓ Complies</p> <p>Each dwelling has been designed to be orientated to the applicable internal street and provides appropriate pedestrian and vehicular access.</p> <p>The pedestrian entry to each dwelling provides an identifiable and secure entry point.</p>
55.03-1 – Street setback objective	Standard B6	<p>✓ Complies</p> <p>Where the development fronts Swansea Road, the dwellings are appropriately setback to make efficient use of the site and ensure no detrimental impact on the surrounding neighbourhood character.</p>
55.03-2 - Building height objective	Standard B7	<p>✓ Complies</p> <p>No dwellings exceed a maximum building height of 9 metres.</p>
55.03-3 - Site coverage objective	Standard B8	<p>✓ Complies</p> <p>The proposed development has a total site coverage of less than 60%.</p>
55.03-4 - Permeability objectives	Standard B9	<p>✓ Complies</p> <p>The proposed development has a total site permeability of at least 20%.</p>

55.03-5 - Energy efficiency objectives	Standard B10	<p>✓ Complies</p> <p>Solar access throughout the development has been maximised with each dwelling oriented to make appropriate use of solar energy.</p>
55.03-6 - Open space objective	Standard B11	<p>✓ Complies</p> <p>Communal open space is provided throughout the site. These areas have been designed to integrate with the layout of development and ensure convenient access for all future residents.</p>
55.03-7 - Safety objective	Standard B12	<p>✓ Complies</p> <p>Each dwelling incorporates distinct pedestrian and vehicular entrances which are fronted to the street to provide for reasonable safety and security of residents.</p>
55.03-8 - Landscaping objectives	Standard B13	<p>✓ Complies</p> <p>The proposed development incorporates ample opportunities for landscaping and canopy vegetation within both the front and rear yards and communal areas.</p>
55.03-9 - Access objectives	Standard B14	<p>✓ Complies</p> <p>Vehicles can safely access to and from the subject site in a manageable and convenient way.</p> <p>Each dwelling is afforded a single width crossover, providing access to the proposed secure garage.</p>
55.03-10 - Parking location objectives	Standard B15	<p>✓ Complies</p> <p>Each dwelling is provided with a single or double garage, allowing direct access to the dwelling.</p>
55.04-1 - Side and rear setback objectives	Standard B17	<p>✓ Complies</p> <p>Each dwelling incorporates side and rear setbacks in accordance with the requirements of Standard B17. The setbacks have been designed to respect the amenity of adjoining dwellings.</p>
55.04-2 - Walls on boundaries objective	Standard B18	<p>✓ Complies</p> <p>Where the garage of a dwelling is proposed to be built to one side boundary, the height and length is compliant with this standard. The consistent design across the development ensure that the boundary wall location responds to the character of the development and limits the impact on the amenity of adjoining dwellings.</p>

55.04-3 - Daylight to existing windows objective	Standard B19	N / A There are no adjoining properties within 1 metres of the subject site boundary.
55.04-4 - North facing windows objective	Standard B20	N / A There are no adjoining properties within 3 metre of the subject site boundary.
55.04-5 - Overshadowing open space objective	Standard B21	✓ Complies The proposed development does not unreasonably overshadow any neighbouring open space.
55.04-6 - Overlooking objective	Standard B22	✓ Complies No overlooking of neighbouring properties is possible from the development.
55.04-7 - Internal views objective	Standard B23	✓ Complies Each dwelling is single storey, limiting opportunity for internal overlooking. Where overlooking is possible, appropriate screening measures are proposed.
55.04-8 - Noise impacts objectives	Standard B24	✓ Complies All appropriate measures to contain and protect residence noise sources have been incorporated into the proposal.
55.05-1 - Accessibility objective	Standard B25	✓ Complies Given the nature of the proposed use, each dwelling can be made accessible to people with limited mobility.
55.05-2 - Dwelling entry objective	Standard B26	✓ Complies The entry to each dwelling has a clear sense of address from the relevant internal street.
55.05-3 - Daylight to new windows objective	Standard B27	✓ Complies All habitable room windows have access to adequate daylight to ensure appropriate internal amenity.
55.05-4 - Private open space objective	Standard B28	✓ Complies Each dwelling is provided with a useable area of secluded private open space of at least 16 square metres, conveniently accessed from the living area. In addition, communal open space is provided to supplement the leisure and recreation needs of future residents.
55.05-5 - Solar access to open space objective	Standard B29	✓ Complies Each dwelling has appropriate solar access to private open spaces, with each dwelling afforded western oriented private open space.

55.05-6 Storage objective	Standard B30	✓ Complies Adequate storage space is provided for each dwelling in the secure single or double garage.
55.06-1 - Design detail objective	Standard B31	✓ Complies The proposed design is respectful of the existing neighbourhood character and provides for an appropriate level of articulation and detailing.
55.06-2 - Front fences objective	Standard B32	✓ Complies The fence proposed along Swansea Road has been respects the existing or preferred neighbourhood character, including appropriate articulation and detailing.
55.06-3 - Common property objectives	Standard B33	✓ Complies All areas of common property will be appropriately managed.
55.06-4 - Site services objective	Standard B34	✓ Complies The development will ensure site services and facilities can be installed, are accessible and easily maintained.



Final Report

375 Swansea Road, Lilydale – Stormwater Management Plan

Lilydale Management Services

May 2022

ADVERTISED





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1 INTRODUCTION

This report sets out a recommended Stormwater Management Strategy for a proposed residential village at 375 Swansea Road, Lilydale. The Stormwater Management Strategy sets out a concept design to manage stormwater runoff from the proposed development and meet Melbourne Water's requirements for development in flood-prone areas.

The investigation identified on-site stormwater management solutions under 'developed conditions', and identified a concept drainage design for the site that would:

- Ensure the development attenuates post-development runoff to pre-development levels;
- Achieve best practice treatment targets; and
- Alleviate flood impact of the development on downstream environment.

We understand that this Stormwater Management Strategy has been prepared following discussion with Melbourne Water to support a planning application to Yarra Ranges Council.

1.1 Objectives

The objectives of the Stormwater Management Strategy are to:

- Size a retardation asset, as per legal point of discharge and allowable discharge rate;
- Identify possible mitigation measures to prevent contaminated surface run-off from discharging to surface water (Olinda Creek); and,
- Ensure the proposed development complies with criteria set in Melbourne Water's *Guidelines for Development in Flood Prone Areas*.



2 BACKGROUND

The proposed development at 375 Swansea Road, Lilydale, is situated approximately 40 km east of Melbourne's CBD. It is bounded by Swansea Road to the east, Olinda Creek to the west and Lilydale Lake parkland to the north, as shown in Figure 2-1.

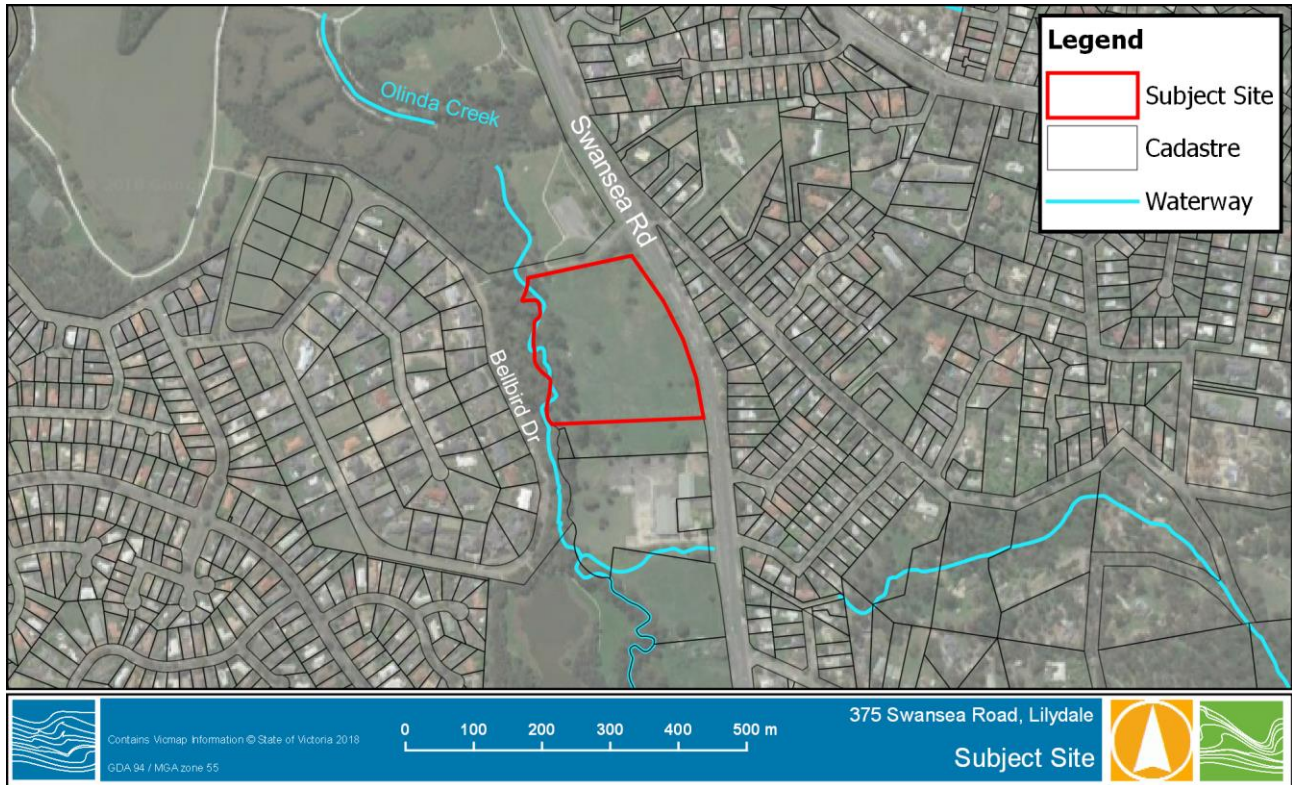


Figure 2-1 Subject Site

The site is zoned Rural Living Zone (Schedule 2) and is covered by several overlays shown on Figure 2-2, including a Land Subject to Inundation Overlay (LSIO).

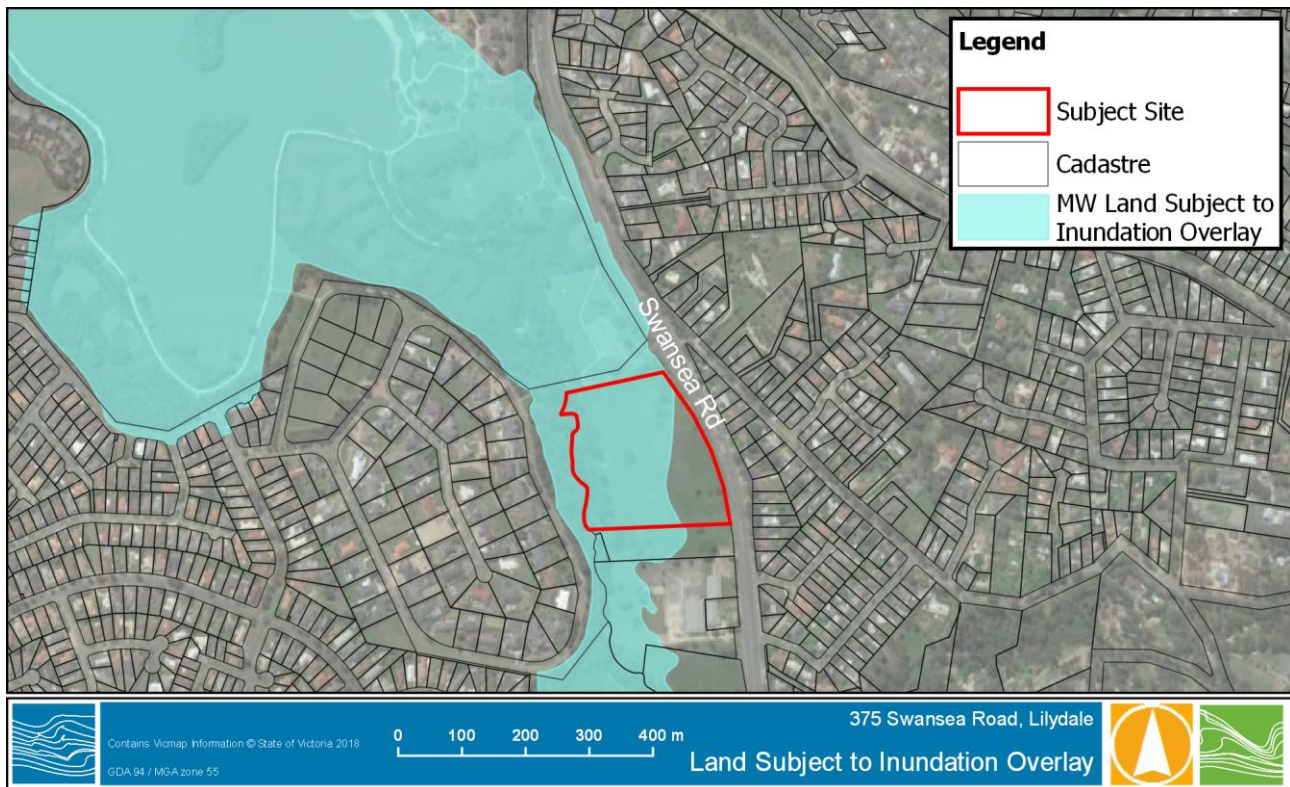


Figure 2-2 Land Subject to Inundation Overlay

The site has an area of 4.7 ha and is generally characterised by open grass paddock. It drains via earth drains, which flow to Olinda Creek to the west. Levels within the site vary from around 113.0 m to 108.0 m AHD, generally sloping in a north-western direction, as shown in the topography and features survey (Appendix A).

2.1 Site Opportunities and Constraints

For the study area, a number of opportunities and constraints were identified that would need to be considered when designing drainage infrastructure for the site. These include:

- **Opportunities**
 - The legal point of discharge for the site would be Olinda Creek and will necessitate an application to Melbourne Water's Asset Services team in due course:
 - Development flows to be retarded back to pre-development levels;
 - A 30 m setback is required from Olinda Creek, according to the Strahler stream order of Olinda Creek and Melbourne Water's Corridor Guidelines, however Melbourne Water's pre-development advice (dated 14 November 2017) indicates that the existing flood extent may be appropriate for setback requirements; and
 - Remnant native vegetation cover across the subject site is severely depleted, providing opportunities to promote local plants in the design of drainage assets;
 - Funding is available for revegetation program within the riparian corridor, such as Melbourne Water's Corridors of Green funding (up to \$20,000).
- **Constraints**

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- The site is impacted by a Land Subject to Inundation Overlay (LSIO) which will trigger a referral to Melbourne Water as the Floodplain Authority. Melbourne Water has advised that the flood level grades from 109.8 metres to Australian Height Datum (AHD) at the southern boundary, down to 108.5 metres to AHD at the northern boundary.
- The dwellings/main buildings to be constructed with finished floor levels set a minimum of 600mm above the applicable flood level;
- Any garages/outbuildings must be constructed with finished surface levels set a minimum of 300mm above the applicable flood level; and
- Compensatory floodplain storage (cut) will be required between Olinda Creek and the development area, due to fill required to build up the proposed fillpad above 1% AEP flood levels.

2.2 Proposed Development

The proposed development is for a residential village, west of Swansea Road. The previously proposed development layout has been revised in accordance with discussions with Council. The village will contain approximately 50 units (previously 80 units) and access will be via Akarana Road. The development, including the internal road network, will be raised to ensure sufficient freeboard is provided above applicable flood levels. Development levels will be achieved via a combination of fill and cantilevers. Fill will result in floodplain loss however; compensatory cut will be provided west of the development to mitigate the proposed fill. Even though the development density has decreased from the last layout, the overall footprint area remained unchanged. Therefore, the extent of the fill pad was assumed to be remained same as the pervious design iteration (2018)

The current development line allows for the compensatory cut to be placed between Olinda Creek and the development area, with the invert level of the cut area approximately 1.5 m above the invert of Olinda Creek at the northern end of the property. Melbourne Water has agreed (in-principle) to the use of cantilever over the proposed cut, which would allow additional compensatory storage to be provided¹. There is therefore some flexibility in the design going forward.

Confirmation has been sought from Melbourne Water as to whether the cut area could be placed within the 30 m setback area. Preliminary advice from Melbourne Water, given during the meeting on April 6 April 2018, suggested that the setback was to-built-form and that minor works may be allowed in the setback. Melbourne Water have confirmed that they support the increase in riparian vegetation along the Olinda Creek, provided that the planting is consistent with other works undertaken by Melbourne Water and Yarra Ranges Council in the local area².

The proposed development layout is shown in Figure 2-3.

¹ Email from Emma Tame (Melbourne Water) dated 21 June 2018.

² Email from Emma Tame (Melbourne Water) dated 28 June 2018.



Figure 2-3 Proposed Development Layout (Source: Hamilton Corporation)

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3 LOCAL CATCHMENT MODELLING

This Section of the Stormwater Management Plan details the Retardation Asset and Water Sensitive Urban Design (WSUD) assets proposed to treat runoff from the development. The preliminary designs were assessed, taking into consideration floodplain characteristics.

3.1 Storage Requirements

A Boyd's Method calculation was adopted to estimate storage requirements to retard flows from the 2.4 ha development. It is considered that this methodology is acceptable for a preliminary estimate or conceptual design of storage volumes and in accordance with current practices.

The existing flows for the site was estimated using a regional flow estimate (using Adam's Method time of concentration). The peak 1% AEP was estimated to be 0.11 m³/s. Maximum flood storage requirements were estimated to be about 360 m³, as shown in Table 3-1, based on a runoff coefficient of 0.65.

Table 3-1 Storage Requirements (Boyd's calculation)

Storm Duration (hr)	Rainfall Intensity I _{100yr ARI} (mm/hr)	Peak Inflow I _p (m ³ /s)	Peak outflow Q _p (m ³ /s)	Inflow Volume V _{dev} (m ³)	Storage Volume S _{max} (m ³)
10	133.54	0.57	0.11	341	275
15	108.64	0.46	0.11	417	318
20	92.72	0.40	0.11	474	342
25	81.48	0.35	0.11	521	356
30	73.04	0.31	0.11	560	362
45	56.65	0.24	0.11	652	355
60	46.95	0.20	0.11	720	324
90	36.34	0.15	0.11	836	242
120	30.19	0.13	0.11	926	134

Flood storage will be provided via an underground tank. Preliminary calculations indicate that a 225 mm or 300 mm diameter would be sufficient to control flows to pre-development conditions. It is appropriate to allow for the details of the outlet to be finalised at the functional design stage, as it will also be dictated by the dimensions of the tank.

3.2 Internal Drainage Network

The proposed internal drainage pipes are to be designed with capacity to convey 10-year ARI events. An indicative stormwater layout, showing proposed water quality assets (see Section 3.3) and onsite detention (underground tank) is shown in Figure 3-1. A summary of estimated catchment flows entering each pipe and pipe sizing is presented in Appendix C.

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The level strategy of the site will need to ensure that stormwater runoff is conveyed towards the underground retardation asset when the capacity of the pipes is exceeded (i.e., greater than 10-year ARI events). Future roads or open space reserves are likely to act as overland flow paths and pits are to be designed at the lowest points to capture 100-year ARI flows and direct them to the underground storage system. The capacity of the 7 m wide road reserves to convey the overland flow at the downstream end of the drainage network was also assessed (refer to Appendix D for detailed calculations). Assuming an average longitudinal slope of 1% (similar to internal pipe network), the 100-year ARI flood flows is contained within the road reserve.

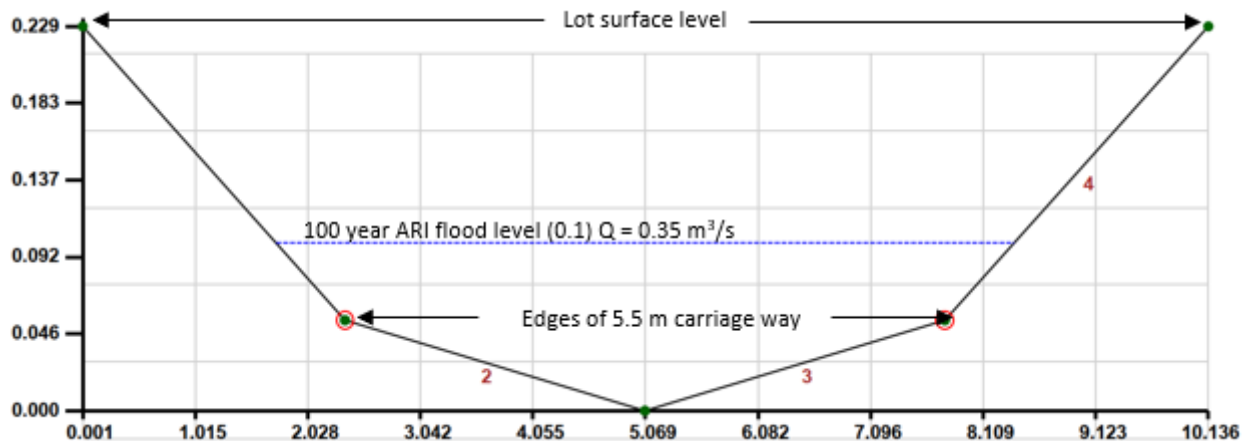


Figure 3-2 100 year ARI overland flow assessment of typical 5.5 m road cross section (1% longitudinal slope)

It is appropriate to allow for the details of the drainage infrastructure, including pipe/pit schedule, overland flow paths, underground storage and easement, to be conditioned by permit conditions and finalised at the detailed design stage.

3.3 Water Quality Modelling

Stormwater modelling was carried out with regards to best practice industry methods. The water quality treatment targets established by the Urban Stormwater Best Practice Guidelines (CSIRO, 1999) should be achieved as a minimum to protect river health values. The removal rate targets for key pollutants are as follows:

- 80% of total suspended sediments;
- 45% of total nitrogen;
- 45% total phosphorous; and,
- 70% gross pollutants.

The MUSIC model (Version 6.2) was built to identify requirements for water sensitive urban design assets to service the proposed residential development. A schematic of the model is shown in Figure 3-3.

The model was run using the Narre Warren North rainfall gauge, as per Melbourne Water's MUSIC Guidelines. Default parameters recommended in Melbourne Water's guidelines (2018) were adopted elsewhere for the modelling (e.g. field capacity), including a fraction impervious of 0.50.

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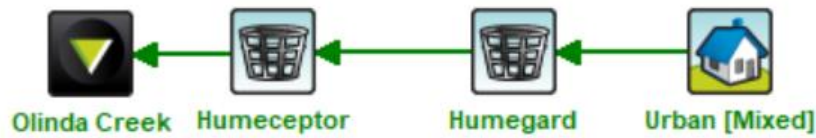


Figure 3-3 MUSIC Model

The treatment train includes an end-of line proprietary stormwater treatment assets. Traditional WSUD assets (i.e., raingardens, wetlands) were not proposed due to site specific constraints such as hydraulic gradient and risk of frequent flooding from Olinda Creek.

An end of line Gross Pollutant Trap and (GPT) (HumeGard®)³ followed by a hydrodynamic separator (HumeCeptor®)⁴ is proposed for the stormwater treatment. Pollutant capture efficiencies provided by the supplier was used in the MUSIC model. Asset design flow rate was set to 3-month ARI flow (~50 l/s)

Table 3-2 Pollutant Removal Efficiency (%) for Treatment Assets

Pollutant	HumeGard® ³	HumeCeptor® ⁴
Gross Pollutants	90	< 1
Total Suspended Solids	49	80
Total Phosphorus	40	53
Total Nitrogen	26	37

³<https://www.holcim.com.au/humes/precast-concrete-solutions/stormwater-solutions/stormwater-treatment/primary> [27 April 2022]

⁴<https://www.holcim.com.au/humes/precast-concrete-solutions/stormwater-solutions/stormwater-treatment/secondary> [27 April 2022]

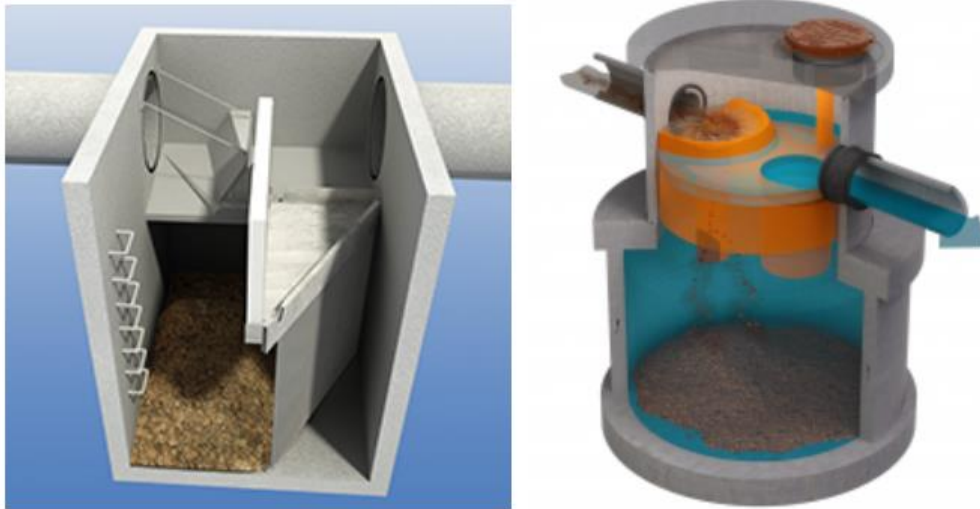


Figure 3-4 Proposed Stormwater Treatment Train with HumeGard® in left and HumeCeptor® in right

Other proprietary systems may provide similar level of treatment and this can be further investigated during the detailed design stage.

It is proposed that stormwater treatment assets to Treatment Gross Pollutant Trap will connect to OSD Olinda Creek. Although no detailed design has been undertaken on the outlet configuration of the system, preliminary checks on existing invert levels were carried out however, this should be considered further at the detailed design stage.

3.3.1 Water Quality Benefits

The proposed treatment train ensures best practice stormwater management targets are met and exceeded at the site, as shown in Table 3-3. The WSUD assets would also capture more than 90% of gross pollutants generated on site.

Table 3-3 MUSIC Modelling Results for the Proposed Site

Component	Source Load	Residual Load	Reduction (%)
Gross Pollutants (kg/yr)	446	49.5	88.9
Total Suspended Solids (kg/yr)	1,990	246	87.6
Total Phosphorus (kg/yr)	4.42	1.94	56.2
Total Nitrogen (kg/yr)	33.8	47.2	47.2

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Benefits associated with the proposed treatment train include:

- Relatively easy installation of precast units
- Underground assets that meet best practice with minimum footprint area
- Additional proprietary system, such as EnvissSentinel™ (or equivalent)⁵ could also be integrated into the treatment train, to treat runoff from roads;
- Although initially considered, traditional WSUD assets have been discounted:
 - Due to levels of Olinda Creek, a raingarden may necessitate shallower filter media, compromising long-term effectiveness;
 - Modelled flood depths in floodplain (>2 m) would likely result in excessive loading onto above assets and the resuspension of pollutants.

3.4 *Eucalyptus ovata*

Considering the adjacent Olinda Creek, Water Technology have also considered an alternative non-typical approach to treat stormwater. This Section details an alternative approach, based on wastewater treatment and disposal principles. Whilst the supporting science (i.e., *Eucalyptus*' nutrient uptake capabilities) is well established and used to design conventional wastewater treatment system, it is a relatively new concept in the urban stormwater management. For this site, this approach, if deemed acceptable by Council and Melbourne Water, would:

- Reduce the size of the bio-retention system and minimise the extent of work within the floodplain,
- Promote local trees and pre-European Ecological Vegetation Classes and assist in the revegetation of the site; and
- Assist in the revegetation of the site, including enhance existing riparian environment.

We note that the entire site is within the Gippsland Plain Bioregion, and the vegetation prior to European Settlement has been modelled to have been Swampy Riparian Complex (EVC 126). The EVC contains species, which are tolerant of intermittent to seasonal inundation, such as *Eucalyptus ovata* (Swamp Gum). *Eucalyptus* species have a proven ability to uptake nitrogen and phosphorus⁶:

- Up to of 90kg of TN per ha per year; and
- Up to 15kg of TP per ha per year.

The nutrient uptake associated with *Eucalyptus* could be accounted for in the overall site treatment train. As a result, planting of a Swamp Gum woodland within the site and existing grass paddocks, could form part of the treatment train and potentially reduce the size of other WSUD assets (i.e. bio-retention system). The planting of gum trees would also promote plants from local EVCs and a landscape sympathetic to riparian corridor of Olinda Creek.

Benefits associated with the use of a Swamp Gum woodland to treat stormwater runoff include:

- Promoting plants representative of local Ecological Vegetation Classes (EVCs);
- Potentially reduce operation requirements compared to traditional WSUD assets (i.e. no filter media);
- Potential reduction in renewal/decommissioning costs (compared to a bio-retention system) as nutrient uptake basis is based on "dry matter" (i.e. growth);

⁵ <https://www.enviss.com.au/sentinel-pits/> [27 April 2022]

⁶ EPA Publication 168 (p51)



■ Potential delivery of vegetation off-sets.

Assuming an area of 10,000m² (approximately equivalent to cut floodplain area) would be planted with Swamp Gums⁷, those trees may remove up to 90 kg of TN and 15 kg of TP per year, based on the nitrogen and phosphorus uptake capabilities of *Eucalyptus* species. Importantly, from a biodiversity perspective, associated planting will be consistent with the Olinda Creek floodplain.

Whilst still a novel approach, Water Technology has recommended similar principles in stormwater management plans for development across Victoria, including in Casey, Shepparton, Horsham and Bairnsdale. Importantly, this would be in addition to the treatment provided by the constructed WSUD assets (see Section 3.3) and is not required to meet stormwater quality objectives for the proposed development.

3.5 External Catchments

Council drainage assets convey stormwater runoff from the eastern catchment (including David Hill Estate) towards Swansea Road. These Council pipes discharge into the swale drain along Swansea Road and through the site, which discharges to Olinda Creek. The proposed infill within the subject may sever a portion of flows over the existing floodplain:

A RORB model was created for the upstream catchment with the RORB model delineation shown in Figure 3-5. The RORB model was setup and run consistent with ARR2019 parameters and Melbourne Water Flood Mapping Technical Specification document (November 2018). The run parameters used in the modelling are shown in Table 3-4.



Figure 3-5 Cherry Creek RORB Model Setup

⁷ About 500 trees



Table 3-4 RORB Run Parameters

Parameter	Value		Parameter	Value
Initial Loss	25 mm (From BOM data Hub)		M	0.8
Continuing Loss	3.9 mm (From BOM data Hub)		Kc	0.48 (Pearse et al., 2002 =1.25* D_{av})
Directly Connected Initial Loss	1.5 mm			
Directly Connected Continuing Loss	0 mm			
Indirectly Connected Initial Loss	17.5 mm			
Indirectly Connected Continuing Loss	2.5 mm			

The resultant box and whisker plots and peak rates from the upstream catchment inflow is shown Figure 3-6 and Table 3-5.

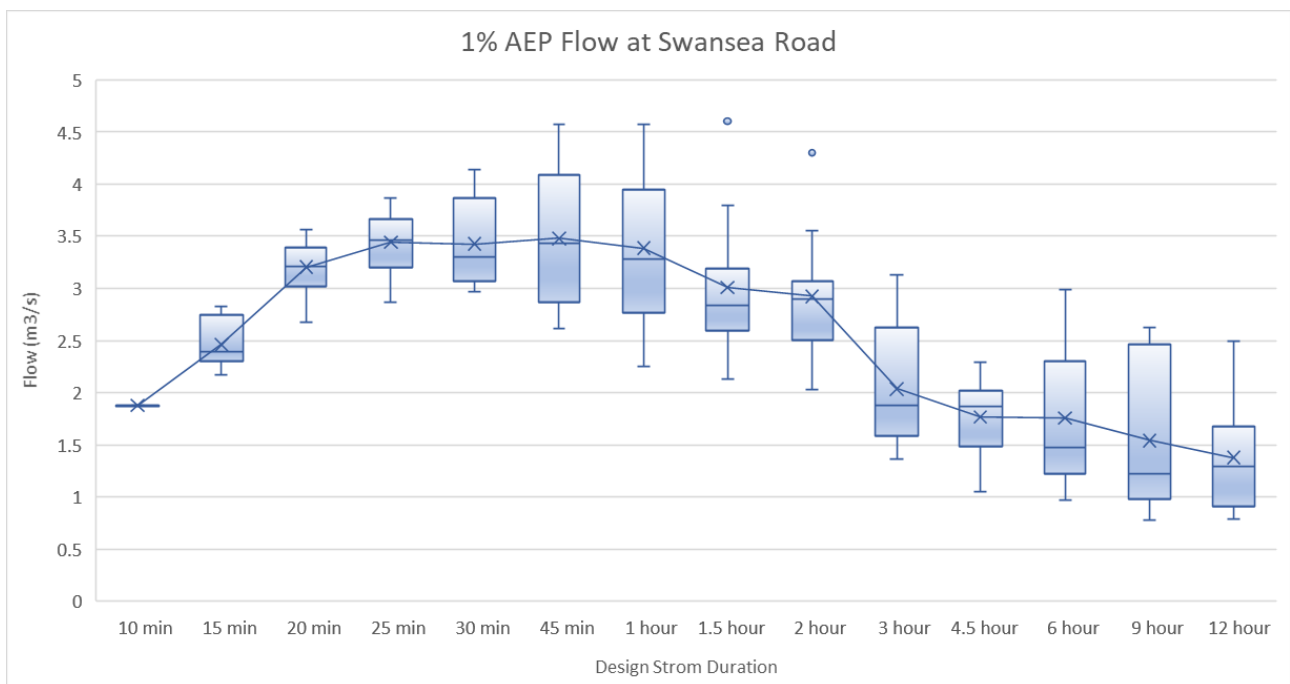


Figure 3-6 RORB Box and Whisker Results Plot

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Table 3-5 1% AEP RORB Modelling Results

	Flow (m ³ /s)	Temporal Pattern	Duration
Upstream flow at Swansea Road	3.23	28	20 minute
	3.51	23	25 minute
	3.44	21	30 minute
	3.56	26	45 minute
	3.66	26	60 minute

The TUFLOW model presented in section 4, was adapted specifically to test the impact of the development fill pad on the council drainage system at the Swansea Road interface, and flow conditions within the drainage channel around the site. Figure 3-7 shows the details of the TUFLOW model adopted for this modelling exercise. The flood model's inflow boundary was input into the drainage pit (i.e. using TUFLOW's '1d_bc' layer) located at the sag point on the east side of Swansea Road. This was seen as an effective way to model distribution of flow across Swansea Road.

A preliminary culvert sizing was undertaken for the driveway entrance to the development, with blockage factors consistent with Book 6, Chapter 6 of Australian Rainfall and Runoff 2019 applied in the design and subsequent modelling. The culvert sizing was undertaken in the culvert software package HY-8 with the details of the culvert analysis shown in Table 3-6, with the ARR19 blockage factor determination shown in Table 3-7. A 2d_zshp file representing the driveway was also included in the TUFLOW modelling.

Table 3-6 Driveway Culvert Details

Driveway Culvert Details		
Design Flow Rate	3.66	m ³ /s
Culvert Height	1,200	mm
Culvert Width	1,500	mm
US IL	107.0	m AHD
DS IL	106.8	m AHD
Blockage Factor	15%	
Headwater Level	108.65	m AHD
Culvert Barrels	1	

Table 3-7 Culvert Blockage Factor Determination (ARR19)

1	Choose Debris Availability		
	(H,M or L)	Medium	
2	Choose Debris Mobility		
	(H,M or L)	Medium	
3	Choose Debris Transportability		
	(H,M or L)	High	

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5	Adjustment for AEP		
	Chooses AEP	1	%
6	Design Blockage Level (inlet)		
	L10	1.5	m (1.5 for Urban)
	Culvert W	1.5	m
	Culvert H	1.2	m
	Inlet Blockage	10	%
7	Vertical check not required		
	Vertical Blockage		
	adjust L10	NA	m
	Inlet Blockage	NA	%
8	Barrel Blockage		
	Estimate Velocity	0.5	m/s
	Mean Sediment Size	Sand	
	Likelihood	Low	
	Adjusted Debris Potential	Medium	
	Barrel Blockage	15	%
	Blockage Factor		
	15	%	

The model was run for all five design storm events presented in Table 3-5. All five hydraulic modelling runs presented similar results in terms of peak flood level, velocity and hazard. For a simpler view, only the 45 minute duration results are presented in this report as it was found to result in the highest depth and hazard.

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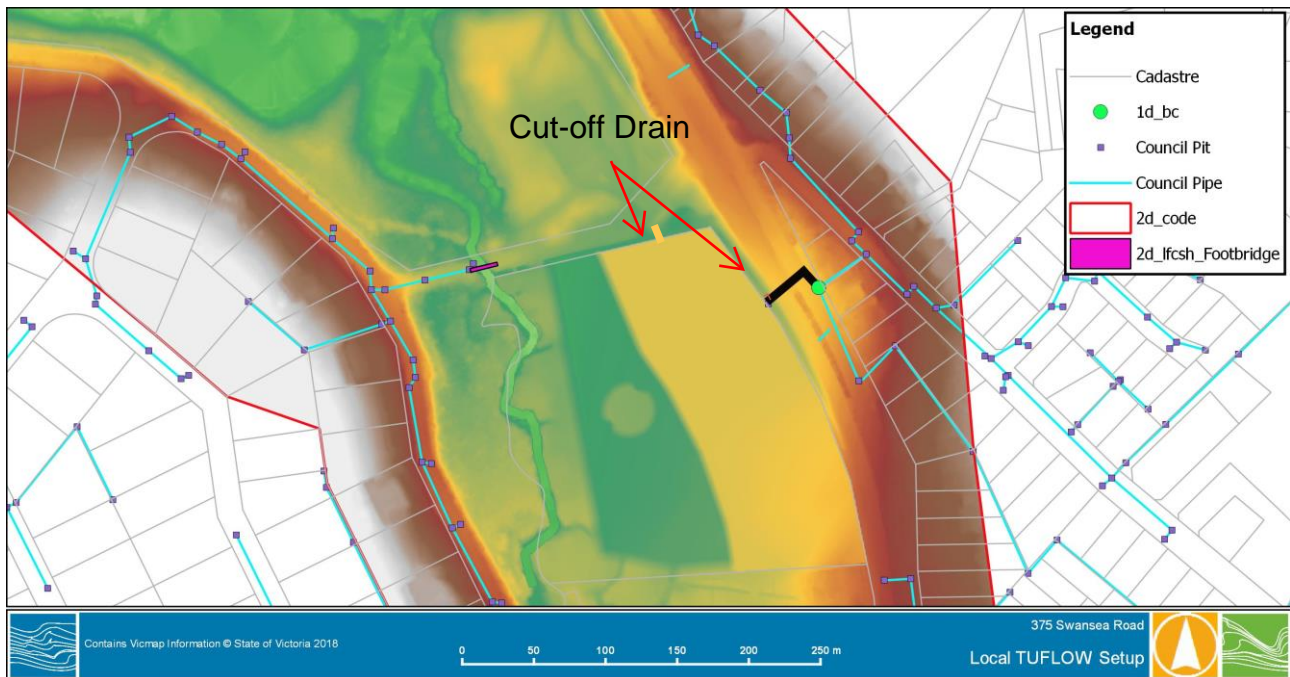


Figure 3-7 Local Catchment TUFLOW Setup

Figure 3-8 to Figure 3-13 show the existing and developed conditions peak flood depths, flood velocity and 'depth x velocity' plots for the modelled 1% AEP flood event from the local external catchment. For clarity, the colour banding on these maps corresponds to the criteria outlined in Council's email on the matter (email dated 23 October 2019).

Flood level and flood velocity difference plots (showing the changes between developed and existing conditions), for the local catchment 1% AEP event, are shown in Figure 3-14 and Figure 3-15 respectively.



Figure 3-8 Existing Conditions 1% AEP Peak Flood Depths - from Local External Catchment



Figure 3-9 Developed Conditions 1% AEP Peak Flood Depths - from Local External Catchment



Figure 3-10 Existing Conditions 1% AEP Peak Flood Velocity - from Local External Catchment

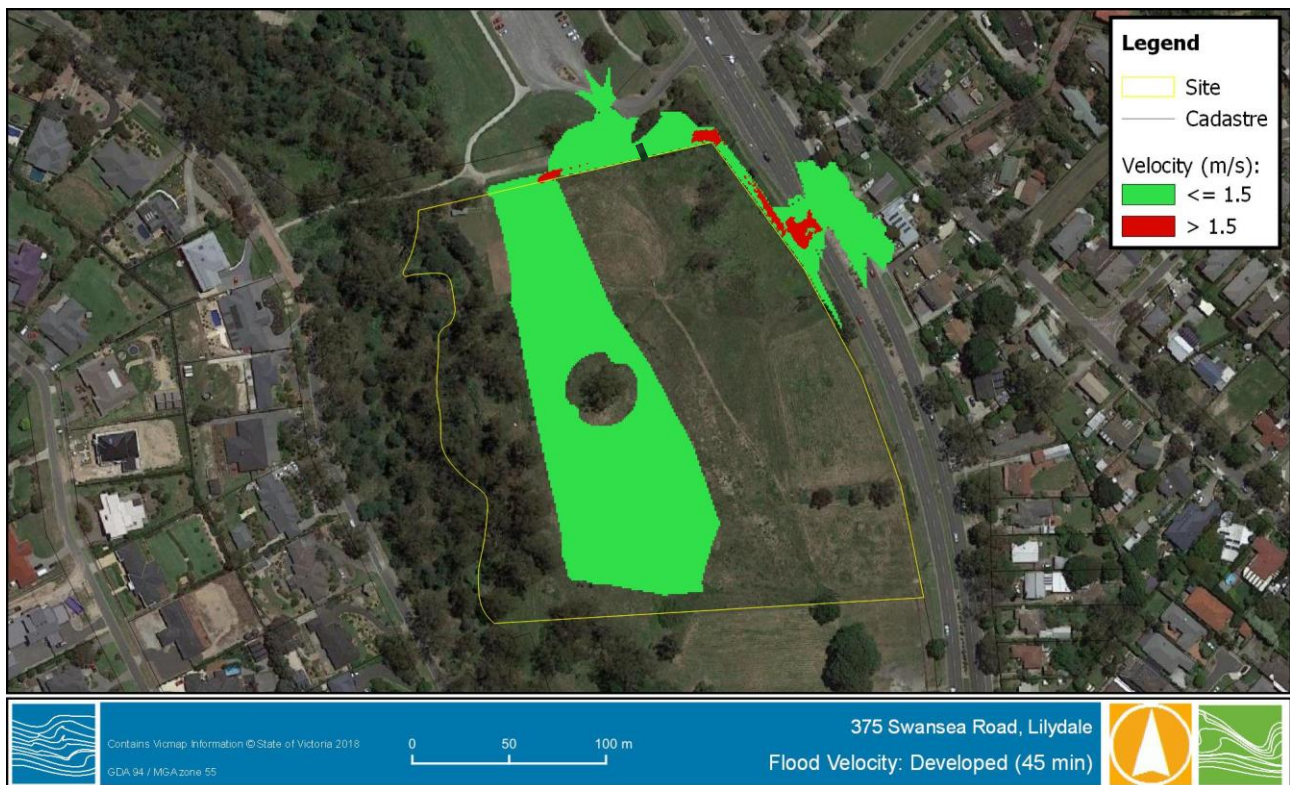


Figure 3-11 Developed Conditions 1% AEP Peak Flood Velocity - from Local External Catchment

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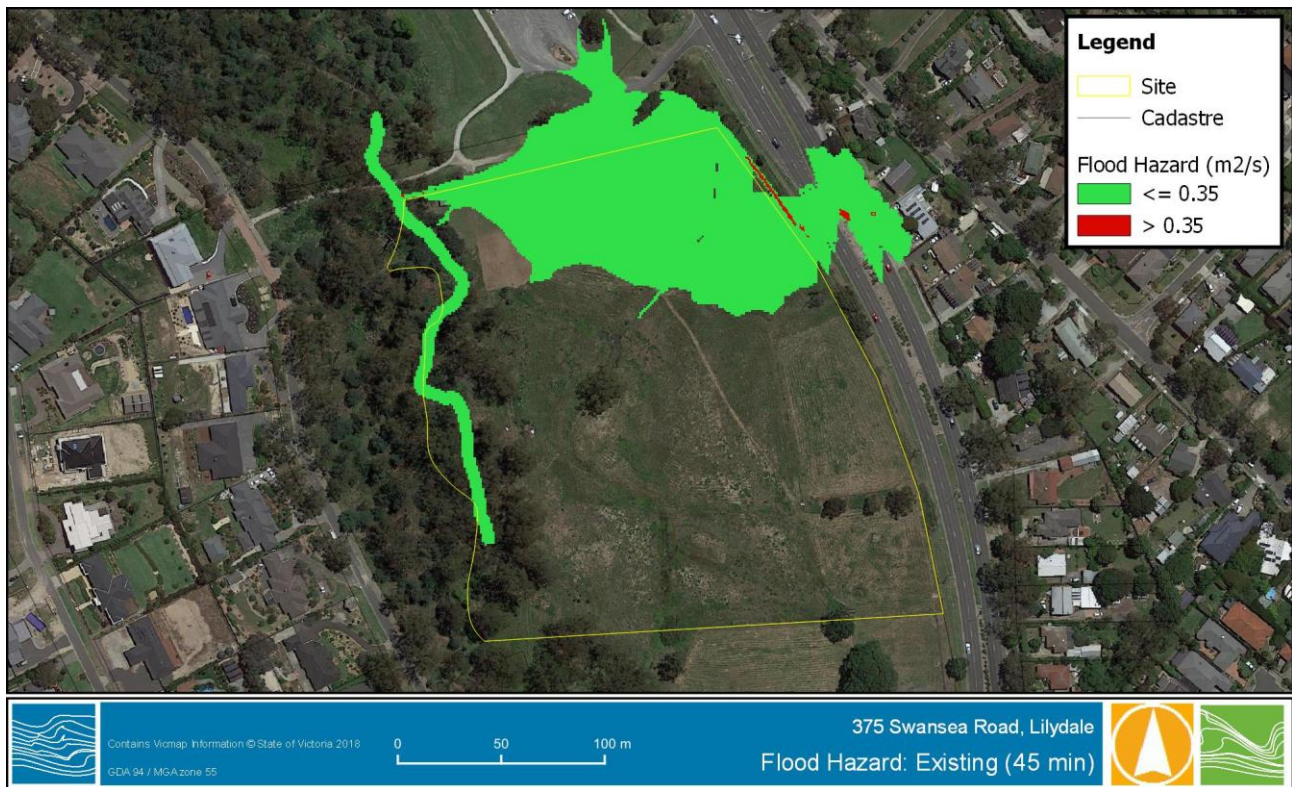


Figure 3-12 Existing Conditions 1% AEP Peak Flood Hazard (Depth x Vel) - from Local External Catchment



Figure 3-13 Developed Conditions 1% AEP Peak Flood Hazard (Depth x Vel) - from Local External Catchment

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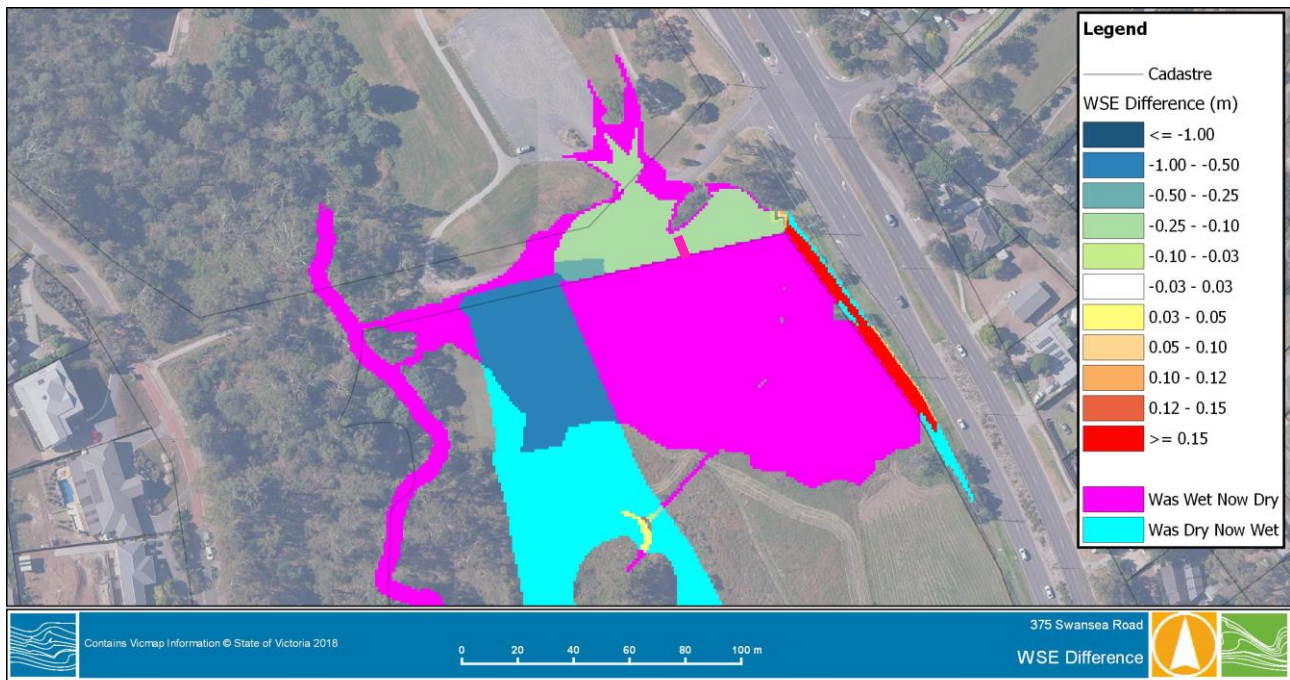


Figure 3-14 Water Surface Elevation Difference

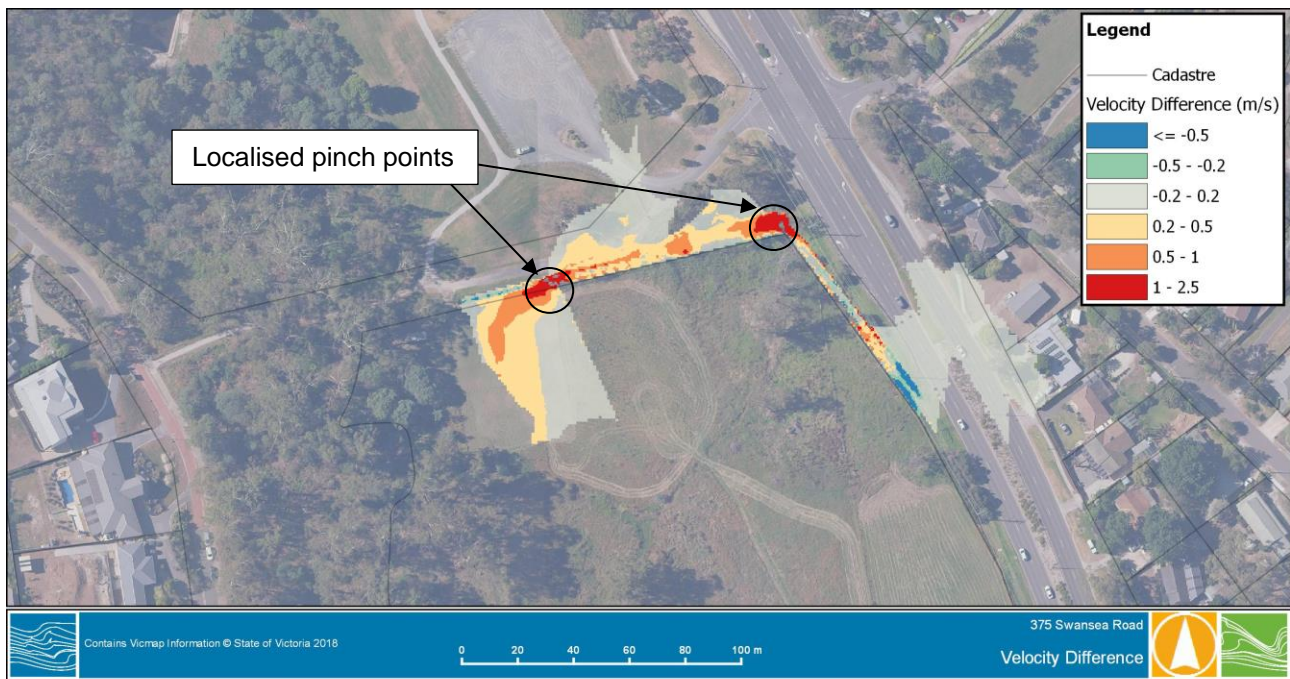


Figure 3-15 Difference in Velocity

Due to the relatively steep topography upstream of the site, the redirection of the 1% AEP flows from Swansea Road around the site has resulted in flood level increase within the redirected drainage channel only. Private properties, public roads and the upstream Council drainage network are not adversely impact by the redirection of flow around the site. Flood levels within Akarana Road have decreased due to the additional new flood storage made available by the development

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Due to the confinement of flows around the site compared to existing conditions, flow depths and velocities in portion of the drainage channel around the site have increased, as seen in Figure 3-14 and Figure 3-15. Of particular note are the increases in velocities at two pinch points indicated in Figure 3-15, it is recommended that some form of rock armouring or dense vegetation be placed in these specific locations to mitigate erosion potential.

The existing accessible batter slopes leading to the section of channel running adjacent to Swansea Road are very steep (1 in 2 or greater). As is it proposed to have a new pedestrian path parallel to Swansea Road, it is recommended that the batter slope leading to the channel be, if not already, densely vegetated as part of the footpath works to limit pedestrian access to the channel.

Melbourne Water's Land Development Manual states that floodways are required to provide an average velocity of less than 1.5 m/s. The TULFOW model does not produce a cross section average velocity, therefore sample cross sections of the channel velocity have been taken at regular intervals shown in Figure 3-16, with the average velocities shown in Table 3-8. Melbourne Water's guidelines also state that child safety is to be maintained out to depths of at least 0.4 m on banks where free access is available.

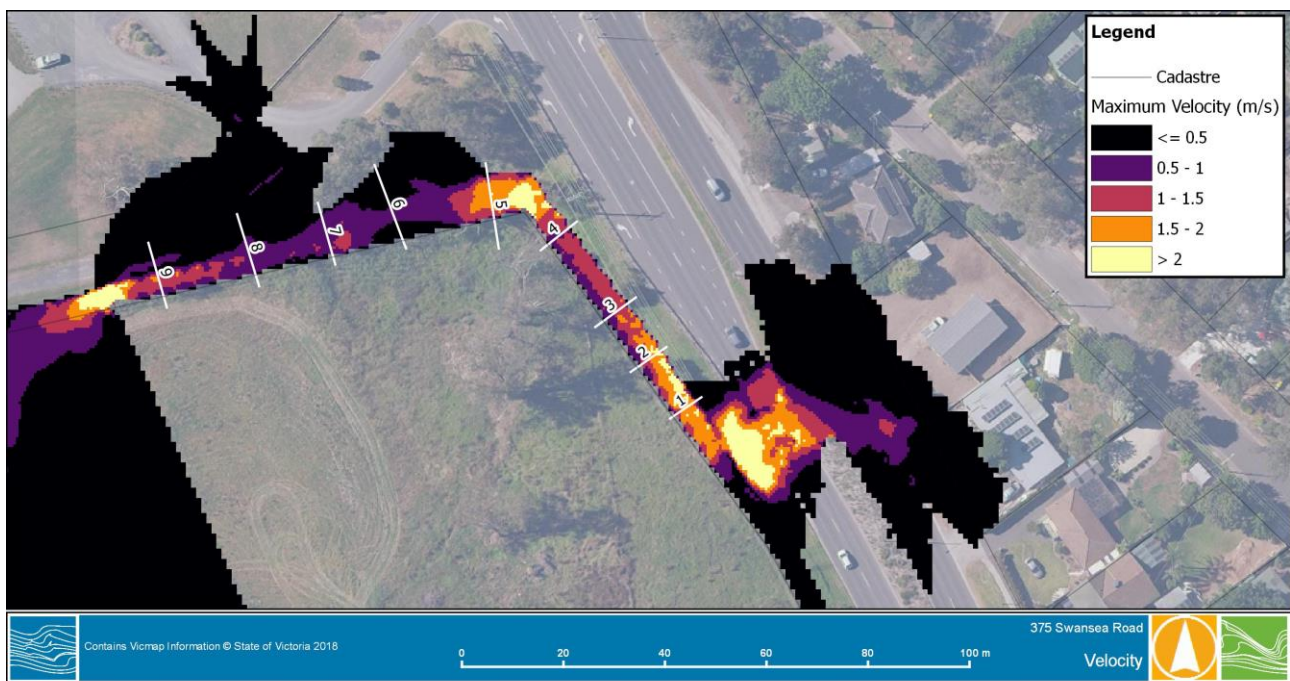


Figure 3-16 1% AEP Maximum Velocity

Table 3-8 Average Velocity Results

Cross Section	Average Velocity (m/s)	V*d at depth of 0.4 m*
1	1.17	0.45
2	1.49	0.70
3	1.13	0.46
4	0.90	0.41
5	1.46	0.25
6	0.35	0.19
7	0.72	0.26

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Cross Section	Average Velocity (m/s)	V*d at depth of 0.4 m*
8	0.61	0.28
9	0.69	0.29

*Note that the raw V*d results for TULFOW are represented here at a depth of 0.4 m whereas the guidelines state the average bank velocity to be used. This makes this figure a conservative measure.

The results show that the average velocity within the channel is generally within acceptable limits according Melbourne Water's Land Development Manual guidelines. Higher velocities at the aforementioned 'pinch points' will be required to be address as part of the final landscape plan for the site. It is also shown in the results (in Table 3-8) that safe access to the drainage channel is available for the channel section alongside Akarana Road, whilst limits are exceeded adjacent to Swansea Road. Given the existing limited access to this channel due to existing batter grades and vegetation alongside Swansea Road, plus the recommendation to further densely plant the steep batters, it can be considered that free access is not available to this section of channel, and therefore the exceeded Depth*Velocity criteria is acceptable at this location.

It is noted that updated child flood safety criteria is stated in the latest Australian Rainfall and Runoff 2019 guidelines where velocities and depths thresholds are greater than what is stated in the Land Development Manual (LDM) guidelines. However, the applicability of the new guidelines, specifically to floodway design in the Melbourne Water region, have yet to be formulated and therefore Melbourne Water's LDM is believed to be the most applicable guidelines in this instance.



4 HYDRAULIC MODELLING OF OLINDA CREEK

4.1 Methodology

A hydraulic model (TUFLOW) of the site was constructed to model overland flooding under existing conditions. TUFLOW is widely used software that is suitable for the analysis of overland flows in urban areas. The TUFLOW model routes flows overland across the topographic surface (2D Domain) to create flood extents, depths and velocities.

Table 4-1 below shows key modelling information used in the development of this hydraulic model, including:

- Topography data;
- Manning's roughness; and
- Hydrological input (upstream boundary conditions).

Table 4-1 Key Modelling Information

Terrain data	LiDAR (2008) and survey Proposed Development level strategy (cut & fill)
Model type	TUFLOW 2d
Model build	TUFLOW.2017-09-AC-w64
Inflow type	2D_SA_Inflow located upstream of subject site.
Inflow regime	Hydrograph
Peak inflow rate	Unsteady - 12hr and 36hr hydrographs (as provided by Melbourne Water)
Downstream boundary	'HQ' boundary, with a 0.5% hydraulic gradient.
Roughness parameters	Materials file which applied a Manning's n roughness value to the various land uses: <ul style="list-style-type: none">■ Residential – 0.35■ Roads/car parks - 0.02;■ Open Space – 0.03 to 0.09 (dependent on vegetation)
Model timestep (2d)	0.5 seconds
Model start time	0 hours
Model grid size	1 m ²
Peak cumulative mass error	-0.83 & -1.00% Existing Scenarios -0.86 & -1.01% Development Scenarios

The model extent and other key modelling details are shown in Figure 4-1.

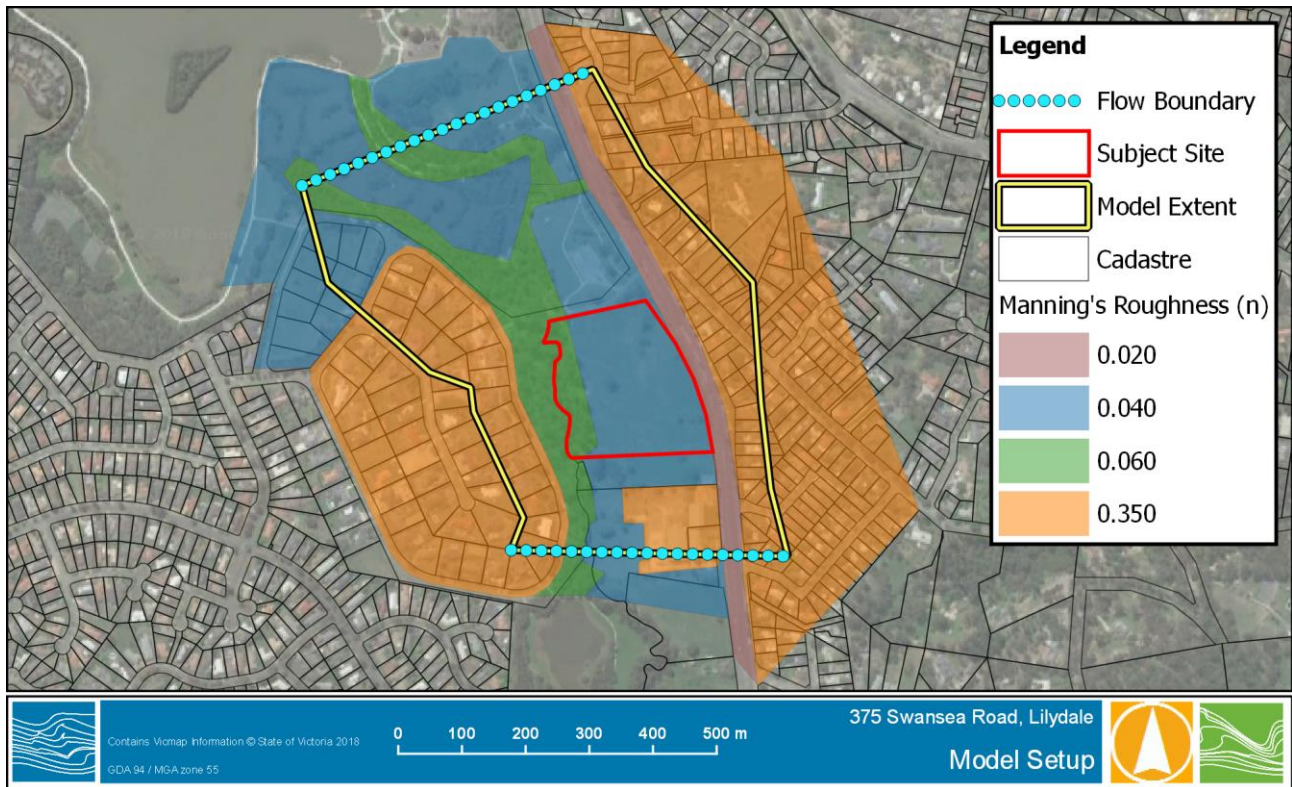


Figure 4-1 Model Extent

The 1% AEP hydrographs for the critical 12hr and 36hr storm durations, as provided by Melbourne Water, are shown in Figure 4-2.

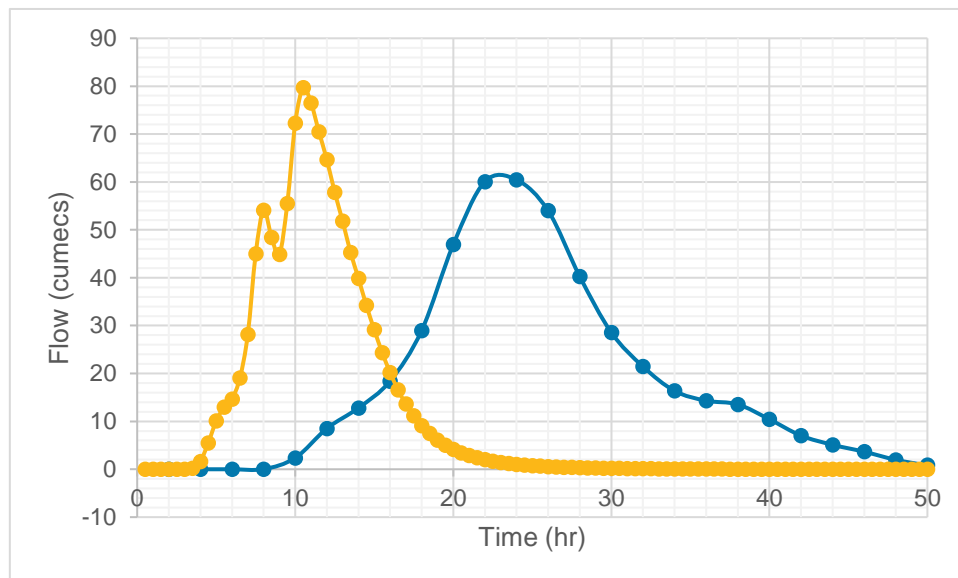


Figure 4-2 1% AEP Hydrographs for 12hr (orange) and 36hr (blue) Storm Durations

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4.2 Results

Detailed TUFLOW modelling was completed for the site for existing and proposed developed conditions, and the results are discussed in this Section. This section focuses on the 12hr storm duration scenarios as they result in higher flood levels across the subject site.

Maps for the 36hr storm scenario are shown in Appendix B.

It should be noted that the TUFLOW modelling was reported in the following sections, was based on the previous development layout. Since the development footprint remained same, it was assumed that the reduction in the number of dwellings will not change the area proposed to be filled and, thus, the offset storage within Olinda Creek will remain the same. Therefore, it was assumed that the previous flood impact assessment is fit for purpose.

4.2.1 Existing

Our model results show the majority of the site to be at risk of flooding from Olinda Creek and Figure 4-3 presents the flood depths for the area. The flood line for the property grades from approximately 109.5 m AHD along the south boundary to approximately 109.1 m AHD along the north boundary. The 1% AEP flood levels at the northern end of the property are approximately 109.1 m AHD which is approximately 500mm above the quoted 1% AEP flood level in Melbourne Water latest advice.

Flood velocities within the floodplain and the site vary but are generally above 0.5 m/s (as shown in Figure 4-4). Importantly, velocities exceed 1.5 m/s in places.

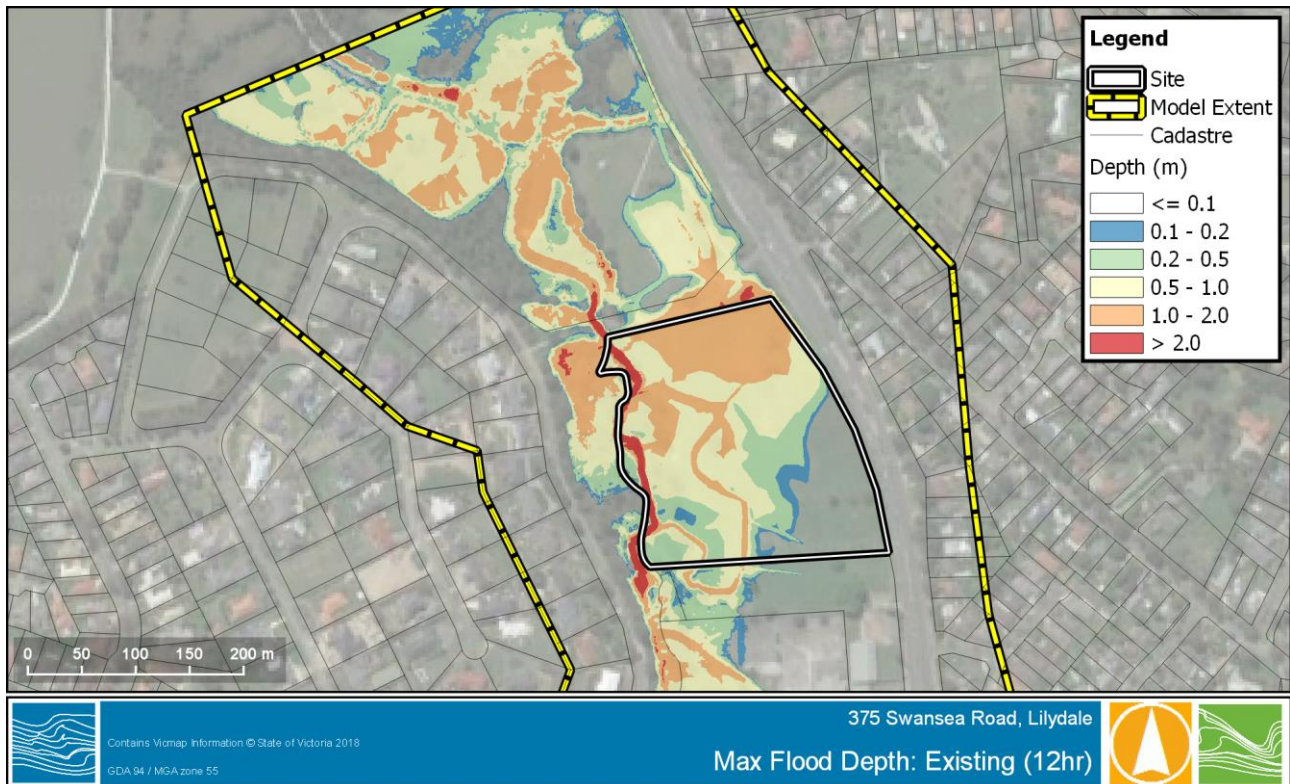


Figure 4-3 Existing Flood Depths within the Subject Site

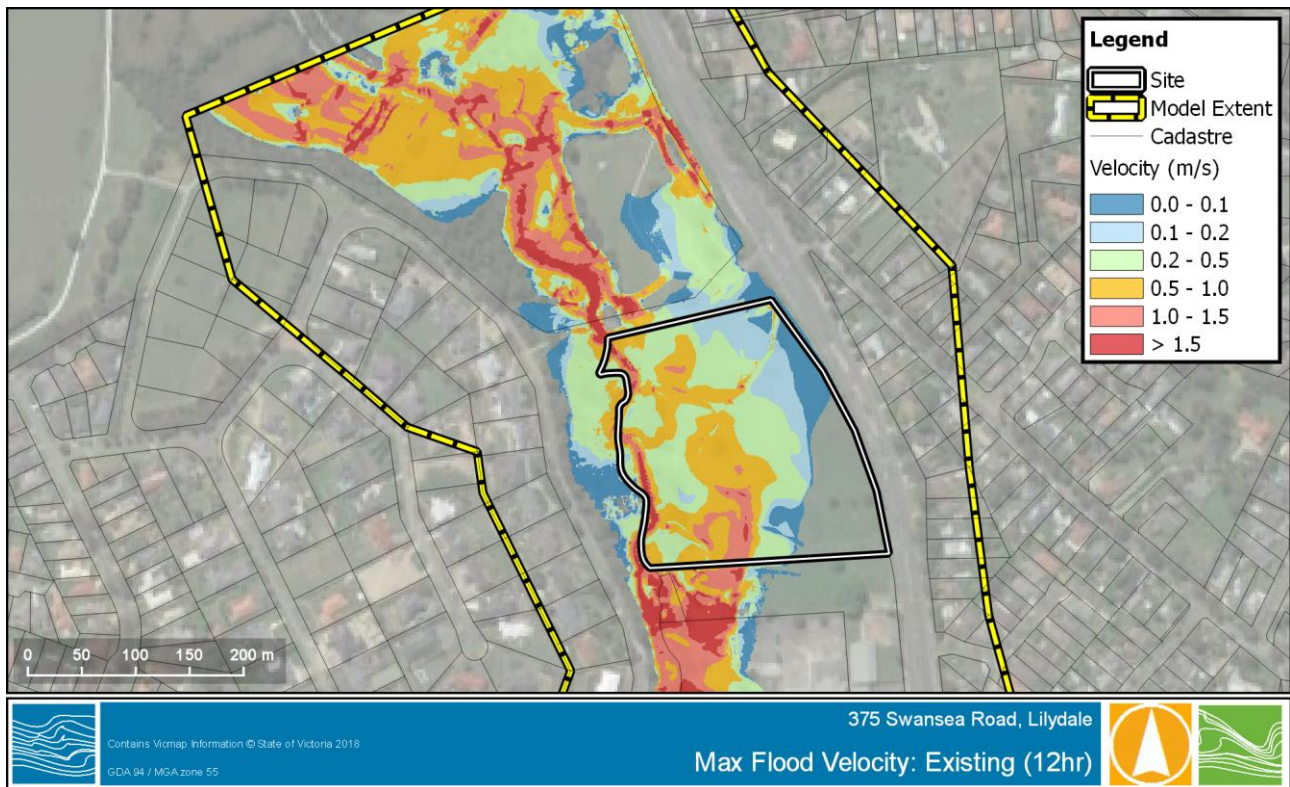


Figure 4-4 Existing Flood Velocities

4.2.2 Proposed Cut & Fill Strategy

The current development line allows for the compensatory cut to be placed between Olinda Creek and the development area, with the invert level of the cut area approximately 1.5 m above the invert of Olinda Creek at the northern end of the property. The modelled cut & fill strategy, showing proposed fill pads, is shown in Figure 4-5. It must be noted that there is therefore some flexibility in the design going forward.

Melbourne Water's initial advice stated that development would not be allowed in areas where greater than 1 m of flooding occurs. As a result of the increase in flood depths modelled, the proposed development is partially located above areas where greater than 1 m of flooding occurs. The fill pad would however ensure that the development is above the 1% AEP flood level, and therefore the requirement would no longer be applicable as the development area would now not be subject to flooding.

Preliminary advice from Melbourne Water, given during the meeting on April 6 April 2018, concurred that the above requirement may no longer apply and this was confirmed in later correspondence⁸. As requested by Melbourne Water, Appendix C includes five cross-sections showing existing and proposed terrain profile along the waterway and extending out into the floodplain.

Additional details will be required at the detailed design stage, including:

- Detailed cross-section of the constriction and bridge structure; and
- Detailed design drawings showing proposed outfalls and low flow channels;

⁸ Email from Emma Tame (Melbourne Water) dated 30 May 2018.

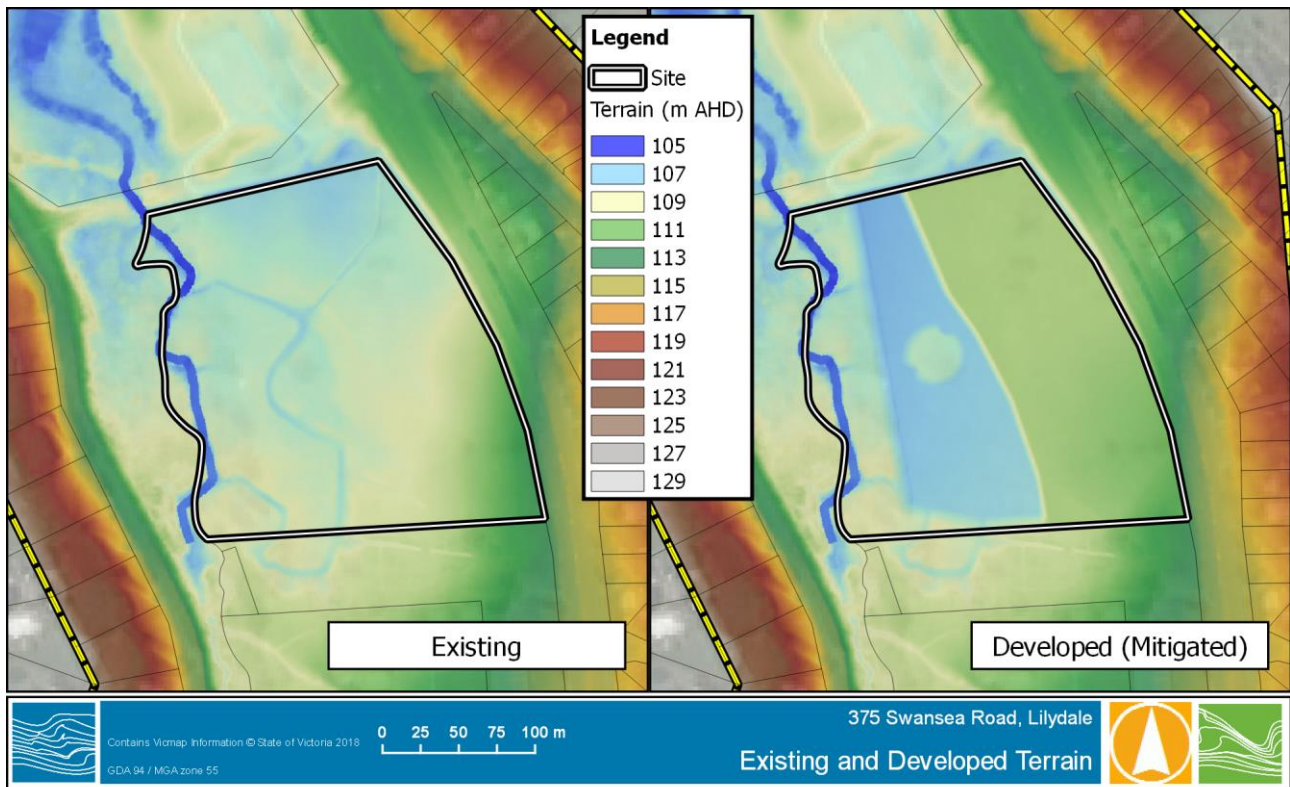


Figure 4-5 Existing (left) and Development (right) Terrain

The proposed level strategy for developed conditions aims to maintain the conveyance capacity of the existing overland flow path within the site. The model shows the fill areas to be flood-free however, areas where cantilevers are proposed will be above the floodplain. Figure 4-6 presents the flood depths for the wider floodplain under developed conditions.

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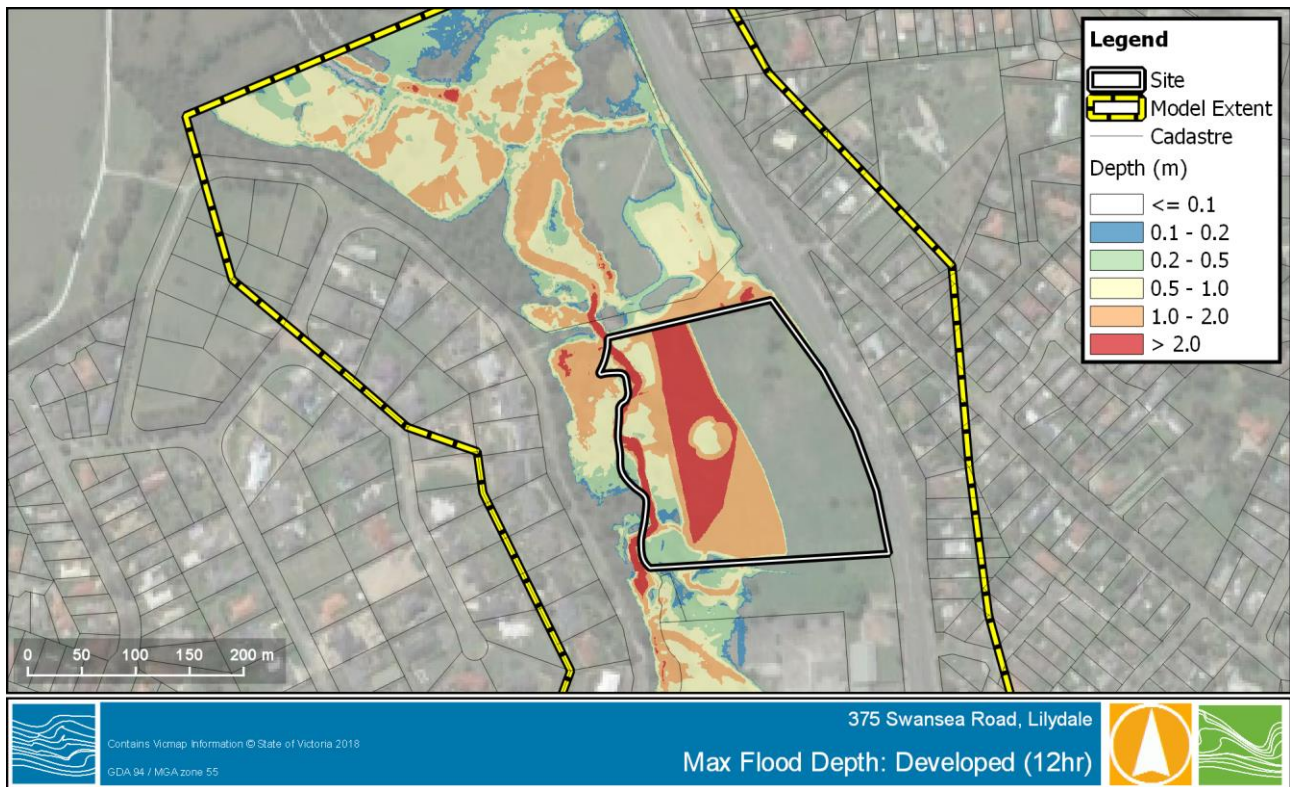


Figure 4-6 Flood Depths under the Development Scenario

Flood velocities within the site vary but are generally above 0.5 m/s (as shown Figure 4-7). Importantly, whilst velocities may still exceed 1.5 m/s within the subject site, velocities are shown to be significantly reduced compared to existing conditions. Velocities do exceed 1.5 m/s in Ankara Road however, they are more generally below 0.5 m/s.

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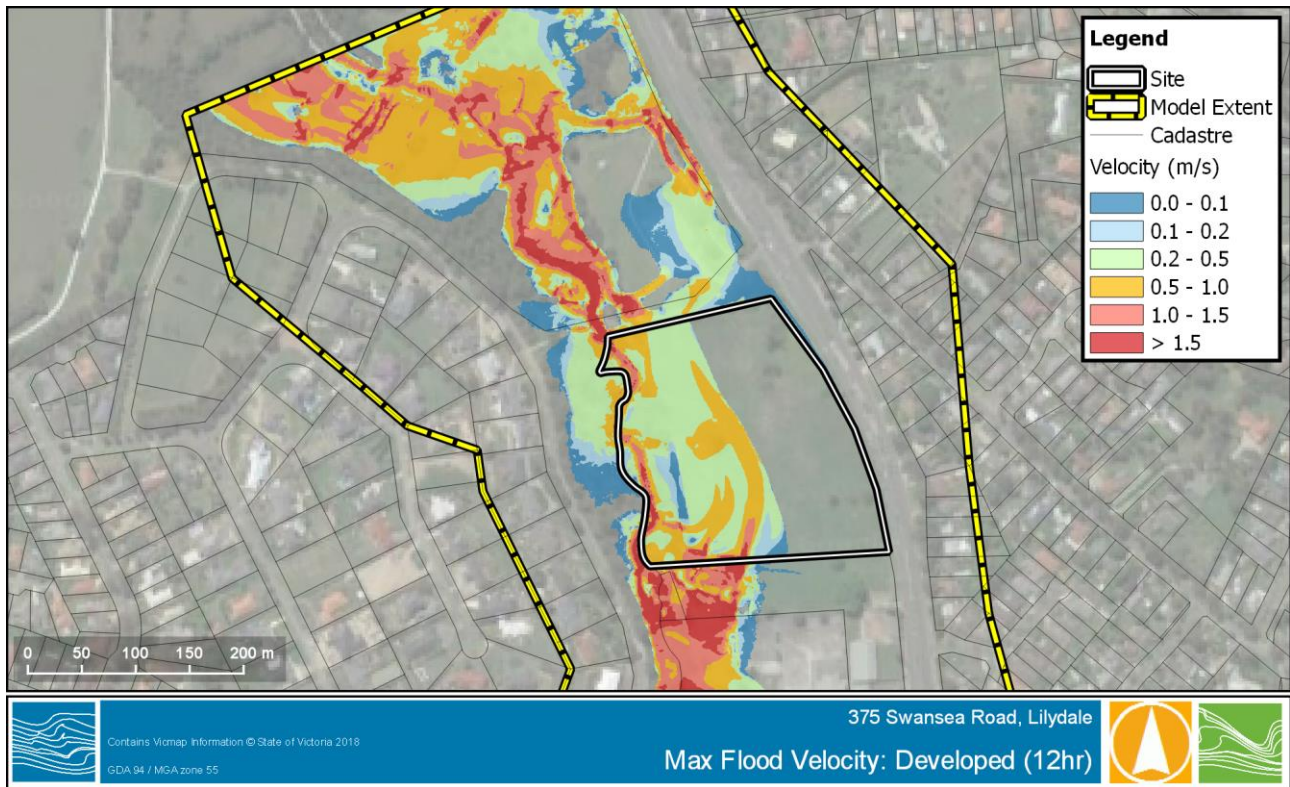


Figure 4-7 Flood Velocities under the Development Scenario

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5 FLOOD IMPACT ASSESSMENT

The *Guidelines for Development in Flood Affected Areas* (DELWP, 2019) outlines four guiding principles in relation to proposed development. The principles aim to:

- Protect human life and health and provide safety from flood hazard;
- Minimise flood damage to property and associated infrastructure;
- Maintain free passage and temporary storage of floodwaters; and,

Protect and enhance the environmental features of waterways and floodplains. The guiding principles are discussed further below with reference to the impacts on conveyance from the proposed development at the subject site.

5.1 Objective 1 – Flood Safety

“Protect human life and health, and provide safety from flood hazard” (DELWP, 2019)

Flood hazard is generally assessed in terms of flood depth and flood velocity. The product of flood depth and flood velocity is often referred to as the flood hazard, with flood depth also being considered to drive the hazard if above the velocity and depth product. Flood Risk is categorised by considering criteria detailed in Table 5-1.

Table 5-1 Flood Safety Hazard Risk

Flood characteristic	Threshold for safety
Depth (m)	0.35
Velocity x Depth (m ² /s)	0.35
Velocity (m/s)	1.5

Figure 5-1 and Figure 5-2 show Flood Risk within the subject site and its vicinity for existing and developed conditions respectively. As the proposed residential development will be raised relative to Olinda Creek floodplain, the site is shown to be flood-free.

Flood hazard from Olinda Creek is therefore not a consideration of this SWMP however, any shared path must be set back within the proposed fill pad with provisions made to tie back into existing and proposed sections of shared pathway. It is appropriate for this to be considered at the detailed design stage.

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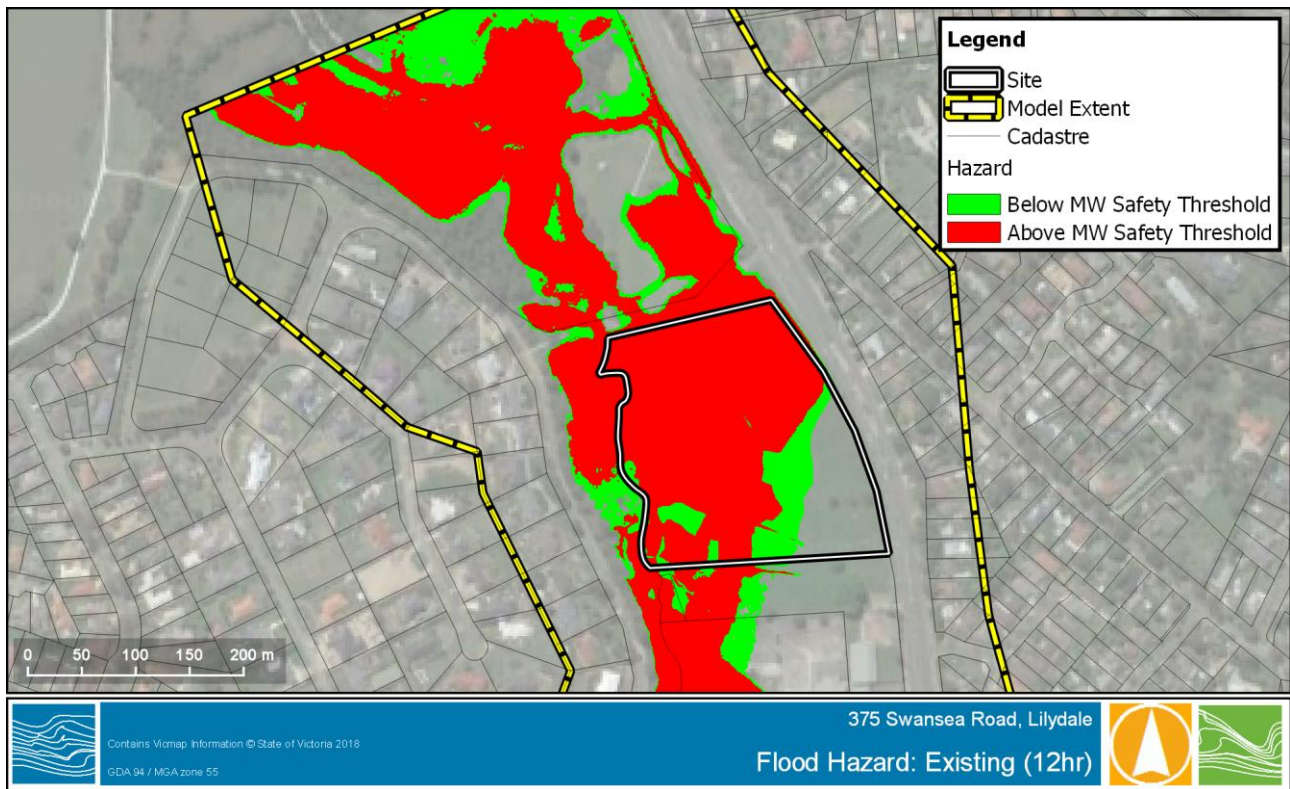


Figure 5-1 Flood Hazard under the Existing Scenario

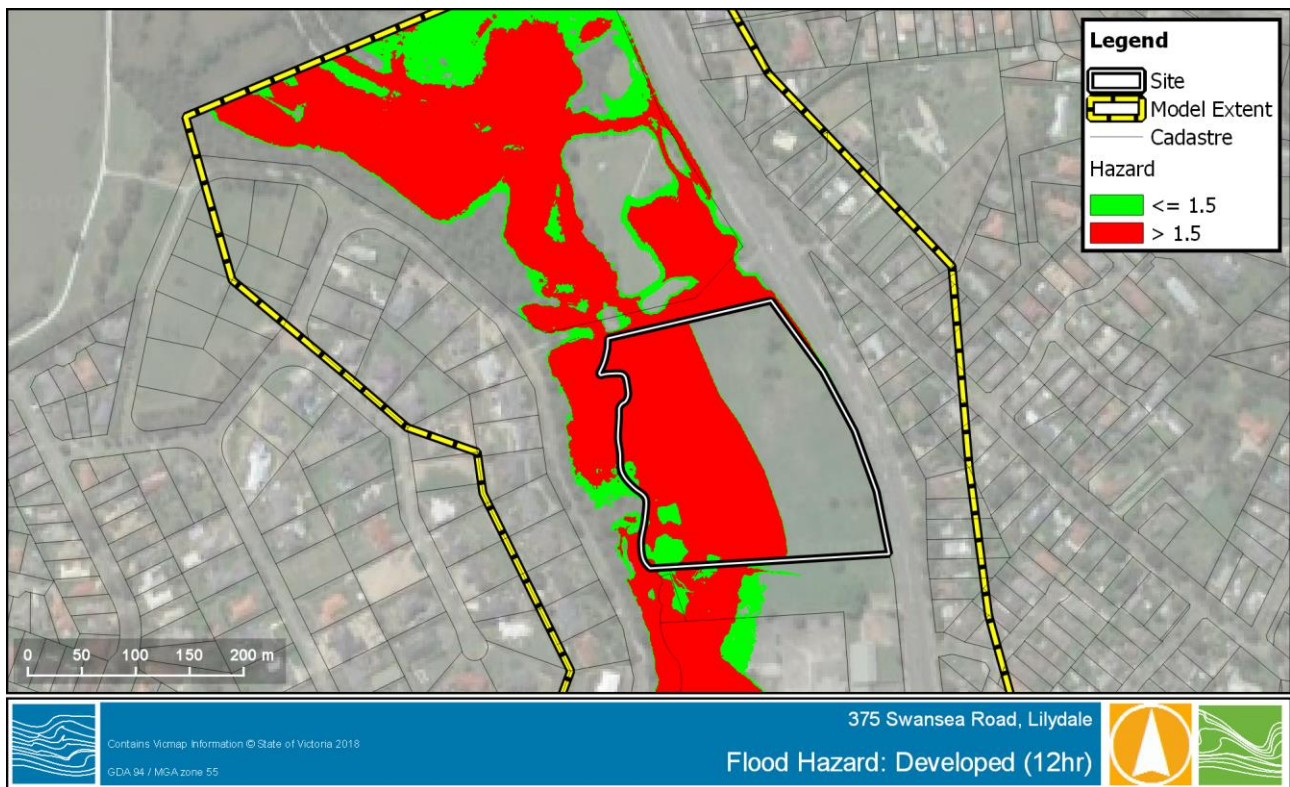


Figure 5-2 Flood Hazard under the Development Scenario



Road within the development will need to be designed to ensure safe conveyance of local flows. Based on flow estimates for the overall site and width of road (6m), it is considered that the road network will provide ample capacity for overland flows. It is appropriate to allow for the details of the overland flow paths to be finalised at the detailed design stage.

5.1.1 Access Safety

“Any development cannot be allowed in circumstances where the depth and flow of floodwater affecting access to the property is hazardous.” (MW, 2008)

Flood hazard is generally assessed in terms of flood depth and flood velocity. The product of flood depth and flood velocity is often referred to as the flood hazard, with flood depth also being considered to drive the hazard if above the velocity and depth product. With regards to access safety, criteria exist to ensure safe passage of occupants or emergency services personnel in a flood event.

Site egress is shown on the development plan with pedestrian egress to Swansea Road being completely flood free. Emergency vehicle access is also provided at this point and is also flood free for safe access to the entire development during a flood event.

A safe egress route may also be possible via Akarana Road, although the road is flooded in large events. Lifting the road level may be an option to provide secondary access, although this is thought to not be required. Signage should be installed at the exit to Akarana Road to actively discourage access to and from the site during a flood event and directing to safe egress at Swansea Road. Importantly, any changes to Akarana Rd levels will not impact flood levels, from a hydraulic perspective (see Section 5.3.1 and 5.2).

It is therefore considered that the site access safety requirements for the site **have been** met.

5.2 Objective 2 – Flood Damage

“Minimise flood damage to property and associated infrastructure” (DELWP, 2019)

Finished Floor Levels (FFL) must be raised above applicable flood levels, to mitigate against potential flood damage. Freeboard must be added to the applicable 1% AEP flood level to provide reasonable certainty of a desired level of service.

Any development within the site must be constructed with finished floor levels 600 mm above applicable flood levels. The development will be raised relative to the Olinda Creek floodplain and sufficient freeboard will therefore be provided. Fill and cantilevers will be used to raise building above flood levels and provide freeboard.

Applicable flood levels for the site will need to be confirmed by Melbourne Water. As aforementioned, the 1% AEP flood levels at the northern end of the property are approximately 500mm above the quoted 1% AEP flood level in Melbourne Water latest advice. The discrepancies have been discussed with Melbourne Water during the meeting on 6 April 2018 and Melbourne Water are to confirm which levels should be used to set Finished Floor Levels.

5.3 Objective 3 - Flood Impact

“Maintain free passage and temporary storage of floodwaters” (DELWP, 2019)

Detailed TUFLOW modelling for the 1% AEP event was completed for the site, for existing and the proposed developed conditions. The results from both scenarios were compared to determine if the proposed development would have the potential to alter flow conveyance and flood storage, and cause adverse flood impacts, through the areas adjacent to, upstream or downstream of the subject site.

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5.3.1 Flood Flow

The development must neither divert floodwaters nor increase flood levels to the detriment of adjoining properties. TUFLOW modelling results of a mitigation solution including a preliminary compensatory cut area show that no adverse afflux results from the development of the land during the 1% AEP flood event on Olinda Creek. The hydraulic model therefore indicates that the impacts of the proposed development on flow conveyance are limited, as shown in Figure 5-3.

Whilst there is some afflux shown north of the subject site, the afflux is limited to Akarana Road, the existing riparian environment and Lilydale Lake Playground. The model also shows reduction in flood levels elsewhere, especially near the south-west corner of the subject site. Importantly, the afflux was mapped with a very fine scale in Figure 5-3. It is generally less than 10 mm except for localised flooding where afflux is between 10 mm and 25 mm (shown in orange in the figure below).

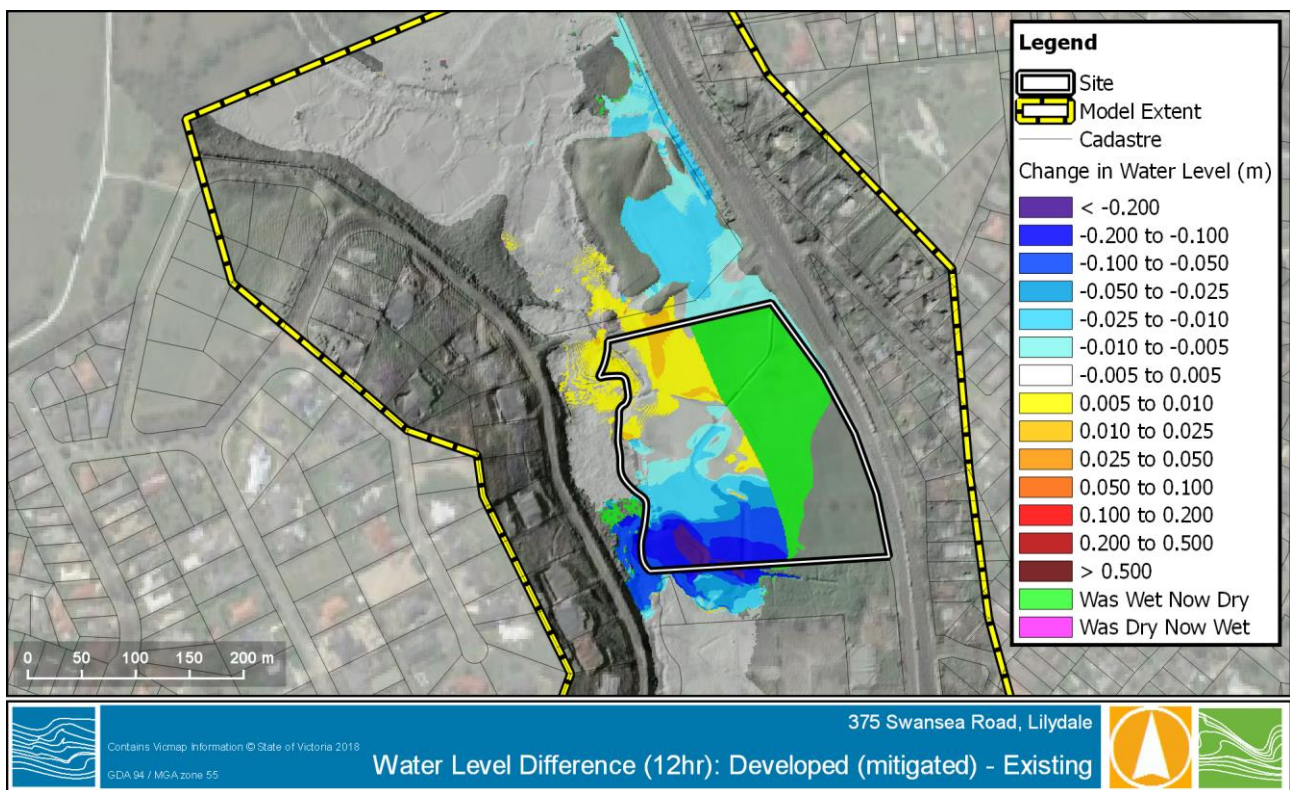


Figure 5-3 Water Surface Elevation Difference Plot (Developed minus Existing Conditions)

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5.3.2 Flood Storage

The flood modelling results presented above in Section 5.3.1 show minimal offsite impacts on flood levels. The results also suggest that the potential change to floodplain storage does not cause any significant adverse impacts downstream of the site.

Flood storage calculations indicate that there is no significant change in flood storage across the two sites in the 1% AEP event. As shown in Table 5-2, the model indicates an overall gain of about 13,000 m³. Greater gains were modelled for the 36hr storm duration.

Table 5-2 Flood Storage Calculations (12hr duration)

Location	Flood Storage Existing (m ³)	Flood Storage Mitigated (m ³)
Subject Site	143,095	158,316
Model Extent	421,520	434,790

5.4 Objective 4 - Waterway and Floodplain Protection

“Protect and enhance the environmental features of waterways and floodplains” (DELWP, 2019)

Development potentially impacting on waterways and floodplains must look to maintain their environmental functions. Development should therefore (*verbatim*):

- maintain or improve waterway and floodplain conditions;
- allow access to maintain riparian corridors;
- maintain or improve water quality
- maintain (by avoidance or offset) the natural function of floodplains and waterways in storing and conveying floodwater; and
- retain or improve significant vistas or landscapes within the riparian corridor.

It is noted that remnant native vegetation cover across the subject site is severely depleted. As part of this development, it is anticipated that a revegetation program be undertaken, at the very least, across the length of the waterway adjacent to the development. Species to be planted in the channel bed should comprise indigenous aquatic and semi aquatic species as approved by Melbourne Water and Council.

In accordance with Melbourne Water’s requirements, the proposed development will also ensure:

- Adequate setbacks from the top of bank to ensure significant flora and fauna values are protected and to ensure the natural bank profile is maintained; and
- Re-vegetation of the Olinda Creek floodplain, with the creation of a 2.2 ha communal park.

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6 SUMMARY AND CONCLUSION

This report sets out a recommended Stormwater Management Strategy for a proposed residential development at 375 Swansea Road, Lilydale. Water Technology has undertaken hydrological and water quality modelling to design a concept design for stormwater management to comply with stormwater quality best management practice objectives. A Flood Impact Assessment was also completed to demonstrate that the site would comply with criteria set in Melbourne Water's *Guidelines for Development in Flood Prone Area*

The stormwater management plan for the site has demonstrated that:

- Runoff from the development are retarded to pre-development 1% AEP discharge at the catchment outlet.
- All stormwater discharges from the subdivision will meet the 'Urban Stormwater Best Practice Environmental Management Guidelines' (CSIRO, 1999).
- A cut-off drain along Swansea Road and Akarana Road will capture and convey Q_{1% AEP} peak flows from external upstream catchments can redirect it appropriately to Olinda Creek. Private properties, public roads and the upstream Council drainage network will not be adversely impact by the redirection of flow around the site.
- The proposed floodplain compensatory storage ensures there is no significant reduction in the 1% AEP flood storage volume and no significant impacts on offsite flood levels.

Water quality management can be achieved through a treatment train consisting of proprietary treatment products. Alternatively, the creation of Swamp Gum Woodlands (including swampy areas) within the site and along Olinda Creek may form part of the treatment train, based on known uptake nitrogen and phosphorus of *Eucalyptus* trees. Both these on-site stormwater management options would ensure that the pollutant load reduction resulting from the water quality strategy meets or exceeds best management practice targets.

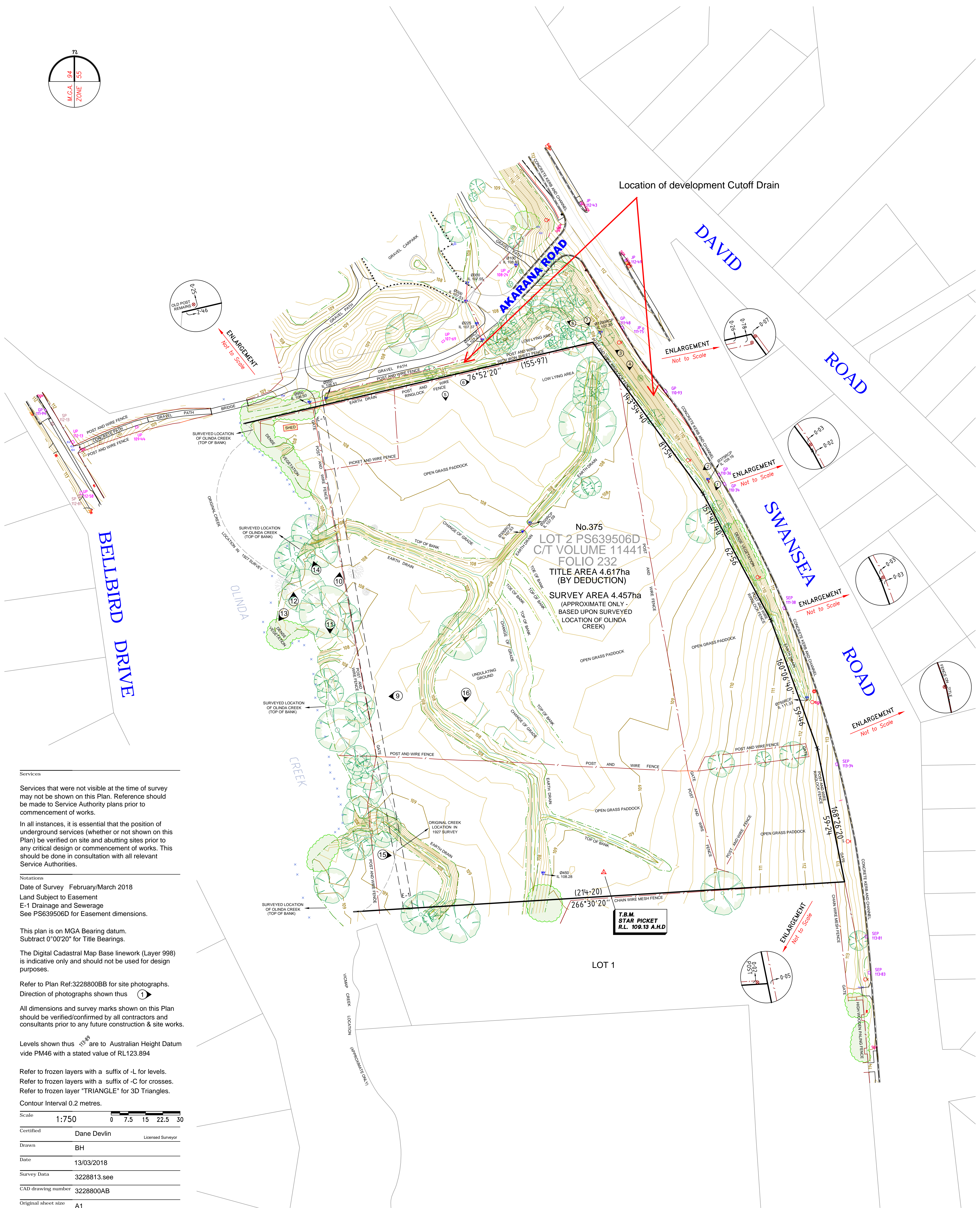
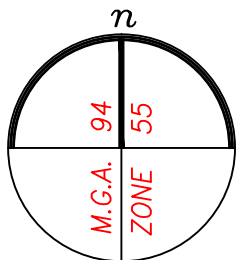
Based on the outcomes of this report, Water Technology concludes that the proposed development will not have any unacceptable impacts on drainage infrastructure, flood safety and water quality.

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APPENDIX A

LEVEL AND FEATURE SURVEY

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Services

Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.

In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

Notations

Date of Survey February/March 2018
Land Subject to Easement
E-1 Drainage and Sewerage
See PS639506D for Easement dimensions.

This plan is on MGA Bearing datum.
Subtract 0°00'20" for Title Bearings.

The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.

Refer to Plan Ref:3228800BB for site photographs.
Direction of photographs shown thus ①

All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.

Levels shown thus 103.89 are to Australian Height Datum vide PM46 with a stated value of RL123.894

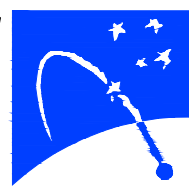
Refer to frozen layers with a suffix of -L for levels.
Refer to frozen layers with a suffix of -C for crosses.
Refer to frozen layer "TRIANGLE" for 3D Triangles.
Contour Interval 0.2 metres.

Scale 1:750 0 7.5 15 22.5 30

Certified	Dane Devlin	Licensed Surveyor
Drawn	BH	
Date	13/03/2018	
Survey Data	3228813.see	
CAD drawing number	3228800AB	
Original sheet size	A1	
Client	Hamilton Corporation c/- Rhys Monteath	
Project	375 Swansea Road Lilydale	
Details	Boundary Re-establishment, Feature and Level Survey Volume 11441 Folio 232	
Sheet	1 of 1	
Job Number	32288	

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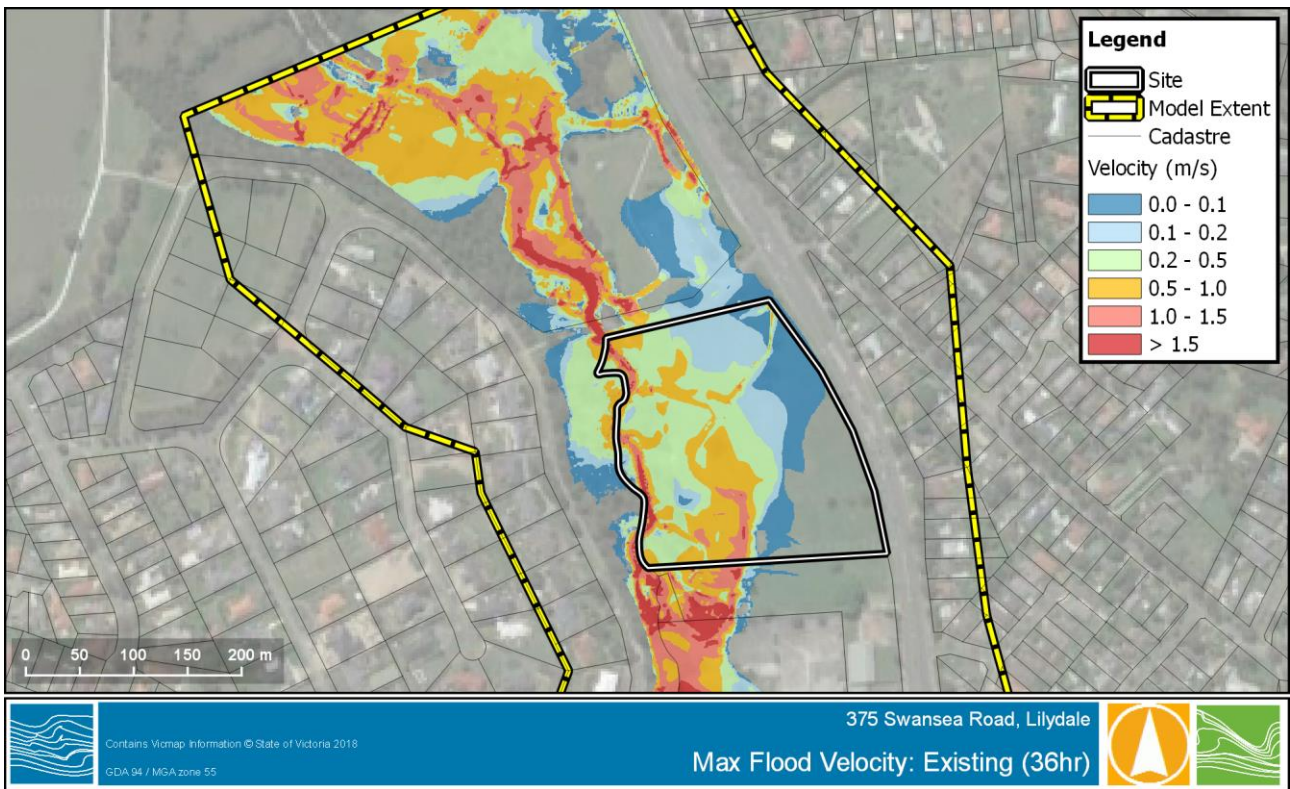
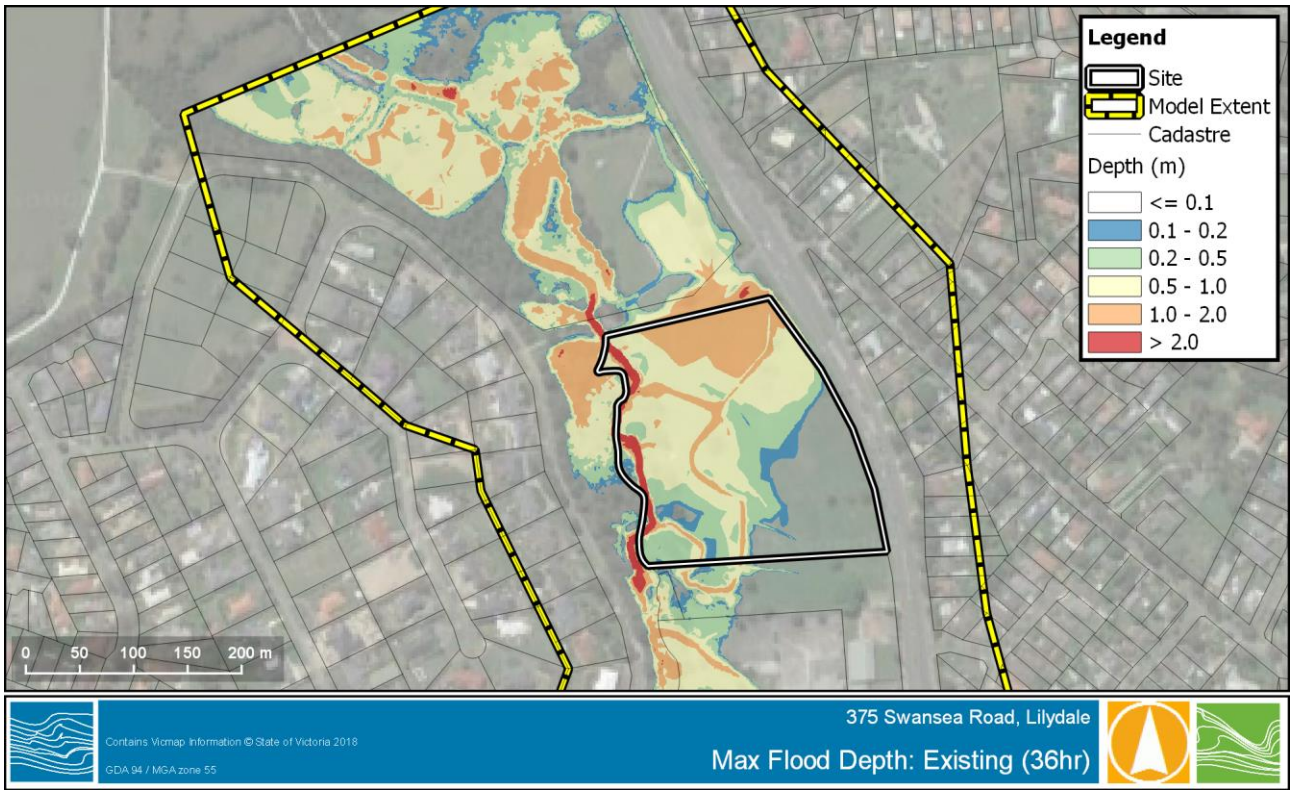
Legend

4 TBM	310 Junction Pit
102 Top of Bank	318 Endwall
103 Toe of Bank	321 Invert Pipe or Pit
104 Existing Surface	402 Spot on Bitumen
110 Change of Grade	403 Edge of Bitumen
201 Tree	405 Edge of Formation
203 Dense Vegetation	406 Lip of Kerb/Channel
205 Garden Bed	407 Invert of Kerb/Channel
206 Dead Tree	408 Back of Kerb/Channel
302 Creek Location in 1927 Survey	410 Pedestrian Path
303 Creek Bed	411 Driveway
304 Reinforced Concrete Pipe	412 Track (Vehicular)
308 Side Entry Pit	418 Lane Lines
309 Grated Pit	

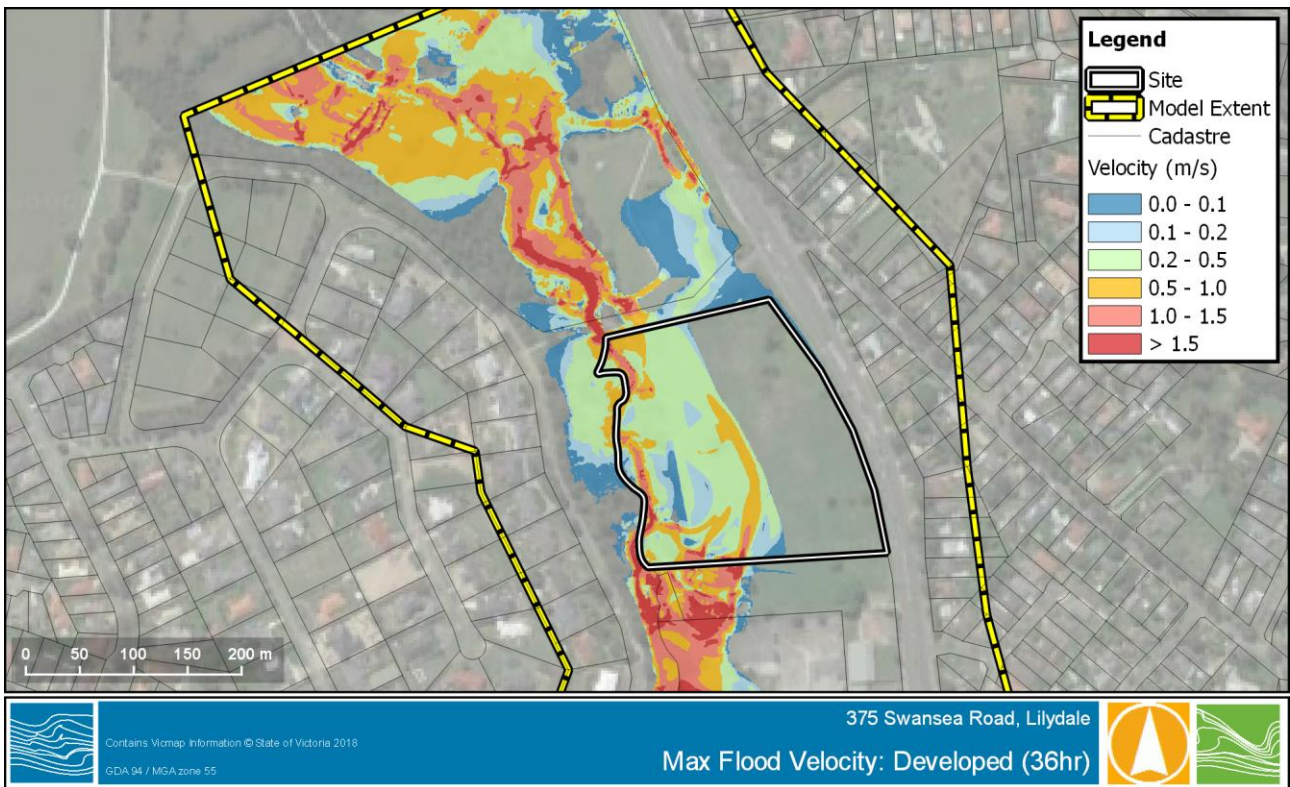
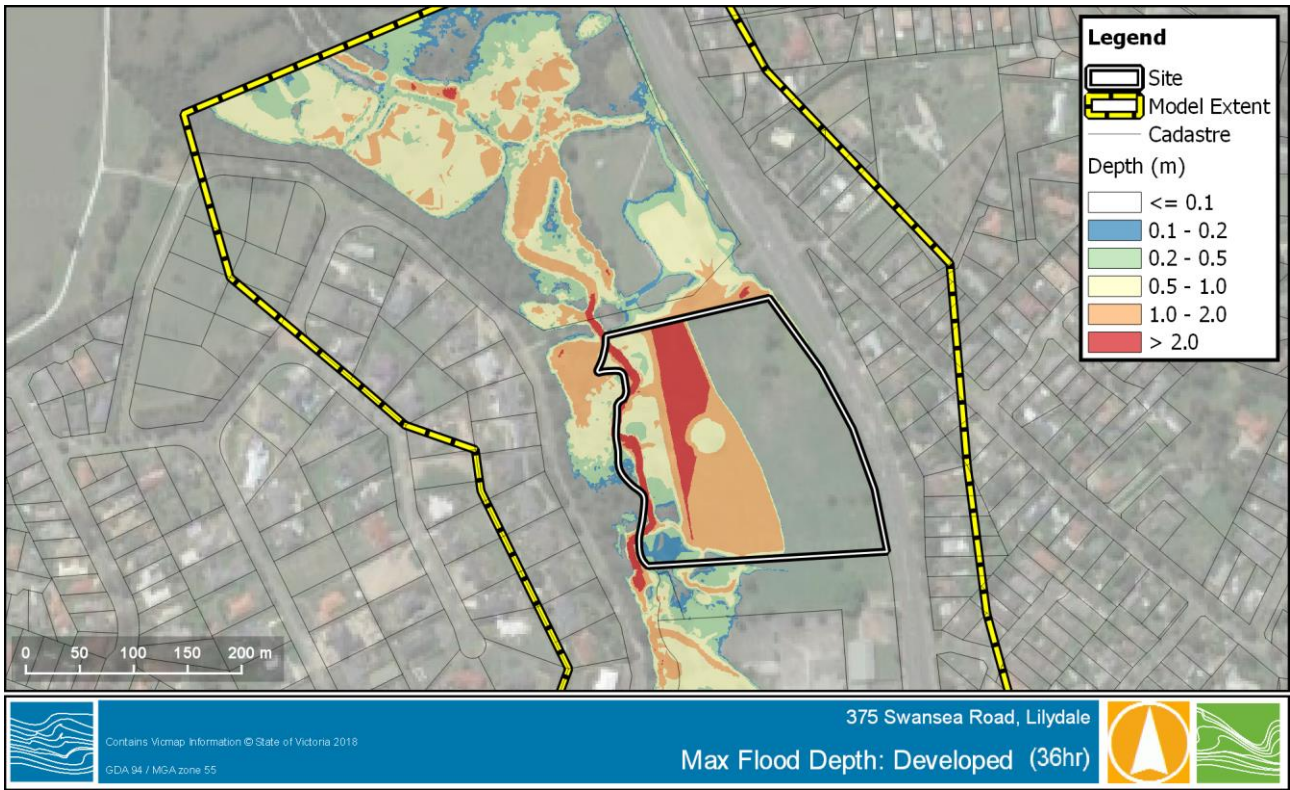
419 Edge of Concrete	741 Sewerage Pit
421 Edge of Paving	751 Stop Valve
501 Guard Rail	753 Fire Hydrant
503 Sign	754 Water Meter
504 Postbox	758 Water Tap/Connection
507 Traffic Signal Pit	762 Unclassified Pit
521 Bollard	765 Unclassified Utility
602 Shed	903 Fence
651 Bridge	904 Gate
711 Light Pole	950 Title
712 Electricity Pole	990 Easement
716 Electricity Pit	998 Digital Cadastral Map Base
721 Telecom Pit	

APPENDIX B

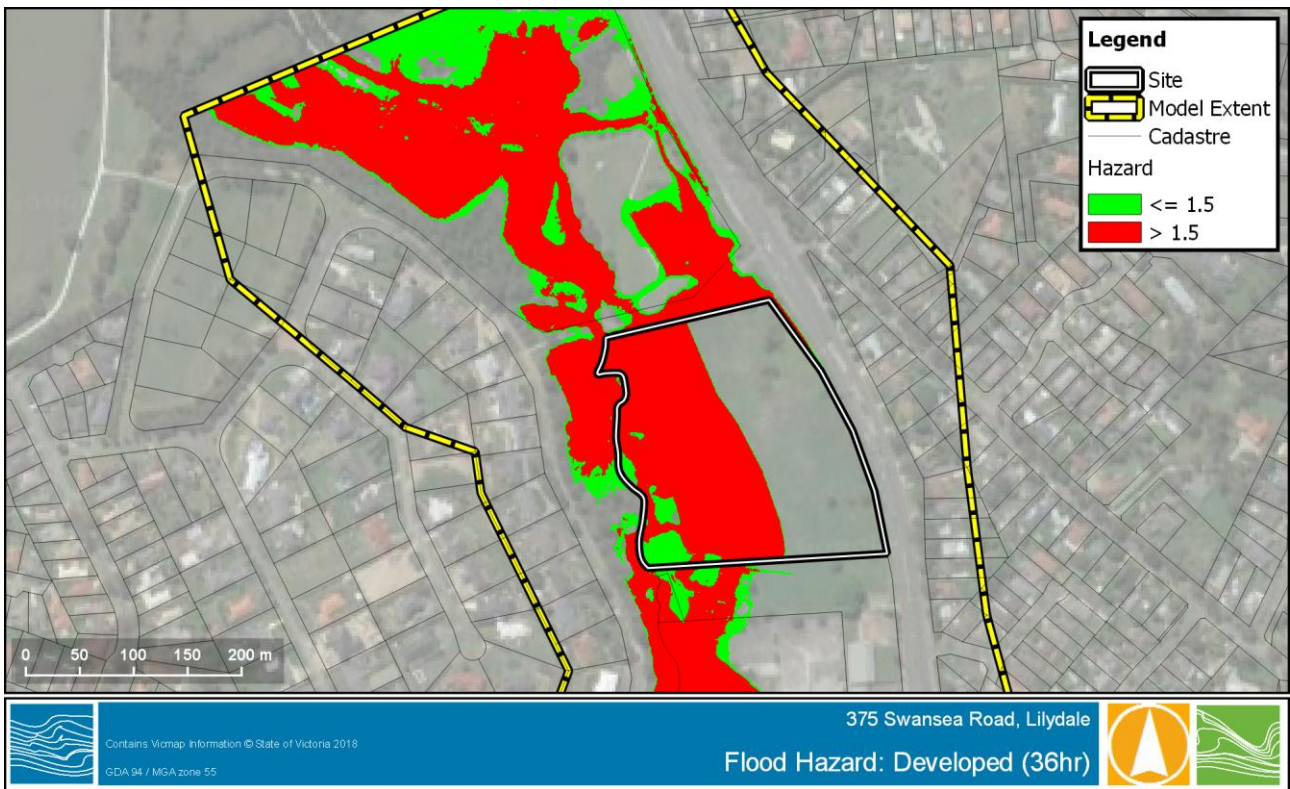
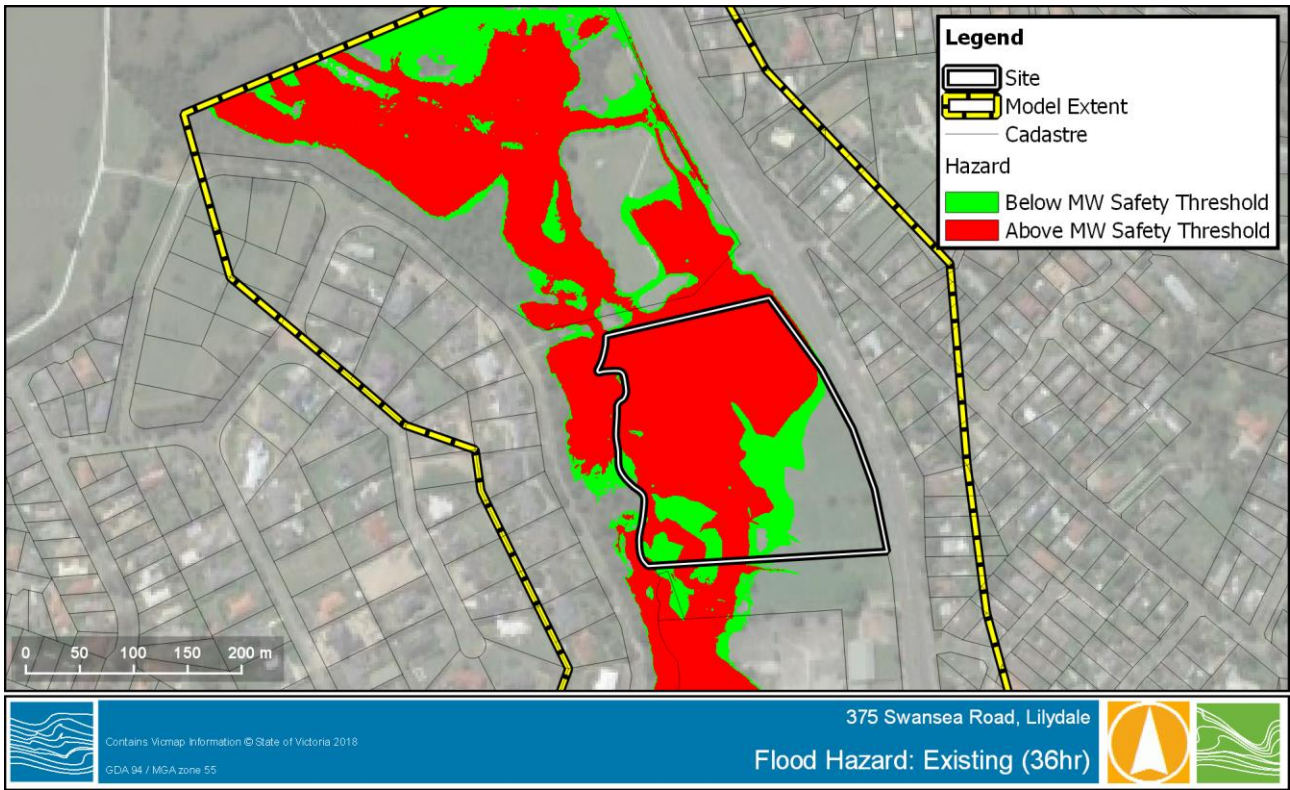
36HR STORM DURATION - TUFLOW RESULTS



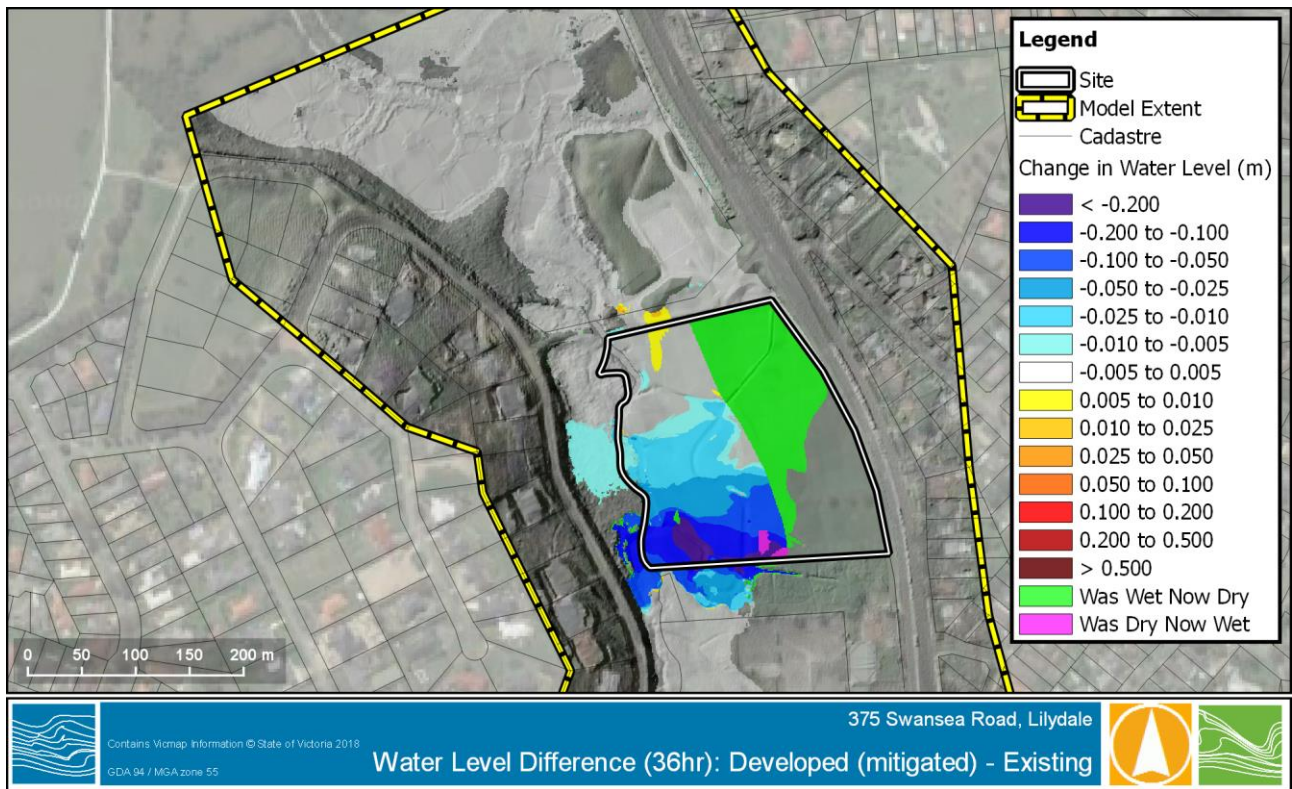
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APPENDIX C

INTERNAL DRAINAGE ASSESSMENT

Internal Drainage Network Assessment

10-year ARI Event

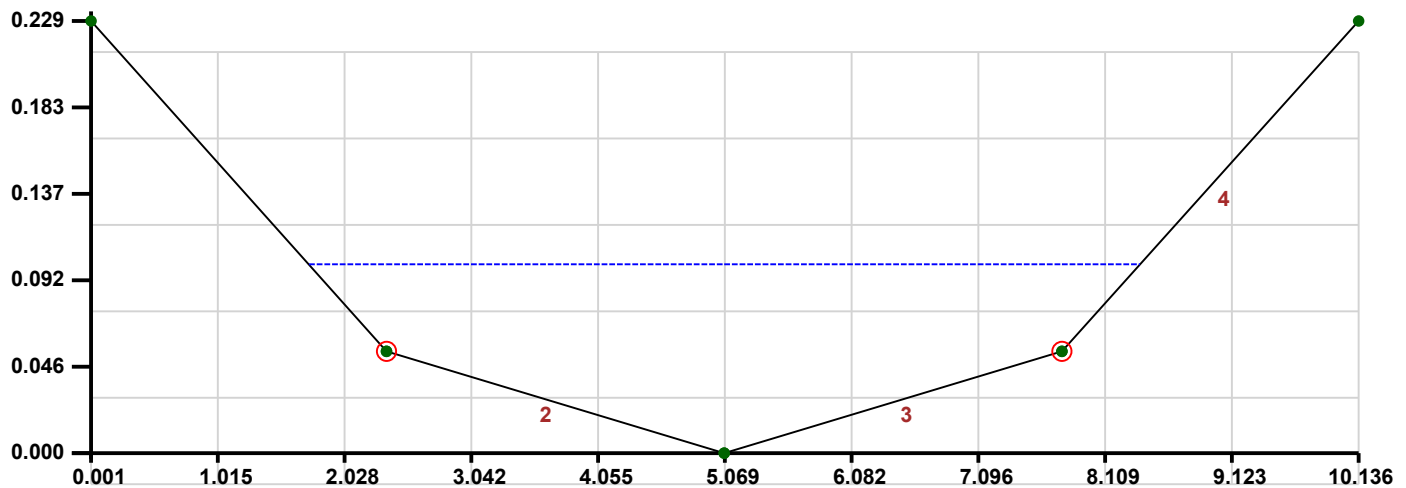
Pipe Ref.	Upstream Area A	Cumulative Upstream Area ΣA	10 Year ARI Runoff Coefficient C_5	ARI (y)	Effective Area A_e	Cumulative Effective Area ΣA_e	Time of Concentration t_c	Rainfall Intensity I_y	Design Flow Q_y	Length L	Slope S	Pipe Diameter	Full Flow Q_{full}	Full Velocity v_{full}	Time in Pipe t_{pipe}
	ha	ha			ha	ha	min	mm/h r	m ³ /s	m	1 in	mm	m ³ /s	m/s	min
1	1.00	1.00	0.50	10	0.50	0.50	9.0	80.84	0.11	190	100	375	0.18	1.59	1.99
2	0.03	0.03	0.50	10	0.02	0.02	7.4	87.90	0.00	36	100	300	0.10	1.37	0.44
3	0.30	1.33	0.80	10	0.24	0.76	9.6	78.65	0.16	53	100	375	0.18	1.59	0.56
4	0.06	0.06	0.80	10	0.05	0.05	0.8	126.85	0.02	64	100	300	0.10	1.37	0.78
5	0.90	0.96	0.50	10	0.45	0.50	8.7	81.98	0.11	164	100	375	0.18	1.59	1.72
6	0.09	2.38	0.50	10	0.05	1.30	10.0	77.06	0.28	46	100	450	0.29	1.79	0.43

100-year ARI Event

Pipe Ref.	Upstream Area A	Cumulative Upstream Area ΣA	100 Year ARI Runoff Coefficient	ARI (y)	Effective Area A _e	Cumulative Effective Area ΣA_e	Time of Concentration t _c	Rainfall Intensity I _a	Design Flow Q ₁₀₀	Length L	Slope S	Pipe Diameter	Full Flow Q _{full}	Full Velocity V _{full}	Time in Pipe t _{pipe}	Gap Flow Q ₁₀₀ - Q _{full}
	ha	ha			ha	ha	min	mm/ hr	m ³ /s	m	1 in ...	mm	m ³ /s	m/s	min	m ³ /s
1	1.00	1.00	0.65	100	0.65	0.65	9.0	141. 19	0.25	190	100	375	0.18	1.59	1.99	0.08
2	0.03	0.03	0.65	100	0.02	0.02	7.4	154. 22	0.01	36	100	300	0.10	1.37	0.44	- 0.09
3	0.30	1.33	0.90	100	0.27	0.94	9.6	137. 13	0.36	53	100	375	0.18	1.59	0.56	0.18
4	0.06	0.06	0.90	100	0.05	0.05	0.8	127. 57	0.02	64	100	300	0.10	1.37	0.78	- 0.08
5	0.90	0.96	0.65	100	0.59	0.64	8.7	143. 29	0.25	164	100	375	0.18	1.59	1.72	0.08
6	0.09	2.38	0.90	100	0.08	1.66	10.0	134. 20	0.62	46	100	450	0.29	1.79	0.43	0.33

APPENDIX D

OVERLAND FLOW ASSESSMENT

1. CROSS-SECTION2. DISCHARGE INFORMATION

100 year (1%) storm event

Design discharge after construction of retarding basin

Required overland / channel / watercourse discharge = 0.34 cumecs

3. RESULTS Water surface elevation = 0.100 m

High Flow Channel grade = 1 in 100, Main Channel / Low Flow Channel grade = 1 in 100.

	LEFT OVERBANK	MAIN CHANNEL	RIGHT OVERBANK	TOTAL CROSS-SECTION
Discharge (cumecs):	0.003	0.344	0.003	0.351
D(Max) = Max. Depth (m):	0.046	0.100	0.046	0.100
D(Ave) = Ave. Depth (m):	0.023	0.073	0.023	0.073
V = Ave. Velocity (m/s):	0.231	0.873	0.231	0.830
D(Max) x V (cumecs/m):	0.011	0.087	0.011	0.083
D(Ave) x V (cumecs/m):	0.005	0.064	0.005	0.061
Froude Number:	0.486	1.032	0.486	0.856
Area (m ²):	0.014	0.394	0.014	0.423
Wetted Perimeter (m):	0.623	5.401	0.625	6.649
Flow Width (m):	0.621	5.400	0.624	6.645
Hydraulic Radius (m):	0.023	0.073	0.023	0.064
Composite Manning's n:	0.035	0.020	0.035	0.024
Split Flow?	-	-	-	No

4. CROSS-SECTION DATA

SEGMENT NO.	LEFT HAND POINT		RIGHT HAND POINT		MANNING'S N
	CHAINAGE (m)	R.L. (m)	CHAINAGE (m)	R.L. (m)	
1	0.001	0.229	2.363	0.054	0.035
2	2.363	0.054	5.063	0.000	0.020
3	5.063	0.000	7.763	0.054	0.020
4	7.763	0.054	10.136	0.229	0.035

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Wimmera

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Stawell VIC 3380
Telephone 0438 510 240

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Municipal Planning Strategy

Clause 02.01-1 Municipal Profile

Yarra Ranges is located on the eastern fringe of metropolitan Melbourne with an area of approximately 244,700 hectares.

Yarra Ranges' diverse settlement pattern comprises suburban areas on the eastern fringe, low density communities within the Dandenong Ranges and its foothills and an extensive Green Wedge area that includes scattered rural towns, extensive rural residential areas and rural communities. A network of activity centres serves these communities.

Around 70 per cent of Yarra Ranges' population live in its suburbs and towns (which occupy only around 3 per cent of its total land area). The remaining population lives throughout the rural areas. There are over 55 suburbs, towns and small rural communities within Yarra Ranges.

Yarra Ranges has a large proportion of public land. 166,396 hectares is Crown Land, the majority of which is managed by the Victorian Government as national parks, protected water catchments, state forests and other reserves. An additional 4,894 hectares (2 per cent) is land owned and managed by Yarra Ranges Council as parkland or land used for municipal purposes.

The municipality has a population of approximately 149,300 (ABS, 2016), that is forecast to grow by only 8 per cent annually. Most of the increase is expected to be in the established urban areas of Lilydale, Chirnside Park and Mooroolbark, which have opportunities for additional higher density housing that is accessible to employment, community facilities and public transport.

The population of the municipality is expected to age over the next 20 years with a decline in people aged between 10 and 24 years of age and substantial increases in people over 70 years of age.

02.03-1 Settlement

There are opportunities for more intensive development within and adjoining activity centres to provide additional housing and employment generating uses.

The redevelopment of urban areas and key redevelopment sites including the Chirnside Park Activity Centre, the former Cave Hill Quarry and the former Swinburne University, will expand the diversity of housing, education, recreation and employment opportunities in Yarra Ranges.

Council's strategic directions for settlement are to:

- Contain urban development and urban renewal within the urban growth boundary.
- Support a mix of housing, business opportunities and community infrastructure within the suburbs and larger rural towns.

02.03-2 Environmental and landscape values

Biodiversity

Yarra Ranges retains extensive areas of forested land together with a complex network of fragmented remnants of indigenous vegetation and waterways that provide habitats for a rich biodiversity. Remnant scattered trees and vegetation on private land also provide habitat and connectivity to the areas of public reserves that exist in Yarra Ranges. A significant proportion of indigenous vegetation especially within the foothills and valleys of Yarra Ranges was cleared as part of past land management practices.

The patchwork of fragmented bushland remnants throughout the settled areas of Yarra Ranges is susceptible to incremental vegetation removal, weed and pest animal invasion. Loss of vegetation from the landscape leads to nutrient loss, soil erosion, silting and pollution of waterways which can contribute to reduced agricultural production. Further fragmentation of bushland remnants also undermines their long-term viability as wildlife habitat.

River corridors, catchments and waterways

The waterways within the Yarra River and Dandenong Creek catchments are important environmental and water supply assets of the region although they suffer from degradation due to past and ongoing land management practices.

The Yarra River and its associated wetlands are important for wildlife habitat, as a landscape feature, a source of drinking water and as a recreational resource.

Remnant vegetation along waterways plays an important role in protecting in stream habitat and water quality. Responsible land and water management will help to protect drinking water quality and enhance the value of Yarra Ranges' bushland remnants and waterways as wildlife habitats, water resources and for recreation.

Land use and development within the catchment areas of the Yarra River may have an adverse impact on water quality within Yarra Ranges waterways.

Council's strategic directions for environment are to:

- Avoid the incremental loss and further fragmentation of large intact remnant patches of indigenous vegetation.
- Sustainably manage habitat areas and improve connections between them.
- Offset unavoidable vegetation removal by revegetation or land management measures that achieve a net increase in key biodiversity assets.
- Protect biodiversity assets on public land and areas that are accessible to the public.
- Avoid the removal of indigenous vegetation or significant earthworks within riparian environments that will impact on water quality and habitat value of waterways.

02.03-3 Environmental risks and Amenities

Due to the natural land form, urban fringe and projected climate change, communities are exposed to environmental hazards including bushfire, landslip,

flooding and soil contamination. Priority should be given to the protection of human life in the management of areas that are affected by environmental hazards.

Council's strategic directions for environmental risks are to:

- Discourage additional dwellings, subdivision and other sensitive land uses in bushfire prone areas and where the required defensible space would necessitate significant removal of high-quality indigenous vegetation.
- Locate and design development to minimise the potential risk from flooding.
- Protect the storage capacity of flood pondage areas.
- Locate and design development within areas of landslip risk to minimise the potential risk to life and property.

Amenity

Residential zones can permit a range of non-residential business uses that meet local community needs. Opportunities for non-residential uses in residential zones should respond to local community needs and retain the residential character of the area.

02.03-5 Built environment and heritage

Scenic landscapes are a key contributor to Yarra Ranges and new development should consider the rural landscape setting and distinct separation from other urban areas. Future built form will adopt environmentally sustainable principles, be accessible to people of all disabilities, respect heritage places and reinforce the valued characteristics of their surroundings.

Council's strategic directions for the built environment and heritage are to:

- Protect and respect sensitive environments, significant landscapes and cultural and natural heritage.
- Incorporate best practice environmental design to contribute to sustainable building form.
- Encourage development that contributes to a sense of place and adds to the character and identity of the distinct localities in Yarra Ranges.

02.03-6 Housing

There are existing opportunities within established urban areas and key strategic redevelopment sites to accommodate future housing and employment opportunities.

Concentration of additional housing development in identified consolidation areas (refer to Residential Framework Plan to Clause 16.01-1L) based on established activity centres will improve housing diversity, increase proportion of housing with access to services.

Council's strategic directions for housing area to:

- Support residential growth, increased densities and housing diversity in the consolidation areas of the major activity centres.
- Support diverse housing on key redevelopment sites and combined lots that are close to community services, local employment and public transport.

- Support affordable housing in new developments in consolidation areas and other locations with access to town centres, commercial and community facilities.
- Contain residential subdivision within the existing Urban Growth Boundary.
- Discourage housing in locations that would increase the potential for land use conflicts and adverse impacts on landscape amenity or the environment.
- Support aged care accommodation in locations that meet the needs of an ageing population.

Planning Policy Framework

Clause 11.01-1S Settlement

This Clause seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 12.01-1S Protection of biodiversity

This Clause seeks to protect and enhance Victoria's biodiversity.

Clause 12.01-1L Biodiversity

Strategies:

Support land management including fencing of remnant vegetation from livestock grazing and weed control to protect flora and fauna habitats and riparian vegetation.

Support rehabilitation and revegetation of bio-link corridors for wildlife to move between core habitat areas.

Protect and enhance areas containing indigenous vegetation patches on public land.

Encourage development on land adjoining public conservation reserves to protect and enhance the biodiversity assets on the public land.

Support planting of indigenous vegetation to provide habitat for local flora and fauna.

Ensure unavoidable vegetation removal is adequately offset by revegetation and land management that achieve a net improvement in Yarra Ranges' biodiversity assets.

Direct revegetation and land management improvements associated with vegetation removal offsets to identified habitat corridor links and other key sites within Yarra Ranges.

Protect the biodiversity values of conservation open spaces through revegetation and land management improvements including vegetation offsets.

Clause 12.01-2S Native vegetation management

This Clause seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies:

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs

This Clause seeks to protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.

Policy guidelines

Consider as relevant:

- Locating earthworks, including dams, a minimum of 30 metres from waterway systems.
- Locating development a minimum of 30 metres from the banks of waterway systems.
- The views of floodplain and waterway managers.
- Any regional catchment strategy and related plans approved under the Catchment and Land Protection Act 1994.

Clause 12.05-1S Environmentally sensitive areas

This Clause seeks to protect and conserve environmentally sensitive areas.

Clause 12.05-2S Landscapes

This Clause seeks to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Clause 12.05-2L Rural landscapes**Strategies**

Design and site development sensitively having regard to the natural physical features of the land including slope, existing vegetation and view lines.

Discourage non-farm related commercial buildings that adversely impact on valued rural landscapes.

Clause 13.01-1S Natural hazards and climate change

This Clause seeks to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

Policy guidelines

Consider as relevant:

- Climate change data and information maintained by the Department of Energy, Environment and Climate Action.
- Adaptation action plans prepared under Division 2 of Part 5 of the *Climate Change Act 2017*.

Clause 13.03-1S Floodplain management

This Clause seeks to assist the protection of:

- Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river, wetland or coastal health.

Clause 15.01-1S Urban design

This Clause seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S Building design

This Clause seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Clause 15.01-2L Environmentally Sustainable Development

This Clause seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Policy guidelines

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 3-9 dwellings.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.

Clause 15.03-2S Aboriginal cultural heritage

This Clause seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Policy guidelines

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Clause 16.01-1S Housing supply

This Clause seeks to facilitate well-located, integrated and diverse housing that meets community needs.

Clause 16.01-1R Housing supply – Metropolitan Melbourne Strategies

Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:

- In and around the Central City.
- Urban-renewal precincts and sites.
- Areas for residential growth.
- Areas for greyfield renewal, particularly through opportunities for land consolidation.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit-oriented development.

Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.

Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.

Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Create mixed-use neighbourhoods at varying densities that offer more choice in housing.

Clause 16.01-2S Housing affordability

This Clause seeks to deliver more affordable housing closer to jobs, transport and services.

Clause 16.01-3S Rural residential development

This Clause seeks to identify land suitable for rural residential development.

Zone

Clause 35.03 Rural Living Zone

Purpose

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

To provide for residential use in a rural environment.

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.

Overlay

Clause 44.04 Land Subject to Inundation Overlay

Purpose

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

To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To minimise the potential flood risk to life, health and safety associated with development.

To reflect a declaration under Division 4 of Part 10 of the *Water Act, 1989*.

To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Particular Provisions

Clause 51.03 Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan

Purpose

To ensure consistency between this planning scheme and the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan pursuant to the requirements of Part 3A of the *Planning and Environment Act 1987*.

Clause 52.06 Car parking

Purpose

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.17 Native Vegetation

Purpose

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.29 Land Adjacent to the Principal Road Network

Purpose

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

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

Lilydale

Sustainability Management Plan

Prepared for: Hamilton Corporation

Project No: MEL3531
Date: 12 April 2023
Revision: 01

ADVERTISED



Project: Lilydale
Location: 357 Swansea Road
 Lilydale, 3140
Prepared by: ADP Consulting Pty Ltd
 Level 13/55 Collins Street, Melbourne VIC 3000
Project No: MEL3531
Revision: 01
Date: 12 April 2023

Rev	Date	Comment	Author	Signature	Technical Review	Signature	Authorisation & QA	Signature
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1. Introduction

This report provides an overview of the environmentally sustainable development (ESD) strategy for the proposed multi use development at 357 Swansea Road, Lilydale within the municipal boundaries of the City of Yarra Ranges. The project consists of 50 detached dwellings, which are unregistrable movable dwellings. As well as a communal clubhouse with a community pool and bowling green. Within the clubhouse there is a large dining space, kitchen, lounge, theatre/multi-purpose room, gym and activities room.

The objective of this report is to describe how best practice ESD will be incorporated in the development, including targets and proposed design approaches, and to demonstrate that the development meets or exceeds the standards required by the City of Yarra Ranges Planning Scheme, specifically the requirement to achieve the design potential to a minimum +50% BESS score.

1.1 Site Overview

The site is located at 375 Swansea Road, Lilydale. The proposed development is comprised of four different design types of single story detached dwellings. There is also a clubhouse with communal spaces for residents including a pool, bowling green, gym and other facilities.

Table 1: Site Plan of 375 Swansea Road



1.2 Statutory Context

1.2.1 City of Yarra Ranges

The site is situated within Lilydale in the municipal boundaries of the City of Yarra Ranges. The City of Yarra Ranges has objectives and strategies relating to ESD which are contained in the planning scheme. These policies and objectives have been taken into consideration throughout this assessment and in our advice given to the applicant. These clauses have been considered into the design of the Swansea Road development:

1.2.2 Sustainable Design Assessment in the Planning Process (SDAPP)

The City of Port Phillip adopts the Sustainable Design Assessment in the Planning Process (SDAPP) framework which ensures the consistent inclusion of environmental performance considerations into planning permit approvals. The framework identifies 9 key sustainable design criteria that need to be addressed, as follows:

- > Ongoing building and site management
- > Water resources
- > Energy efficiency
- > Stormwater management
- > Indoor environment quality (IEQ)
- > Transport
- > Waste Management
- > Urban Ecology
- > Innovation

The Built Environment Sustainability Scorecard (BESS) has been utilised to benchmark the environmental performance of the project. The proposal has the preliminary design potential to achieve the following BESS Score:

- > 56% - Best Practice

1.3 Summary of ESD Initiatives

Table 2 demonstrates summary of ESD initiatives in the different SDAPP categories including Management, Water, Energy, Stormwater, IEQ, Transport, Waste Management, Urban Ecology and Innovation.

Table 2 : Summary of ESD initiatives

ESD Initiatives		
Management	<ul style="list-style-type: none"> > Preliminary thermal modelling of all non-residential areas 	<ul style="list-style-type: none"> > Metering common areas strategy > Building users guide
Water	<ul style="list-style-type: none"> > Water efficient fittings, fixtures and appliances: > Showers: 4 Stars (>6 but ≤7.5L/min) > Toilets: 4 Stars > Kitchen taps: 4 Stars 	<ul style="list-style-type: none"> > Bathroom taps: 5 Stars > Dishwashers: 4 Stars > Rainwater tanks connected to toilets. > Water efficient landscaping
Energy	<ul style="list-style-type: none"> > High Performance Fabric and Glazing > Electrification > External lighting is controlled by a motion detector. > High efficiency domestic hot water systems 	<ul style="list-style-type: none"> > High performance LED lighting. > 5kWp PV system supplied to the clubhouse. > Development achieves a maximum illumination power density of 4W/sqm or less.
Stormwater	<ul style="list-style-type: none"> > Best practice stormwater pollutant reduction 	
IEQ	<ul style="list-style-type: none"> > 60% of regular use areas are effectively naturally ventilated. > Daylight access – Non-Residential 	<ul style="list-style-type: none"> > Low toxicity interior finishes > Thermal comfort by double glazing.
Transport	<ul style="list-style-type: none"> > Each dwelling will be provided with 1 bicycle space in the garage. > The clubhouse will be provided with 5 bicycle spaces, a 50% increase of planning scheme requirements 	<ul style="list-style-type: none"> > EV charging infrastructure provided to all residential dwellings. > An EV charging point will be provided to the clubhouse
Waste	<ul style="list-style-type: none"> > Organic composting facilities are provided on-site 	<ul style="list-style-type: none"> > Recycling facilities are provided on site for occupants.
Urban Ecology	<ul style="list-style-type: none"> > 376m² of communal space within the clubhouse > 57m² of vegetation on site 	<ul style="list-style-type: none"> > A minimum of 38 m² is allocated to food production for use by the residents > A minimum of 15m² of clubhouse area is allocated to food production.

2. ESD Strategy

The following section provides details of the ESD initiatives which have been deemed potentially suitable for the project. These form the overall benchmarking assessment of the building. These initiatives are currently adopted or under consideration; best endeavours will be made to include these in the fully developed design.

2.1 Management

The SDAPP 'Management' category encourages and rewards the adoption of practices and processes that enable and support best practice sustainability outcomes throughout the different phases of a project's design, construction, and its ongoing operation.



Throughout the 'Management' category, SDAPP intends to improve the sustainability performance of a project by influencing areas where decision-making is critical. This category rewards the implementation of processes and strategies that support positive sustainability outcomes during construction. The category also promotes practices that ensure a project will be used to its optimum operational potential.

The 'Management' category rewards projects that achieve the following outcomes:

- > Coordinated approaches.
- > Commitment to implementation
- > Sustainable cultures and behaviours

Table 3: Actions for Building Management

Action	Response-Strategies and Innovation
Thermal Performance Modelling – Non-residential	<ul style="list-style-type: none"> > Preliminary façade performance calculations in accordance with NCC 2019 Section J Façade Calculator has been done. > Refer to Appendix D for the DTS Section J advice for the Clubhouse.
Metering strategy	<ul style="list-style-type: none"> > Utility meters provided to all individual dwellings and the clubhouse to be separately sub-metered.
Building Users Guide	<ul style="list-style-type: none"> > A building user's guide will be developed for use by the occupants and building maintenance.
Total Score	0.8%
Maximum Score Available	4.5%



2.2 Water

The SDAPP 'Water' category aims to encourage and reward initiatives that reduce the consumption of potable water through measures such as the incorporation of water efficient fixtures and building systems and water re-use.

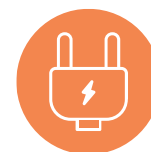
Reductions in operational water consumption may be achieved through maximisation of water-efficiency within a project, as well as through the utilisation of reclaimed water sources.

The 'Water' category rewards projects that achieve the following outcomes:

- > The selection of equipment that is more water efficient than comparable standard practice equivalents.
- > The use of water-efficient supplementary equipment;
- > The selection of water-efficient toilets taps and showers.

Table 4: Actions to maximise Water Efficiency

Action	Response-Strategies and Innovation
Water Efficient Fixtures and Fittings	<ul style="list-style-type: none"> > Water efficient fittings, fixtures, and appliances: <ul style="list-style-type: none"> – Showers: 4 Stars (≥ 6.0 but ≤ 7.5 L/min) – Toilets: 4 Stars – Kitchen Taps: 4 Stars – Bathroom Taps: 5 Stars – Dishwashers: 4 Stars
Water Efficient Landscaping	<ul style="list-style-type: none"> > Drought tolerant planting will be installed in landscaping to reduce potable water usage by irrigation.
Rainwater Collection & Reuse	<ul style="list-style-type: none"> > Collection from the roofs of a minimum of 8 dwelling to be stored in individual 3,000L water tanks. Each tank will be connected to the dwelling's toilets and irrigation system. > All dwellings will be provided with a third pipe connection installed with the option for future building occupants to install rainwater tank. > Collection from all the roof area from the clubhouse to be gathered in a 7,500L rainwater tank and connected to the clubhouse toilets and irrigation system.
Total Score	4.5%
Maximum Score Available	9.0%



2.3 Energy

The SDAPP 'Energy' category aims to reward projects that are designed and constructed to reduce their overall operational energy consumption below that of a comparable standard practice building. Such reductions are directly related to reduced greenhouse gas emissions, lower overall energy demand as well as reductions in operating costs for building owners and occupants.

Through the 'Energy' category, SDAPP aims to ensure reductions in greenhouse gas emissions by facilitating efficient energy usage and encouraging the utilisation of energy generated by low-emission sources.

The 'Energy' category rewards projects that achieve the following outcomes:

- > The implementation of well-designed systems, aimed at lower operating emissions;
- > The selection of high efficiency equipment over less energy efficient alternatives;
- > The implementation of well-designed and zoned lighting that is energy efficient and appropriate for a space's use;
- > The use of efficient supplementary equipment; and
- > The procurement of zero carbon and low carbon energy sources.

Table 5: Actions to Maximise Energy Efficiency

Action	Response-Strategies and Innovation
Building Envelope Non-residential	<ul style="list-style-type: none"> > 10% improvement from required NCC2019 insulation levels for exposed floor and ceiling R-value ratings. > Wall and glazing performance requirement in line with NCC2019 façade calculator. > Please refer to Appendix D for the DTS Section J advice for the Clubhouse.
Building Envelope – Residential	<ul style="list-style-type: none"> > All dwellings will be provided with building fabric exceeding the minimum requirement by the Victorian Consolidation Regulations for Residential Tenancies (Caravan and Movable Dwellings Registration and Standards) Regulations 2020 – Schedule 3, Part 2, Section 3. > Wall Insulation will have a minimum total system value of R1.5. > Roof Insulation will have a minimum total system value of R5.0. > Underfloor insulation will have a minimum total system value of R2.0. > Double Glazed Clear windows in standard frames. > For metal framed dwellings, a thermal break such as timber, polystyrene strips, plywood or compressed bulk insulation must be provided. > All sides of doors and windows must be sealed to restrict air infiltration. A range hood and exhaust fan must be provided with a flap that closes when not in use. > To enable cross ventilation, an external window must be of a design other than a top hung awning window. > Please refer to Appendix E for the DTS Section J advice for the Movable Dwellings.
Electrification	<ul style="list-style-type: none"> > The development is all-electric. Induction cooktops will be installed in development.

Action	Response-Strategies and Innovation
Hot Water	> Individual high-efficiency Electric Heat Pumps will be installed in each dwelling and the clubhouse.
Clothes Drying	> External clotheslines will be installed for laundry use in each dwelling.
External Lighting	> All external lighting will be controlled by motion detectors.
Internal Lighting – Residential Single Dwelling	> Maximum illumination power density of 4 W/m ² across all individual residential detached dwellings.
Internal Lighting – Non-residential	> Maximum illumination power density (W/m ²) in at least 90% of areas meet the requirements in Table J 6.2a of the NCC 2019 Vol 1.
Renewable Energy Systems	> Installation of a 5kWp Solar PV system for the Clubhouse.
Total Score	14.9%
Maximum Score Available	27.5%



2.4 Stormwater

The SDAPP 'Stormwater' category aims to ensure projects are responsibly treating stormwater to reduce the amount of polluted stormwater run-off entering local waterways such as; rivers, streams, wetlands and bays. This can be achieved by the following water sensitive urban design strategies (WSUD); rainwater tanks, raingardens, porous paving and landscaping.

To demonstrate compliance, a score of 100% must be achieved using the Stormwater Treatment Objective – Relative Measure (STORM) tool, demonstrating that the following has been achieved:

- > Suspended solids – 80% retention of typical urban load
- > Total Nitrogen – 45% retention of typical urban load
- > Total Phosphorous – 45% retention of typical urban load
- > Litter – 70% reduction of typical urban load

Table 6: Actions to achieve WSUD

Action	Response-Strategies and Innovation
Stormwater Treatment	<ul style="list-style-type: none"> > Stormwater collection from all the non-trafficable roof area of the clubhouse and store in a 7,500L rainwater tank connected to toilets for flushing and landscape irrigation. > Requires the Minimum collection of rainwater from the rooftop of eight dwellings to individual 8 x 3,000L tanks connected to toilets for flushing and landscape irrigation. > All remaining dwellings will be installed with a third pipe connection for the option for future building occupants to install rainwater tank(s). > Further details of the treatment system and how it achieves best practice pollutant reduction targets are detailed in Appendix A.
Total Score	13.5%
Maximum Score Available	13.5%



2.5 Indoor Environment Quality

The SDAPP 'Indoor Environment Quality' category aims to encourage and reward initiatives that enhance the comfort and well-being of occupants. The credits within this category address issues such as natural daylight, air quality and thermal comfort.

The 'Indoor Environment Quality' category rewards projects that achieve the following outcomes:

- > Increased comfort and wellbeing
- > Reduced exposure to pollutants

Table 7: Actions to maximise Indoor Environment Quality

Action	Response-Strategies and Innovation
Daylight Access – Non-Residential	> Daylight hand calculations conclude that there is 38% compliance of the nominated floor area which has a daylight factor of at least 2%.
Cross Flow Ventilation	> All habitable rooms are designed to achieve natural cross flow ventilation through the installation of openable windows.
Ventilation – Non-Residential	> 60% of the regular use areas are effectively naturally ventilated.
Thermal Comfort – Double Glazing	> Double glazing is used throughout all habitable areas.
Low Toxicity Interiors	> The following items will be specified with either low VOC content or low formaldehyde content. <ul style="list-style-type: none"> – Paints, sealants and adhesives – Carpets – Engineered wood products > Limits have been specified in Appendix F
Total Score	8.8%
Maximum Score Available	16.5%

2.6 Transport

The SDAPP 'Transport' category aims to reward projects that facilitate a reduction of the dependency of occupants on private car use as an important means of reducing overall greenhouse gas emissions. The use of motor vehicles directly contributes to climate change in two ways – through the high amounts of energy required to produce cars and build and maintain supporting road transport infrastructure and services; and the direct emissions that result from car operations.

If reliance on individual motor vehicle transportation is to be reduced, it is necessary to maximise alternative transportation options. Rather than limiting access to private fossil fuel vehicles, the 'Transport' category aims to encourage and reward initiatives that reduce the need for their use. This may include initiatives that encourage the use of public transport options, cycling or walking, and the selection of sites that are close to local amenities.

The 'Transport' category rewards projects that achieve the following outcomes:

- > The selection of sites that have readily accessible public transport options;
- > The selection of sites within close proximity of a diversity of amenities;
- > The facilitation and encouragement of the use of alternative transport options, such as bicycles or electric vehicles.

Table 8: Actions to maximise Sustainable Transport

Action	Response-Strategies and Innovation
Electric Vehicle Charging	<ul style="list-style-type: none"> > EV infrastructure will be provided to all dwellings. > The clubhouse will have EV charging facilities.
Bicycle Parking	<ul style="list-style-type: none"> > 50 residential bicycle spaces are provided. 1 bicycle space per residential dwelling, located in the garage. > 5 bicycle spaces are provided to the clubhouse, for visitors and employees, exceeding a 50% increase in planning scheme requirements.
Total Score	4.5%
Maximum Score Available	9%



2.7 Waste and Materials

The SDAPP 'Materials' category aims to address the consumption of resources within a building construction context, by encouraging the selection of lower-impact materials. The category also encourages absolute reductions in the amount of waste generated or the recycling of as much of the waste generated as possible.

The 'Materials' category rewards projects that achieve the following outcomes:

- > Use of products and materials with lower impact.
- > Reduction in waste to landfill

Table 9: Actions for Sustainable Material Selection

Action	Response-Strategies and Innovation
Operational Waste - Food & Garden Waste	A compost facility will be provided for on-site management of food and garden waste.
Operational Waste Convenience of Recycling	Recycling facilities will be as accessible as the general waste bins to minimise the recyclable materials entering the general waste stream.
Total Score	5.5%
Maximum Score Available	5.5%



2.8 Urban Ecology

The SDAPP 'Land Use & Ecology' category aims to reduce the negative impacts on sites' ecological value as a result of urban development and reward projects that minimise harm and enhance the quality of local ecology.

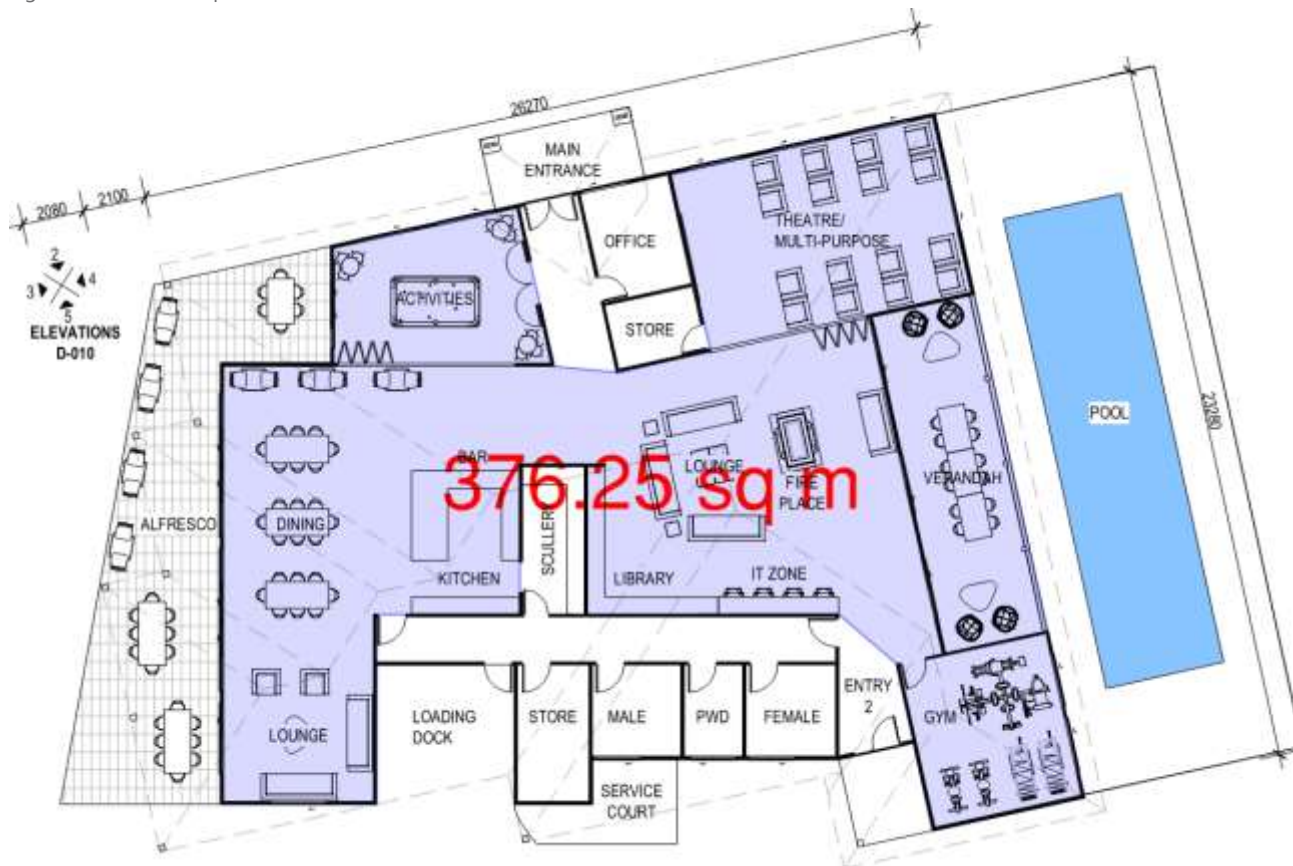
The 'Land Use & Ecology' category rewards projects that achieve the following outcomes:

- > Site sustainability.
- > Reducing ecological impacts from occupied sites.

Table 10: Actions for Land Use and Ecology

Action	Response-Strategies and Innovation
Communal Spaces	> 376m ² of communal space across the whole development. These communal spaces are within the clubhouse. Including a theatre and multipurpose room, activity room, communal kitchen and lounge.
Vegetation	> 57 % of the site is covered with vegetation, expressed as a percentage of the total site area.
Food Production – Residential and Non Residential	> A minimum of 55m ² of area will be dedicated to food production for use by the development.
Total Score	3.9%
Maximum Score Available	5.5%

Figure 1: Communal spaces within the Clubhouse



2.9 Floorplan and Elevation Notes

Please ensure that the items below are marked on the plans or included in its notes/specification.

- > All Common areas are to be separately sub metered.
- > All landscaping will be designed to be water efficient.
- > All external lighting will be controlled via motion detectors.
- > Glazing Specification.
- > Electric vehicle infrastructure for dwellings.
- > Floor plans to include the following:
 - a. Location of external clothesline.
 - b. Solar PV System on the clubhouse roof (15 x 350W panels).
 - c. Location and size of RWT tanks and raingardens.
 - d. Glazing specification
 - e. Bicycle parking spaces in the dwellings and clubhouse
 - f. Location of EV charging point.
 - g. Location of food and garden waste facilities.
 - h. Location of recycling facilities.
 - i. Food Production Areas.

3. BESS Assessment Summary

BESS provides a framework for benchmarking the ESD achievement of a building design. The tool includes credits under a range of categories which may be used to guide ESD and tally a score which corresponds to the following benchmarks:

- > +50% – Best Practice
- > +70% – Excellence

A BESS assessment has been completed for the development to provide a guide to the sustainability initiatives that will be implemented in the design.

In summary, the development achieves a total BESS score of 56 out of 100 (Table 11). This highlights the high commitment to sustainable development in the design of the building.

Table 11: BESS Summary

SDAPP Criteria	Score Achieved
Management	18%
Water	50%
Energy	54%
Stormwater	100%
IEQ	53%
Transport	50%
Waste	100%
Urban Ecology	71%
BESS SCORE	56%

Appendix A – Stormwater Management Plan

Background

Melbourne Water's Stormwater Treatment Objective – Relative Measure (STORM) Calculator is a simple analysis method for stormwater treatment and water sensitive urban design (WSUD). It rates the performance of treatment measures such as rainwater tanks, wetlands, and infiltration systems relative to best practice targets, and calculates a weighted average score. A STORM score of 100 or greater indicates that treatment measures are of sufficiently high standard.

In order to demonstrate compliance, a score of 100% must be achieved using the Stormwater Treatment Objective – Relative Measure (STORM) tool, demonstrating that the following has been achieved:

- > Suspended solids – 80% retention of typical urban load
- > Total Nitrogen – 45% retention of typical urban load
- > Total Phosphorous – 45% retention of typical urban load
- > Litter – 70% reduction of typical urban load

As design progresses, the site stormwater management strategy will consider flows from the development as well as the streets, driveways and other impervious surfaces. The overall stormwater strategy will be detailed in the civil engineer's WSUD report and will be designed to ensure that council's best practice targets are met.

A provisional STORM rating has been carried out, based on the following WSUD measures:

- > Stormwater collection from all the non-trafficable roof area of the clubhouse and store in a 7,500L rainwater tank connected to toilets for flushing and landscape irrigation.
- > The minimum collection of rainwater from the rooftop of eight dwellings to individual 8 x 3,000L tanks connected to toilets for flushing and landscape irrigation.
- > The minimum collection of rainwater from the rooftops of Type A and C dwellings (4,087m²) to be treated via a minimum raingarden(s) area of 95m² (300mm deep).
- > All roads and hardscaping (4,665m²) onsite will be treated via minimum raingarden(s) area of 100m² (300mm deep).
- > Collection of rainwater from the remainder of the site will be directed towards the nearest legal point of discharge (LPG) and does not require any additional treatment.

The development achieves a STORM rating of 104% as shown below.



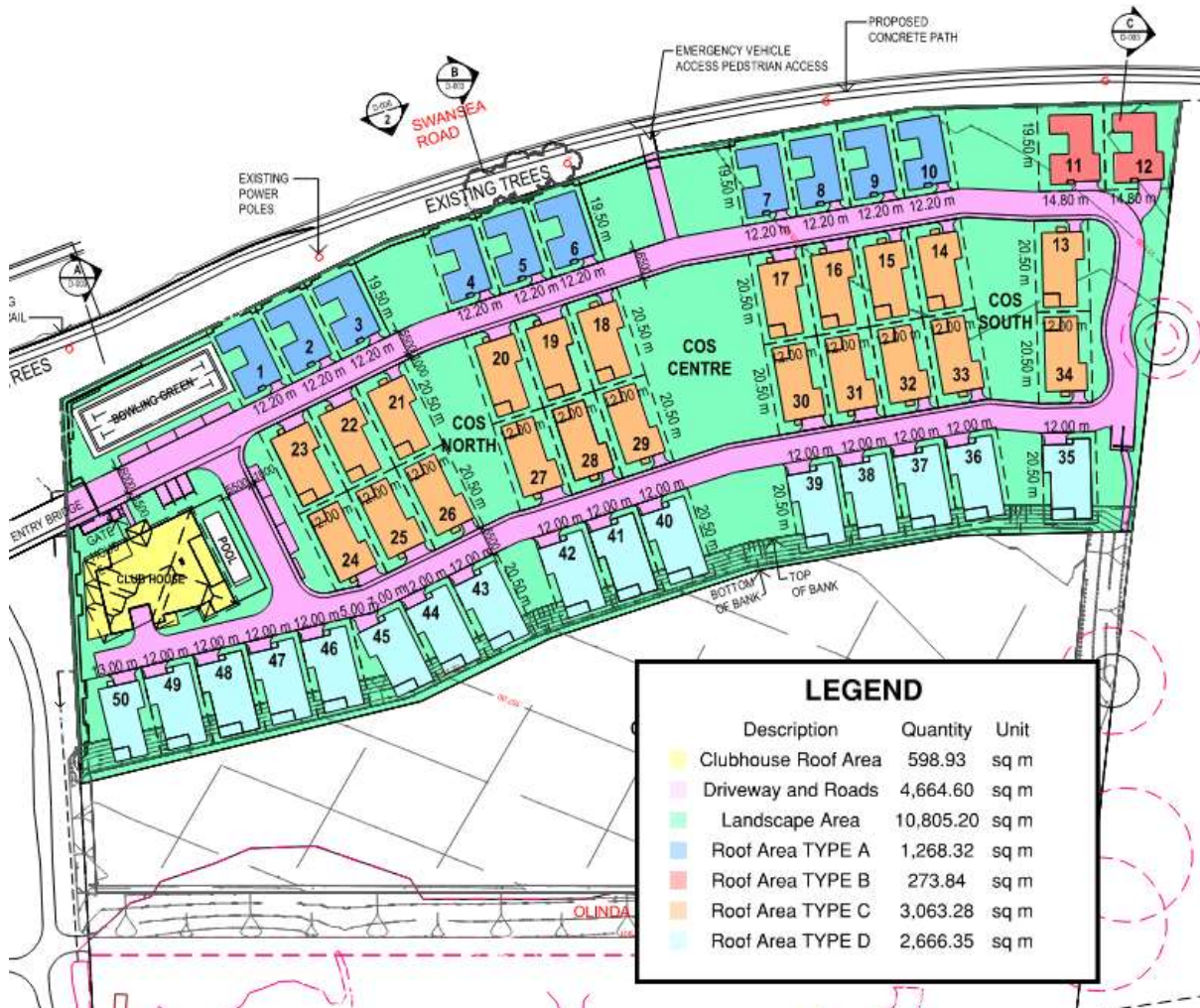
STORM Rating Report

TransactionID: 1558482
Municipality: YARRA RANGES
Rainfall Station: YARRA RANGES
Address: 375 Swansea Road,
Lilydale
VIC 3140
Assessor: Zain Siddiqui
Development Type: Residential - Mixed Use
Allotment Site (m2): 23,850.00
STORM Rating %: 104

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Clubhouse Roof	589.93	Rainwater Tank	7,500.00	10	75.60	94.30
Driveway and Road	4,664.60	Raingarden 300mm	120.00	0	133.00	0.00
Type A Roofs	1,168.00	Raingarden 300mm	25.00	0	131.50	0.00
Type C Roofs	2,919.00	Raingarden 300mm	70.00	0	132.90	0.00
Type D Roofs	2,082.00	None	0.00	0	0.00	0.00
Type A- Roof Tank	292.00	Rainwater Tank	6,000.00	4	80.40	100.00
Type B- Roof Tank	310.00	Rainwater Tank	6,000.00	4	78.30	100.00
Type C- Roof Tank	278.00	Rainwater Tank	6,000.00	4	86.00	99.70
Type D- Roof Tank	320.00	Rainwater Tank	6,000.00	6	90.10	97.00

Stormwater Collection Areas

This section provides the rainwater collection area mark-ups used for STORM calculations. Different colour highlights are used to denote different types of areas:



Maintenance Manual Rainwater Tank

Tips for undertaking maintenance

Things to look for and how to fix them:

Leaf litter / debris in gutters Regularly clear your gutters. Make sure you cover the tank area if you're rising down the gutters to avoid debris entering the tank.	Pump not working Check operating instructions for your pump. Check that pumps are kept clear of surface water (flooding), vegetation, and have adequate ventilation. Pumps should be serviced every few years to prolong the pump life.
Blocked downpipes If you see water spilling from the edge of the gutters check that the downpipe is not blocked, removing any debris.	Main backup or pump not working Have you tested the pump operation? If the main backup switching device fails many people do not notice for a long time. Consider a manual option if the switching device is problematic and you don't want operating it manually.
First flush diverter clogging To clean out, unscrew the cap at the base of the diverter and remove the filter. Wash the filter with clean water and the flow restrictor inside the cap.	Overflow Check that the overflow is not blocked and that there is a clear path for water to safely spill from the tank through the overflow pipe when full. Check that a clean mesh screen is safely in place to prevent mosquitoes entering the tank.
Debris on the mesh cover near inlets / outlets The fine stainless steel mesh is easier to fly across mesh. It should be cleaned regularly to ensure it does not become blocked with leaves and other material.	Sediment / debris build-up in tank (more than 20mm thick) Over time a small amount of fine sediment will collect in the bottom of your tank and this is harmless and natural. It should not be disturbed until it is approx 20mm thick which may take many years. To clean your tank out simply empty your tank and wash out with a high-pressure washer or hose.
Dirt and debris around the tank base or sides Keep leaf build-up, sticks, pot plants and other items off the lot of your tank. Use a hose to remove dirt and debris from the outside of the rainwater tank and ensure there is no debris on the base, bottom lip and walls of your tank.	Base area Tanks must be fully supported by a flat and level base. Check for any movement, cracks or damage to the slab or paving. If damage is observed, empty the tank to remove the weight and have the fault corrected to prevent damage to the tank. There is no warranty from suppliers for damage to a rainwater tank if the base has failed.
Severely water or mosquitoes Rainwater tanks can smell if there is debris in the gutters. Check the gutters and leaf screens are clean. Mosquitoes or weevils can make their way into your tank if they are small enough to pass through the mesh screen. A very small amount of chlorine (approx 4 parts per million) can be put in the tank to kill off mosquitoes or the bacteria causing odours. The chlorine will disinfect the water and that equipment. Chlorine tablets from a pet supplier can be used but check the recommended dose based on your tank capacity.	Monitoring the water level A range of devices are available to monitor water level. Some simple float systems can be used effectively.

Adapted from information from NSW Green Building Performance Guide for 'New Rainwater Tank' use, and in develop the fact sheet.

For more information please visit www.pumpshillpvc.com.au or contact the Sustainability team on:

Phone: 02 1229 4777
Email: sustainability@pumpshillpvc.com.au

Maintenance manual

Rainwater tanks

Site address: _____

Planning permit number: _____

Rainwater tank maintenance

This manual lists the key tasks required to maintain a domestic rainwater tank and the recommended frequency of each task. This manual can be submitted with planning permit applications for developments that include the installation of a domestic rainwater tank. Once endorsed, the property owner is responsible for continued implementation of rainwater tank maintenance in accordance with the guidance in this manual.

Rainwater tanks are an exceptional tool for environmental protection. They collect and store roofwater for use inside and outside the home. This simultaneously reduces the demand on our precious potable mains water and limits the amount of stormwater pollutants that enter our sensitive Bay.

Maintenance of rainwater tanks is relatively easy however it is important to do the following key tasks to ensure the quality of water is high:

- stop leaf litter and debris entering the tank;
- prevent bird droppings and dirt building up in the gutters;
- prevent mosquitoes and other animals entering the tank.

Tank connected to -	<input type="checkbox"/> toilet only <input type="checkbox"/> toilet & irrigation <input type="checkbox"/> toilet & laundry & irrigation <input type="checkbox"/> toilet & laundry & hot water & irrigation
Rainwater tank location	
Planning drawing number showing rainwater tank location	
Rainwater tank construction date	
Date of final building inspection	
Tank volume (litres)	
Area or percentage of the roof that is connected to the tank via gutters and downpipes	

Maintenance Manual Rainwater Tank

Tips for undertaking maintenance

Things to look for and how to fix them:

Scum or erosion: Scum and erosion reduce the overall area of treatment by directing flows to certain areas only. Scum or erosion can be re-profiled with hand tools, leaving the damage to adjacent vegetation. If fill material is required to create a flat surface, use an appropriate raingarden planting media mix. If erosion / scum keeps happening at the same place, some small rocks where erosion occurs.	Weeds: Weeds can take over the plants which are needed in the raingarden for treatment. Hand pull weeds and dispose of appropriately. Mow lawn patches if needed. Weeding should take place before the plants flower to reduce the likelihood of seed dispersal and further regeneration.
Rubbish, leaf litter or sediment: A lot of rubbish or leaf litter at the inlet or on the surface of the raingarden can affect how well water can enter and filter through the raingarden. This material can be removed easily by hand or with tongs / rakes. Coloured liner should be placed into bags or similar for disposal.	Plum or clay on surface: Plum or clay on the surface of the raingarden can result in a crust forming which prevents water from filtering and being treated. Use hand tools to scrape off the clay or plum and dispose of appropriately. Check raingarden drains.
Uneven surface: An uneven surface may result in some areas not getting wet during rain events, reducing the area of treatment. Depressions or mounds can be flattened with hand tools, leaving the damage to vegetation.	Raingarden outlets and drainage: Blockages of outlet pits and pipes can cause a flooding risk for the property as water is unable to leave the raingarden. Blockages are typically caused by sediment, leaf litter and rubbish. Blockages should be removed manually by hand or with hand tools such as tongs and shovels. Large blockages in pits may require excavating or other appropriate machinery.
Elevated surface level / lots of excess sediment on surface: If sediment has entered the system and has raised the level of the surface, this reduces the amount of water which can be filtered. Use hand tools to remove/exchange sediment from around the plants. Remove sediment from the raingarden and dispose of appropriately.	Impermeable liner: An impermeable liner (e.g. geotextile or flexible membrane) is sometimes used to ensure water does not move into the surrounding soils. This may be required if the surrounding soils are very sensitive to any added moisture (e.g. soils: soils, shallow groundwater or close proximity to significant structures such as building foundations).
Unhealthy or dying plants / bare patches: Good plant cover is critical for raingardens as if plants are looking stressed in dry periods, irrigation may be required. Remove (graze) any areas affected by disease or pests. If the plants are dying and have created bare patches, the plants need to be replaced. If the plants keep struggling, replace with a plant type which is growing well in the raingarden.	Raingarden holding water on the surface because of blocked planting media: Generally raingardens should be able to filter water at a rate of ~150mm per hour. If the surface of the raingarden is clogged (by clay or moss etc.) or the underlying filter media is not appropriate then water will not be able to drain through the system to be treated. If the surface is clogged use hand tools to scrape off the clay or moss. If this doesn't fix the drainage issue remove an area of planting media to expose the filter media. Check that water can pass through the filter media by pouring water on its exposed surface. If the water can drain then replace the top planting media and check for blockages elsewhere. If the water does not drain the filter media will need to be replaced.

For more information please visit: www.portphilip.vic.gov.au
or contact the Sustainability team via:

Phone: 55 9209 6777
Email: sustainability@portphilip.vic.gov.au

Maintenance manual

Raingardens

Site address: _____

Planning permit number: _____

Raingarden maintenance

This manual lists the key tasks required to maintain a domestic raingarden and the recommended frequency of each task. This manual can be submitted with planning permit applications for developments that include the installation of a domestic raingarden. Once endorsed, the property owner is responsible for continuous implementation of raingarden maintenance in accordance with the guidance in this manual.

A raingarden is a specially designed garden that uses plants and soil to remove the pollutants from stormwater runoff that is generated from roofs, driveways and paths following rainfall events. These natural treatment systems help protect the environment by reducing the amount of stormwater runoff and pollutants that enter the bay.

Maintenance of raingardens is essential in order to ensure they:

- effectively treat stormwater;
- continue to look good; and
- don't cause local flooding.

Raingarden location	
Planning drawing number showing raingarden location	
Raingarden construction date	
Date of first building inspection	
Area of raingarden (m ²)	
Area of catchment (m ²) (e.g. roof and/or paving drained to the raingarden)	

Appendix B – Daylight Hand Calculation

Introduction

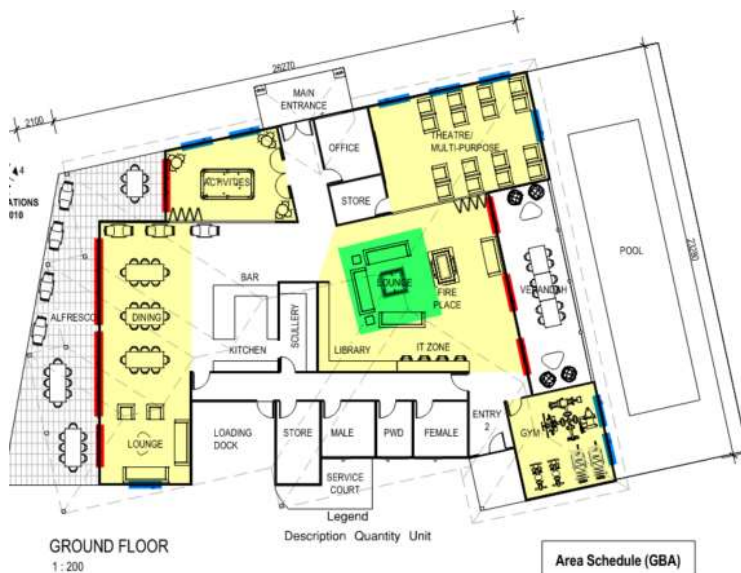
Daylight assessments were undertaken utilizing the GBCA Green Star Daylight Hand Calculation Guide. This review has been based on the architectural drawings by Mondo Architects dated 16.12.22 revision 8.

General Information

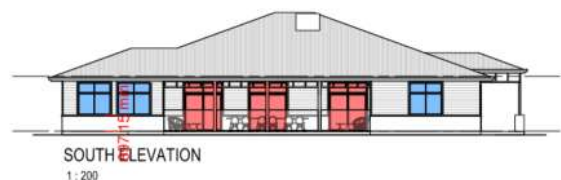
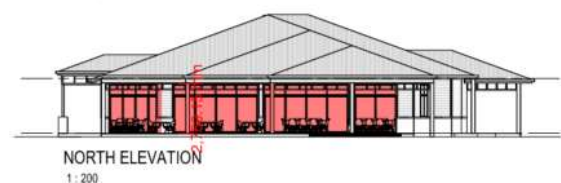
Table 12 summarises the daylight assessment that provide the compliant area.

Table 12 Daylight Assessment

Nominated (Primary Area) highlighted in yellow		278.7m ²		
Window Description	Height	Above Desktop level	Total Width	Zone of Compliance
Tall Windows	2.7	2	21.1	42.2
Short Windows	1.8	1.8	16.2	29.1
Skylight (1.5m x 1.5m)	na	na	na	20.25
Percentage of Complaint Area	33%	Total Area of Compliance	91.6m ²	



Name	Area
ENCL. AREA	432.00 m ²
ALFRESCO	78.70 m ²
SOUTH VERANDAH	40.11 m ²
MAIN ENTRANCE	12.14 m ²
ENTRY 2	7.64 m ²
	590.56 m ²



Appendix C – BESS Report

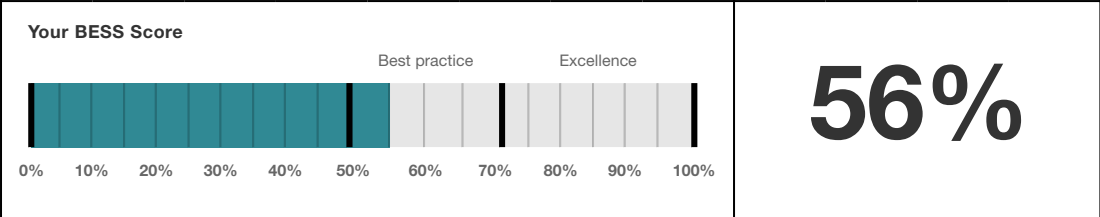
BESS Report

Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 375 Swansea Rd Lilydale Victoria 3140. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Yarra Ranges Shire Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.



Project details

Address

375 Swansea Rd Lilydale Victoria 3140

Project no

0FA17B52-R1

BESS Version

BESS-7

Site type

Mixed use development

Account

sustainabilityteam@adpconsulting.com.au

Application no.

Site area

8,184.00 m²

Building floor area

7,958.00 m²

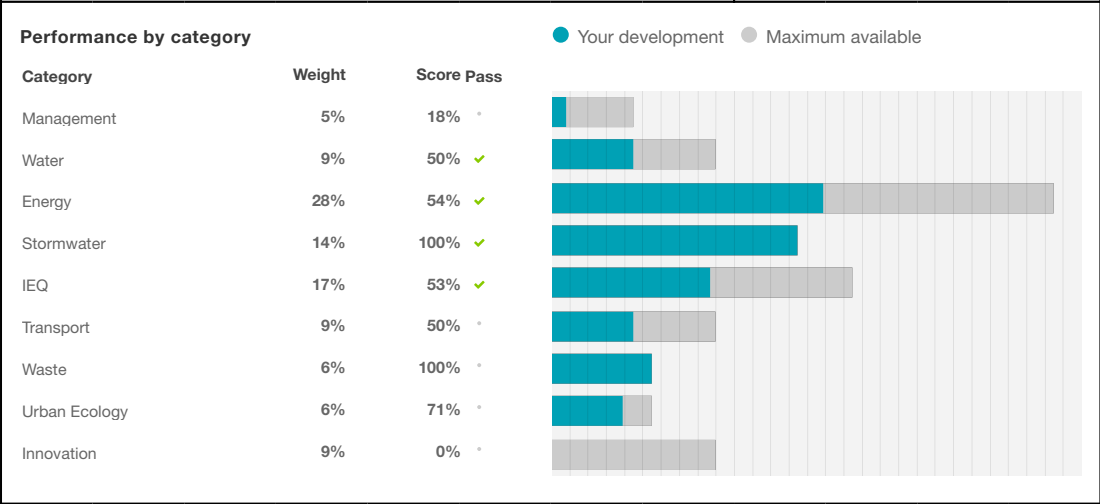
Date

05 April 2023

Software version

1.7.1-B.396

QR code



Buildings

Name	Height	Footprint	% of total footprint
Club House	1	591 m²	7%
Type A - Solaris 146	1	1,460 m²	18%
Type B - Solaris 155	1	310 m²	3%
Type C - Iron Bark	1	1,668 m²	20%
Type C - Charlise	1	1,529 m²	19%
Type D - Shamrock	1	2,400 m²	30%

Dwellings & Non Res Spaces

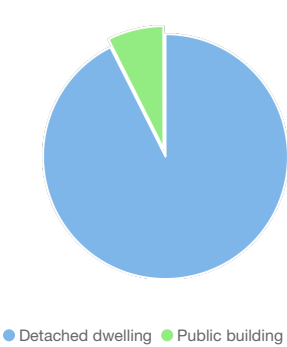
Dwellings

Name	Quantity	Area	Building	% of total area
Detached dwelling				
Shamrock	15	160 m²	Type D - Shamrock	30%
Iron Bark	12	139 m²	Type C - Iron Bark	20%
Charlise	11	139 m²	Type C - Charlise	19%
Solaris 146	10	146 m²	Type A - Solaris 146	18%
Solaris 155	2	155 m²	Type B - Solaris 155	3%
Total	50	7,367 m²	92%	

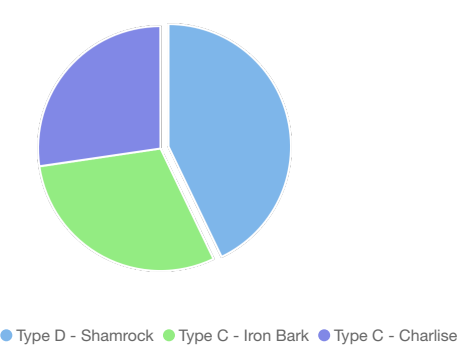
Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Public building				
Club House	1	591 m²	Club House	7%
Total	1	591 m²	7%	

Building Type composition



Building composition



Supporting information

Floorplans & elevation notes


Credit	Requirement	Response	Status
Management 3.3	Common area submeters annotated		-
Water 3.1	Water efficient garden annotated		-
Energy 3.3	External lighting sensors annotated		-
Energy 3.4	Clothes line annotated (if proposed)		-
Energy 4.2	Floor plans showing location of photovoltaic panels as described.		-
Stormwater 1.1	Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)		-
IEQ 2.2	Dwellings meeting the requirements for having 'natural cross flow ventilation'		-
IEQ 3.1	Glazing specification to be annotated		-
Transport 1.1	All nominated residential bicycle parking spaces		-
Transport 1.4	All nominated non-residential bicycle parking spaces		-
Transport 1.5	All nominated non-residential visitor bicycle parking spaces		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Waste 2.1	Location of food and garden waste facilities		-
Waste 2.2	Location of recycling facilities		-
Urban Ecology 1.1	Size and location of communal spaces		-
Urban Ecology 2.1	Vegetated areas		-
Urban Ecology 3.1	Food production areas		-
Urban Ecology 3.2	Food production areas		-

Supporting evidence



Credit	Requirement	Response	Status
Management 2.3a	Section J glazing assessment		-
Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Energy 3.5	Provide a written description of the average lighting power density to be installed in the development and specify the lighting type(s) to be used.		-
Energy 3.7	Provide a written description of the average lighting power density to be installed in the development and specify the lighting type(s) to be used.		-
Energy 4.2	Specifications of the solar photovoltaic system(s).		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 1.4	A short report detailing assumptions used and results achieved.		-
IEQ 2.2	A list of dwellings with natural cross flow ventilation		-
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-

Credit summary

Management Overall contribution 4.5%

		18%
1.1 Pre-Application Meeting		0%
2.1 Thermal Performance Modelling - Single Dwelling		0%
2.3 Thermal Performance Modelling - Non-Residential		50%
3.2 Metering - Non-Residential		N/A  Scoped Out
the non-commercial section shall be under 1 tenant.		
3.3 Metering - Common Areas		100%
4.1 Building Users Guide		100%

Water Overall contribution 9.0%

		Minimum required 50%	50%	 Pass
1.1 Potable water use reduction		40%		
3.1 Water Efficient Landscaping		100%		
4.1 Building Systems Water Use Reduction		N/A  Scoped Out		
Areas assessed are too small to require fire safety testing systems.				

Energy Overall contribution 27.5%

	Minimum required 50%	54%	✔ Pass
1.1 Thermal Performance Rating - Non-Residential		12%	
1.2 Thermal Performance Rating - Residential		50%	
2.1 Greenhouse Gas Emissions		0%	
2.2 Peak Demand		0%	
2.3 Electricity Consumption		100%	
2.4 Gas Consumption		N/A	✦ Scoped Out
No gas connection in use			
2.5 Wood Consumption		N/A	✦ Scoped Out
No wood heating system present			
2.6 Electrification		100%	
3.1 Carpark Ventilation		N/A	✦ Scoped Out
No enclosed carpark on site.			
3.2 Hot Water		100%	
3.3 External Lighting		100%	
3.4 Clothes Drying		100%	
3.5 Internal Lighting - Residential Single Dwelling		100%	
3.7 Internal Lighting - Non-Residential		100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A	✦ Scoped Out
No cogeneration or trigeneration system in use.			
4.2 Renewable Energy Systems - Solar		100%	
4.4 Renewable Energy Systems - Other		0%	⊘ Disabled
No other (non-solar PV) renewable energy is in use.			
4.5 Solar PV - Houses and Townhouses		0%	

Stormwater Overall contribution 13.5%

	Minimum required 100%	100%	✔ Pass
1.1 Stormwater Treatment		100%	

IEQ Overall contribution 16.5%

		Minimum required 50%	53%	✓ Pass
	1.4 Daylight Access - Non-Residential		33%	✓ Achieved
	2.2 Cross Flow Ventilation		100%	
	2.3 Ventilation - Non-Residential		33%	✓ Achieved
	3.1 Thermal comfort - Double Glazing		100%	
	3.2 Thermal Comfort - External Shading		0%	
	3.3 Thermal Comfort - Orientation		0%	
	3.4 Thermal comfort - Shading - Non-residential		0%	
	3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%	
	4.1 Air Quality - Non-Residential		100%	

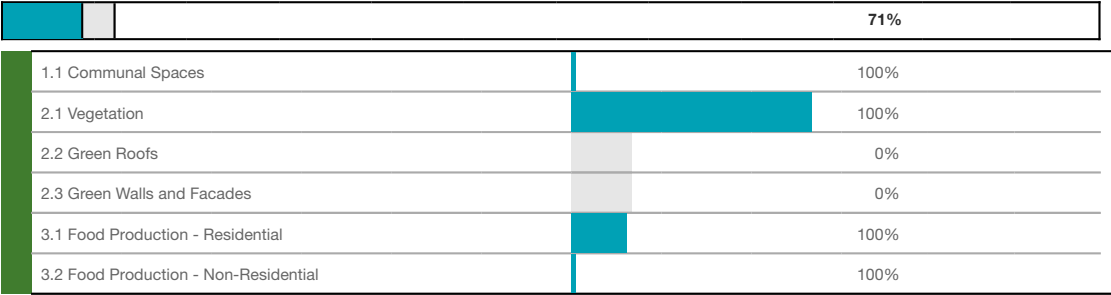
Transport Overall contribution 9.0%

		50%
	1.1 Bicycle Parking - Residential	100%
	1.4 Bicycle Parking - Non-Residential	100%
	1.5 Bicycle Parking - Non-Residential Visitor	100%
	1.6 End of Trip Facilities - Non-Residential	0%
	2.1 Electric Vehicle Infrastructure	100%
	2.2 Car Share Scheme	0%
	2.3 Motorbikes / Mopeds	0%

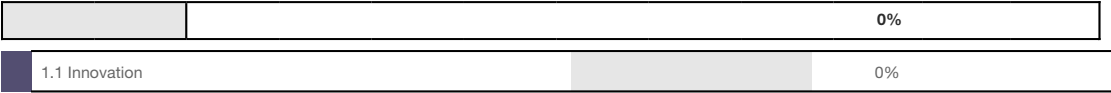
Waste Overall contribution 5.5%

		100%
	1.1 - Construction Waste - Building Re-Use	N/A ✦ Scoped Out
	The site has no previous development.	
	2.1 - Operational Waste - Food & Garden Waste	100%
	2.2 - Operational Waste - Convenience of Recycling	100%

Urban Ecology Overall contribution 5.5%




Innovation Overall contribution 9.0%



Credit breakdown

Management Overall contribution 1%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 49.4% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.1 Thermal Performance Modelling - Single Dwelling		0%
Score Contribution	This credit contributes 30.5% towards the category score.	
Criteria	Has a preliminary NatHERS rating been undertaken?	
Annotation	We will be specifying the roof and wall insulations better than those stated in the Victorian Consolidated Regulations - Schedule 3 - Design, Construction and installation of unregistrable movable dwellings and annexes - Part 2.3.	
Question	Criteria Achieved ?	
Detached dwelling	No	
2.3 Thermal Performance Modelling - Non-Residential		50%
Score Contribution	This credit contributes 2.4% towards the category score.	
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2019 Section J1.5?	
Question	Criteria Achieved ?	
Public building	Yes	
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2019 Section J (Energy Efficiency), NABERS or Green Star?	
Question	Criteria Achieved ?	
Public building	No	
3.2 Metering - Non-Residential		N/A  Scoped Out
This credit was scoped out	the non-commercial section shall be under 1 tenant.	
3.3 Metering - Common Areas		100%
Score Contribution	This credit contributes 1.2% towards the category score.	
Criteria	Have all major common area services been separately submetered?	
Question	Criteria Achieved ?	
Public building	Yes	

4.1 Building Users Guide		100%
Score Contribution	This credit contributes 16.5% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	Yes	

Water Overall contribution 4% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	Yes
Are you installing a swimming pool?:	Yes
Are you installing a rainwater tank?:	Yes
Reticulated third pipe or an on-site water recycling system	
Recycled Profile Name:	Third pipe
Irrigation area connected to reticulated third pipe or an on-site water recycling system only (i.e. not also connected to rainwater system):	-
Water Efficient Garden?:	-
Other external water demand connected to reticulated third pipe or an on-site water recycling system only (i.e. not also connected to rainwater system):	-
Water fixtures, fittings and connections	
Building:	
Solaris 146	Type A - Solaris 146
Solaris 155	Type B - Solaris 155
Iron Bark	Type C - Iron Bark
Charlise	Type C - Charlise
Club House	Club House
Shamrock	Type D - Shamrock
Showerhead:	
Solaris 146	4 Star WELS (>= 6.0 but <= 7.5)
Solaris 155	
Iron Bark	
Charlise	
Shamrock	
Club House	Scope out
Bath: All	Scope out
Kitchen Taps:	
Solaris 146	>= 4 Star WELS rating
Solaris 155	
Iron Bark	
Charlise	
Shamrock	
Club House	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 4 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out


Washing Machine Water Efficiency:	
Solaris 146	Occupant to Install
Solaris 155	
Iron Bark	
Charlise	
Shamrock	
Club House	Scope out
Which non-potable water source is the dwelling/space connected to?:	
Solaris 146	RWT-clubhouse
Club House	
Solaris 155	RWT Tank - Solaris 155
Iron Bark	RWT Tank - Iron Bark
Charlise	RWT Tank - Charlise
Shamrock	RWT Tank - Shamrock
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
Rainwater Tanks	
What is the total roof area connected to the rainwater tank?:	
RWT-clubhouse	580 m ²
RWT Tank - Solaris 146	292 m ²
RWT Tank - Solaris 155	310 m ²
RWT Tank - Iron Bark	278 m ²
RWT Tank - Charlise	278 m ²
RWT Tank - Shamrock	320 m ²
Tank Size:	
RWT-clubhouse	7,500 Litres
RWT Tank - Solaris 146	6,000 Litres
RWT Tank - Solaris 155	6,000 Litres
RWT Tank - Iron Bark	6,000 Litres
RWT Tank - Charlise	6,000 Litres
RWT Tank - Shamrock	6,000 Litres
Will this tank be connected to the reticulated third pipe or onsite water recycling system?:	
RWT-clubhouse	-
RWT Tank - Solaris 146	-
RWT Tank - Solaris 155	-
RWT Tank - Iron Bark	-
RWT Tank - Charlise	-
RWT Tank - Shamrock	-

Irrigation area connected to tank:	
RWT-clubhouse	300 m²
RWT Tank - Solaris 146	208 m²
RWT Tank - Solaris 155	310 m²
RWT Tank - Iron Bark	278 m²
RWT Tank - Charlise	278 m²
RWT Tank - Shamrock	320 m²
Is connected irrigation area a water efficient garden?:	
RWT-clubhouse	Yes
RWT Tank - Solaris 146	Yes
RWT Tank - Solaris 155	Yes
RWT Tank - Iron Bark	Yes
RWT Tank - Charlise	Yes
RWT Tank - Shamrock	Yes
Other external water demand connected to tank?:	
RWT-clubhouse	-
RWT Tank - Solaris 146	-
RWT Tank - Solaris 155	-
RWT Tank - Iron Bark	-
RWT Tank - Charlise	-
RWT Tank - Shamrock	-

1.1 Potable water use reduction

40%

Score Contribution	This credit contributes 83.3% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.
Output	Reference
Project	10750 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	8950 kL
Output	Proposed (including rainwater and recycled water use)
Project	7652 kL
Output	% Reduction in Potable Water Consumption
Project	28 %
Output	% of connected demand met by rainwater
Project	64 %
Output	How often does the tank overflow?
Project	Very Often
Output	Opportunity for additional rainwater connection
Project	3563 kL


3.1 Water Efficient Landscaping		100%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	
4.1 Building Systems Water Use Reduction		N/A  Scoped Out
This credit was scoped out	Areas assessed are too small to require fire safety testing systems.	

Energy



Overall contribution 15%

Minimum required 50%

Use the BESS Deem to Satisfy (DtS) method for Energy?:	Yes
Do all exposed floors and ceilings (forming part of the envelope) demonstrate a minimum 10% improvement in required NCC2019 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2019 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes
Dwellings Energy Approach	
What approach do you want to use for Energy?:	Provide our own calculations
Non-Residential Building Energy Profile	
Heating, Cooling & Comfort Ventilation - Electricity Reference fabric & services:	-
Heating, Cooling & Comfort Ventilation - Electricity - proposed fabric and reference services:	-
Heating, Cooling & Comfort Ventilation - Electricity Proposed fabric & services:	-
Heating - Wood - reference fabric and services:	-
Heating - Wood - proposed fabric and reference services:	-
Heating - Wood - proposed fabric and services:	-
Hot Water - Electricity - Reference:	-
Hot Water - Electricity - Proposed:	-
Lighting - Reference:	-
Lighting - Proposed:	-
Peak Thermal Cooling Load - Reference:	-
Peak Thermal Cooling Load - Proposed:	-
Solar Photovoltaic system	
System Size (lesser of inverter and panel capacity): Solar System (5kW)	5.0 kW peak
Orientation (which way is the system facing)?: Solar System (5kW)	West
Inclination (angle from horizontal): Solar System (5kW)	3.0 Angle (degrees)
Which Building Class does this apply to?: Solar System (5kW)	Public building

1.1 Thermal Performance Rating - Non-Residential		12%
Score Contribution	This credit contributes 3.0% towards the category score.	
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC 2019 Section J)?	
Question	Criteria Achieved ?	
Public building	Yes	
1.2 Thermal Performance Rating - Residential		50%
Score Contribution	This credit contributes 27.8% towards the category score.	
Criteria	What is the average NatHERS rating?	
Annotation	Provided minimum rating for compliance in the energy section. > All dwellings will be provided with building fabric exceeding the minimum requirement by the Victorian Consolidation Regulations for Residential Tenancies (Caravan and Movable Dwellings Registration and Standards) Regulations 2020 – Schedule 3, Part 2, Section 3.	
Question	NATHERS Rating ?	
Detached dwelling	7.0 Stars	
2.1 Greenhouse Gas Emissions		0%
Score Contribution	This credit contributes 10.0% towards the category score.	
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?	
Question	Criteria Achieved ?	
Detached dwelling	No	
Public building	No	
2.2 Peak Demand		0%
Score Contribution	This credit contributes 5.0% towards the category score.	
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?	
Question	Criteria Achieved ?	
Detached dwelling	No	
Public building	No	
2.3 Electricity Consumption		100%
Score Contribution	This credit contributes 10.0% towards the category score.	
Criteria	What is the % reduction in annual electricity consumption against the benchmark?	
Annotation	Provided minimum rating for compliance in the energy section. > All dwellings will be provided with building fabric exceeding the minimum requirement by the Victorian Consolidation Regulations for Residential Tenancies (Caravan and Movable Dwellings Registration and Standards) Regulations 2020 – Schedule 3, Part 2, Section 3.	
Question	Criteria Achieved ?	
Detached dwelling	Yes	
Public building	Yes	
2.4 Gas Consumption		N/A  Scoped Out
This credit was scoped out	No gas connection in use	

2.5 Wood Consumption		N/A	✦ Scoped Out
This credit was scoped out	No wood heating system present		
2.6 Electrification		100%	
Score Contribution	This credit contributes 10.0% towards the category score.		
Criteria	Is the development all-electric?		
Annotation	Electric Heat Pump Hot Water Systems and Induction Cooktops will be installed in the development.		
Question	Criteria Achieved?		
Project	Yes		
3.1 Carpark Ventilation		N/A	✦ Scoped Out
This credit was scoped out	No enclosed carpark on site.		
3.2 Hot Water		100%	
Score Contribution	This credit contributes 5.0% towards the category score.		
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?		
Annotation	Electric Heat Pump Hot Water Systems will be installed in the development.		
Question	Criteria Achieved ?		
Detached dwelling	Yes		
Public building	Yes		
3.3 External Lighting		100%	
Score Contribution	This credit contributes 4.6% towards the category score.		
Criteria	Is the external lighting controlled by a motion detector?		
Question	Criteria Achieved ?		
Detached dwelling	Yes		
3.4 Clothes Drying		100%	
Score Contribution	This credit contributes 4.6% towards the category score.		
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?		
Annotation	External clothes lines will be provided to each dwelling.		
Question	Criteria Achieved ?		
Detached dwelling	Yes		
3.5 Internal Lighting - Residential Single Dwelling		100%	
Score Contribution	This credit contributes 4.6% towards the category score.		
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?		
Question	Criteria Achieved?		
Detached dwelling	Yes		

3.7 Internal Lighting - Non-Residential		100%
Score Contribution	This credit contributes 0.7% towards the category score.	
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J6.2a of the NCC 2019 Vol 1?	
Question	Criteria Achieved ?	
Public building	Yes	
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A  Scoped Out
This credit was scoped out	No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar		100%
Score Contribution	This credit contributes 0.4% towards the category score.	
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?	
4.4 Renewable Energy Systems - Other		0%  Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.	
4.5 Solar PV - Houses and Townhouses		0%
Score Contribution	This credit contributes 9.3% towards the category score.	
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?	
Question	Criteria Achieved ?	
Public building	Yes	

Stormwater Overall contribution 14% Minimum required 100%

Which stormwater modelling are you using?:		Melbourne Water STORM tool
1.1 Stormwater Treatment		100%
Score Contribution	This credit contributes 100.0% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Question	STORM score achieved	
Project	104	
Output	Min STORM Score	
Project	100	

IEQ Overall contribution 9% Minimum required 50%

1.4 Daylight Access - Non-Residential		33%	✓ Achieved
Score Contribution	This credit contributes 7.6% towards the category score.		
Criteria	What % of the nominated floor area has at least 2% daylight factor?		
Question	Percentage Achieved?		
Public building	33 %		
2.2 Cross Flow Ventilation		100%	
Score Contribution	This credit contributes 15.7% towards the category score.		
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?		
Question	Criteria Achieved ?		
Detached dwelling	Yes		
2.3 Ventilation - Non-Residential		33%	✓ Achieved
Score Contribution	This credit contributes 7.6% towards the category score.		
Criteria	What % of the regular use areas are effectively naturally ventilated?		
Question	Percentage Achieved?		
Public building	60 %		
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?		
Question	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668:2012?		
Public building	0 %		
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?		
Question	Value		
Public building	-		
3.1 Thermal comfort - Double Glazing		100%	
Score Contribution	This credit contributes 31.4% towards the category score.		
Criteria	Is double glazing (or better) used to all habitable areas?		
Question	Criteria Achieved ?		
Detached dwelling	Yes		
3.2 Thermal Comfort - External Shading		0%	
Score Contribution	This credit contributes 15.7% towards the category score.		
Criteria	Is appropriate external shading provided to east, west and north facing glazing?		
Question	Criteria Achieved ?		
Detached dwelling	No		

3.3 Thermal Comfort - Orientation		0%
Score Contribution	This credit contributes 15.7% towards the category score.	
Criteria	Are at least 50% of living areas orientated to the north?	
Question	Criteria Achieved ?	
Detached dwelling	No	
3.4 Thermal comfort - Shading - Non-residential		0%
Score Contribution	This credit contributes 3.8% towards the category score.	
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?	
Question	Percentage Achieved?	
Public building	30 %	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%
Score Contribution	This credit contributes 1.3% towards the category score.	
Criteria	What percentage of regular use areas in tenancies have ceiling fans?	
Question	Percentage Achieved?	
Public building	0 %	
4.1 Air Quality - Non-Residential		100%
Score Contribution	This credit contributes 1.3% towards the category score.	
Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Public building	Yes	
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Public building	Yes	
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Public building	No engineered wood	

Transport Overall contribution 5%

1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 14.9% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there per dwelling for residents?	
Question	Bicycle Spaces Provided ?	
Detached dwelling	50	
Output	Min Bicycle Spaces Required	
Detached dwelling	50	
1.4 Bicycle Parking - Non-Residential		100%
Score Contribution	This credit contributes 2.4% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Public building	Yes	
Question	Bicycle Spaces Provided ?	
Public building	2	
1.5 Bicycle Parking - Non-Residential Visitor		100%
Score Contribution	This credit contributes 1.2% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Public building	Yes	
Question	Bicycle Spaces Provided ?	
Public building	3	
1.6 End of Trip Facilities - Non-Residential		0%
Score Contribution	This credit contributes 1.2% towards the category score.	
Criteria	Where adequate bicycle parking has been provided. Is there also: * 1 shower for the first 5 employee bicycle spaces plus 1 to each 10 employee bicycles spaces thereafter, * changing facilities adjacent to showers, and * one secure locker per employee bicycle space in the vicinity of the changing / shower facilities?	
Question	Number of showers provided ?	
Public building	-	
Question	Number of lockers provided ?	
Public building	-	
Output	Min Showers Required	
Public building	1	
Output	Min Lockers Required	
Public building	2	

2.1 Electric Vehicle Infrastructure		100%
Score Contribution	This credit contributes 32.1% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Car Share Scheme		0%
Score Contribution	This credit contributes 16.1% towards the category score.	
Criteria	Has a formal car sharing scheme been integrated into the development?	
Question	Criteria Achieved ?	
Project	No	
2.3 Motorbikes / Mopeds		0%
Score Contribution	This credit contributes 32.1% towards the category score.	
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?	
Question	Criteria Achieved ?	
Project	No	

Waste Overall contribution 6%

1.1 - Construction Waste - Building Re-Use		N/A	✦ Scoped Out
This credit was scoped out	The site has no previous development.		
2.1 - Operational Waste - Food & Garden Waste		100%	
Score Contribution	This credit contributes 50.0% towards the category score.		
Criteria	Are facilities provided for on-site management of food and garden waste?		
Question	Criteria Achieved ?		
Project	Yes		
2.2 - Operational Waste - Convenience of Recycling		100%	
Score Contribution	This credit contributes 50.0% towards the category score.		
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?		
Question	Criteria Achieved ?		
Project	Yes		

Urban Ecology Overall contribution 4%

1.1 Communal Spaces		100%
Score Contribution	This credit contributes 1.0% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m ² for each of the first 50 occupants * Additional 0.5m ² for each occupant between 51 and 250 * Additional 0.25m ² for each occupant above 251?	
Question	Common space provided	
Public building	376 m ²	
Output	Minimum Common Space Required	
Public building	54 m ²	
2.1 Vegetation		100%
Score Contribution	This credit contributes 56.5% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	57 %	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 14.1% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 14.1% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
3.1 Food Production - Residential		100%
Score Contribution	This credit contributes 13.1% towards the category score.	
Criteria	What area of space per resident is dedicated to food production?	
Question	Food Production Area	
Detached dwelling	38.0 m ²	
Output	Min Food Production Area	
Detached dwelling	38 m ²	

3.2 Food Production - Non-Residential		100%
Score Contribution	This credit contributes 1.0% towards the category score.	
Criteria	What area of space per occupant is dedicated to food production?	
Question	Food Production Area	
Public building	15.0 m²	
Output	Min Food Production Area	
Public building	15 m²	

Innovation Overall contribution 0%

1.1 Innovation		0%
Score Contribution	This credit contributes 100.0% towards the category score.	
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?	

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Appendix D – Preliminary Section J1 advice Non- Residential

Introduction

The following advice note has been prepared to outline the NCC 2019 Section J Part J1 compliance requirements for the subject project at 375 Swansea Road, VIC 3140.

This preliminary review has been based on the architectural drawings by Mondo Architects dated 16.12.22 revision 8.

Section J Part J1 Requirements

General Information

Table 12 summarises general project's information that form the basis of this advice.

Table 13 General project information

Building Class	Class 9b
Climate Zone	6
Applicable NCC version	NCC 2019
Assessment pathway	Deemed-to-Satisfy

Opaque Components

Table 13 lists the thermal performance parameters that must be achieved for the opaque components forming part of the building thermal envelope.

Table 14 Opaque components' performance requirements

Component	R_T (m ² .K/W)	Solar Absorptance	Comments
Roofs / ceilings	3.2	≤ 0.45	Refer to Appendix A for the roof insulation markup. Detailed roof schedule and built up is required to calculate the added insulation.
Walls	1.4	≤ 0.6	Refer to Appendix A for the wall insulation markup. Detailed wall schedule and built up is required to calculate the added insulation.
Floor on ground	2	N/A	No added insulation is required to slab on ground. Contact from soil provides sufficient R-value. Assuming a 200mm slab and a wall thickness of 150mm.

Total R-values stated in table 13 must also take into consideration thermal bridging (generally in accordance with AS/NZ4859.2).

Translucent Components

Table 14 lists the thermal performance parameters that must be achieved for the translucent components forming part of the building thermal envelope.

Table 15 Translucent components' performance requirements

Component	U_w (W/m ² .K)	SHGC _w
Glazing – Fixed	≤ 3.6	≤ 0.42
Glazing – Sliding	≤ 3.8	≤ 0.34
Glazing – Hinged Door	≤ 4.1	≤ 0.36
Skylight	≤ 3.9	≤ 0.45

U- Value and SHGC are stated for the total system (glass + frame). These values are typical of a double-glazed Grey glazing in standard aluminium frames.

Section J Part J1 & J3 Report

This advice note is not a statement of compliance and cannot be used to obtain a Building Permit. Rather, it provides relevant stakeholders information relating to the performance targets that must be achieved by the building thermal envelope to ensure compliance with Section J Part J1 & J3 can be met.

A Section J Part J1 & J3 Report will be developed based on 'For Building Permit' or 'For Construction' documentation which as a minimum must include:

- > Site Plan
- > Floor Plans
- > Elevations
- > Sections
- > Wall Type Schedule and Wall Set-out Plan
- > Windows and Doors Schedule

Appendix A



Figure 2 : Thermal envelop markup

Appendix B

NCC 2019 Wall-Glazing Calculator v3.0 (Open-source)											
Wall and glazing energy efficiency in Class 2-9 buildings - Method 2 of Specification J1.5a, NCC 2019											
Building name and description 375 Swansea Road - Clubhouse					Classification Other		Climate Zone 6				
Calculated Area-Weighted U-Value 1.91					Calculated Representative Air-Conditioning Energy Value 61.7						
Allowable Area-Weighted U-Value 2.00					Allowable Representative Air-Conditioning Energy Value 72.4						
Building total U-Value allowance met 96%					Building total SHGC allowance met 86%						
Check Values Visible		Wall Element Requirements Met			Display Glazing Element Requirements -						
Use of this calculator does not guarantee compliance with the NCC. The disclaimer and a version update check are available at the bottom of the page.											
Element Description					U-Value		SHGC and Shading				
ID	Description (optional)	Element Type	Facing Sector	Area (m ²)	U-Value	U-Value Element share of allowance used	SHGC	Glazing Height (m)	Shading Height (m)	Shading Projection (m)	SHGC Element share of allowance used
1	North	Wall	North	38.57	1.00	6% of building total					Not counted
2	East	Wall	East	58.99	1.00	9% of building total					Not counted
3	South	Wall	South	61.57	1.00	9% of building total					Not counted
4	West	Wall	West	75.06	1.00	11% of building total					Not counted
5	FIXED North	Glazing	North	8.94	3.60	5% of building total	0.42	0.6	3	2	12% of building total
6	FIXED East	Glazing	East	6.31	3.60	3% of building total	0.42	0.6	3	0.59	7% of building total
7	FIXED South	Glazing	South	7.02	3.60	4% of building total	0.42	0.6	3	2.4	4% of building total
8	FIXED West	Glazing	West	15.40	3.60	8% of building total	0.42	0.6	3	1.3	17% of building total
9	SLIDING North	Glazing	North	31.28	3.80	18% of building total	0.34	2.1	3	2	29% of building total
10	SLIDING East	Glazing	East	12.62	3.80	7% of building total	0.34	1.2	3	0.59	11% of building total
11	SLIDING South (tall)	Glazing	South	13.23	3.80	8% of building total	0.34	2.1	3	4	5% of building total
12	SLIDING South (small)	Glazing	South	6.48	3.80	4% of building total	0.34	1.2	3	0.58	4% of building total
13	SLIDING West	Glazing	West	7.54	3.80	4% of building total	0.34	1.2	3	1.3	7% of building total
14	HINGED East	Glazing	East	3.63	4.10	2% of building total	0.36	2.1	3	2.36	2% of building total
15	HINGED West	Glazing	West	3.38	4.10	2% of building total	0.36	2.1	3	3.58	2% of building total

Figure 2: NCC 2019 Glazing Calculator for Swansea Road

Appendix E – Movable Buildings energy advice - Residential

Introduction

The following advice note has been prepared to outline the energy compliance requirements for the subject project at 375 Swansea Road, VIC 3140 as per the Victorian Consolidation Regulations for Residential Tenancies (Caravan and Movable Dwellings Registration and Standards) Regulations 2020 – Schedule 3, Part 2, Section 3.

This preliminary review has been based on the architectural drawings by Mondo Architects dated 16.12.22 revision 8.

Section J Part J1 Requirements

General Information

Table 15 summarises general project's information that form the basis of this advice.

Table 16 General project information

Building Class	Movable Dwellings
Climate Zone	6

Components

The following thermal performance parameters that must be achieved for building components forming part of the building thermal envelope.

- > Wall Insulation will have a minimum total system value of R1.5.
- > Roof Insulation will have a minimum total system value of R5.0.
- > Underfloor insulation will have a minimum total system value of R2.0.
- > Double Glazed Clear windows in standard frames.
- > For metal framed dwellings, a thermal break such as timber, polystyrene strips, plywood or compressed bulk insulation must be provided.
- > All sides of doors and windows must be sealed to restrict air infiltration. A range hood and exhaust fan must be provided with a flap that closes when not in use.
- > To enable cross ventilation, an external window must be of a design other than a top hung awning window.

Total R-values stated must also take into consideration thermal bridging (generally in accordance with AS/NZ4859.2).

Appendix F – VOC & Formaldehyde Limits

Paints, Sealants and Adhesives

Product Certification

The product is certified under a recognised Product Certification Scheme. The current list of recognised schemes is shown on the GBCA website: <http://new.gbca.org.au/product-certification-schemes/>.

The certificate must be current at the time of project registration or submission and list the relevant product name and model.

Laboratory Testing

TVOC limits for paints, adhesives or sealants are detailed in the table below. Most adhesives and sealants are addressed in the 'General purpose adhesives and sealants' category of the table, unless they clearly belong in the other specialised product categories.

Table 17: Maximum TVOC Limits for Paints, Adhesives and Sealants

Product Category	Max TVOC content of ready to use product (g/L)
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	15
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

Carpets

There are two methods for demonstrating that a carpet complies with this criterion. A combination of methods can be used to demonstrate compliance:

- > Product certification, or;
- > Laboratory testing

Product Certification

The product is certified under a recognised Product Certification Scheme (listed on the GBCA website <http://new.gbca.org.au/product-certification-schemes/>) or other recognised standards.

The certificate must be current at the time of project registration or submission and list the relevant product name and model.

Laboratory Testing

The product must comply with the Total VOC (TVOC) limits for a selected compliance option, specified in the table below.

Table 18: TVOC Limits – Laboratory Testing

Compliance option	Test protocol	Limit
ASTM D5116	ASTM D5116 - Total VOC limit*	0.5mg/m ² per hour
	ASTM D5116 - 4-PC (4-Phenylcyclohexene)*	0.05mg/m ² per hour
ISO 16000 / EN 13419	ISO 16000 / EN 13419 - TVOC at three days	0.5 mg/m ² per hour
ISO 10580 / ISO/TC 219 (Document N238)	ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5mg/m ² per hour

*Both limits should be met when testing against ASTM D5116

Engineered Wood Products

There are two methods for demonstrating that an engineered wood product complies:

- > Product certification
- > Laboratory testing

A combination of methods can be used to demonstrate compliance. Engineered wood products include particleboard, plywood, Medium Density Fibreboard (MDF), Laminated Veneer Lumber (LVL), High-Pressure Laminate (HPL), Compact Laminate and decorative overlaid wood panels. Timber veneers are excluded. Where only part of a product is composed of an engineered wood product, the limits apply only to that portion of the product, not the entire item.

The following applications of engineered wood products are excluded from this credit:

- > Formwork;
- > Car park applications; and
- > Non-engineered wood products such as milled timber.

Product Certification

The product is certified under a recognised Product Certification Scheme. The current list of recognised schemes is shown on the GBCA website <http://new.gbca.org.au/product-certification-schemes/>.

The certificate must be current at the time of project registration or submission and list the relevant product name and model.

Laboratory Testing

All engineered wood products used in the building must meet the relevant limits specified in Table 19 as per the specified test protocol, or have product specific evidence that it contains no formaldehyde.

Table 19: Limits by Test Protocol

Test Protocol	Emission Limit/ Unit of Measurement
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1mg/ L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1mg/ L
AS/NZS 4357.4 - Laminated Veneer Lumber (LVL)	≤1mg/ L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1mg/ L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1 mg/m ² hr*
ASTM D5116 (applicable to high pressure laminates and compact laminates)	≤0.1 mg/m ² hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1 mg/m ² hr (at 3 days)
ASTM D6007	≤0.12mg/m ³ **
ASTM E1333	≤0.12mg/m ³ ***
EN 717-1 (also known as DIN EN 717-1)	≤0.12mg/m ³
EN 717-2 (also known as DIN EN 717-2)	≤3.5mg/m ² hr

*mg/m²hr may also be represented as mg/m²/hr.

**The test report must confirm that the conditions of Table 15 comply for the particular wood product type, the final results must be presented in EN 717-1 equivalent (as presented in the table) using the correlation ratio of 0.98.

***The final results must be presented in EN 717-1 equivalent (as presented in the table), using the correlation ratio of 0.98.

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Melbourne Water reference: MWA-1271794

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375 Swansea Road, Lilydale – Updated Flood Risk

1 OVERVIEW

Yarra Ranges Shire Council is considering a planning application for the proposed development at 375 Swansea Road, Lilydale. Melbourne Water, as the floodplain referral authority, has requested further information in its letter dated 7 July 2023 and through subsequent discussions, to provide a more detailed description to the flood risk profile at the site and the sensitivity of the development to potential floods greater than the 1% AEP Design Storm.

Following discussions with Melbourne Water, additional modelling was undertaken, to predict hydraulic conditions and define likely flood risk for floods much greater than the 1 in 100 (or 1%) AEP design standard. This letter summarises findings of the additional modelling.

2 HYDROLOGIC ANALYSIS

2.1 Overview

Olinda Creek, upstream of the subject site, has a catchment area of 47 km². The contributing catchment is shown in **Error! Reference source not found.** A significant proportion of the upstream catchment is part of the Dandenong Ranges National Park and hence heavily forested.

It is noted that Silvan Reservoir is located within the upper reaches of the catchment. Silvan Reservoir is utilised for storage and has only a small contributing catchment area, hence does not fill and spill from rainfall and has no outflow capacity. The Silvan Reservoir catchment area, approximately 9.4 km², is not included in the Melbourne Water RORB model for Olinda Creek. This is appropriate for flood modelling purposes.

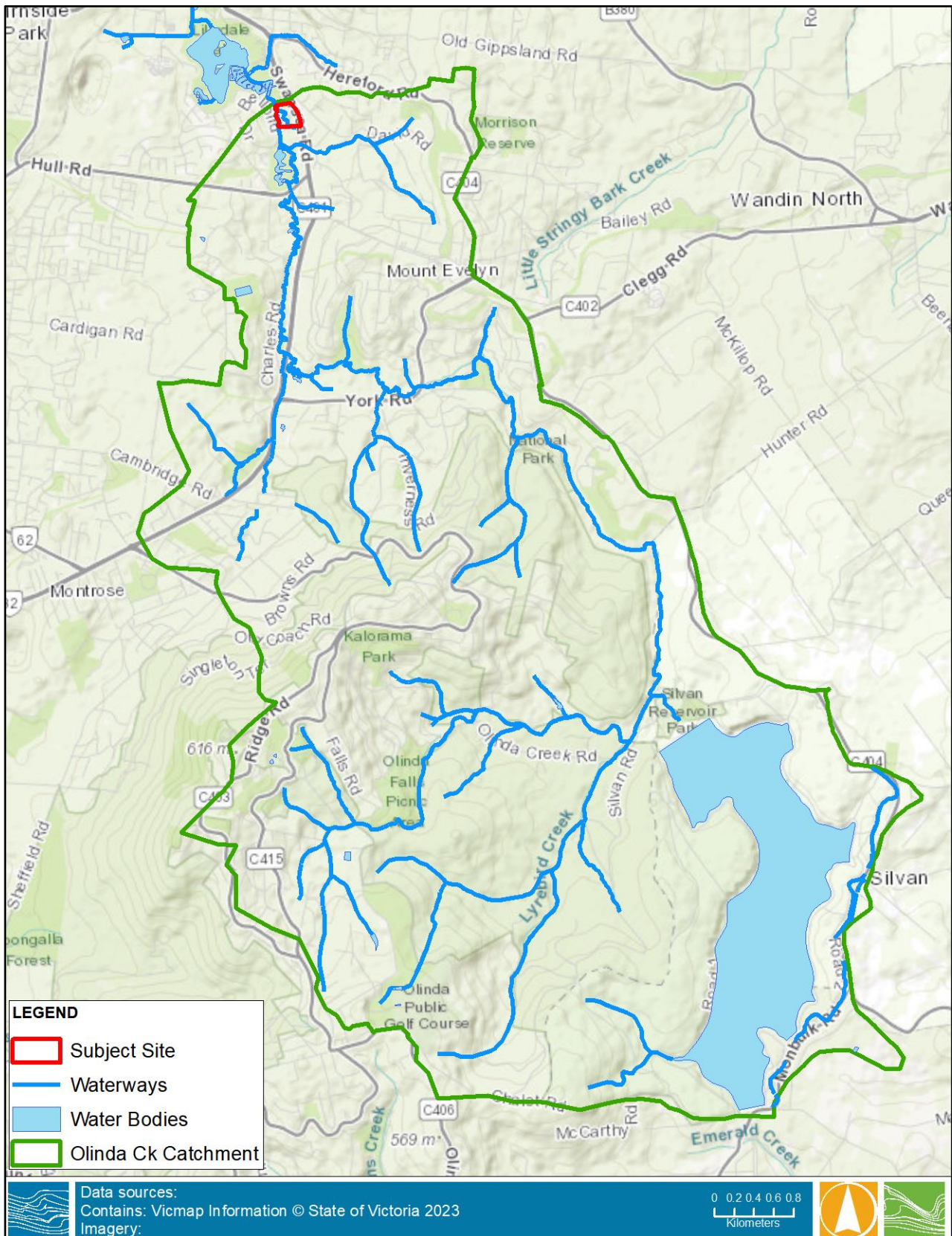


Figure 1 Olinda Creek Catchment upstream of 375 Swansea Road, Lilydale



2.2 Design Flows

The RORB model was reviewed to confirm the output location to extract design flows for hydraulic analysis.

Figure 2 shows a plan with the Subject Site and tributary catchments upstream and downstream. This highlights that:

- The Fuller Road Drain Catchment enters Olinda Creek approximately 200 m upstream of the Subject Site.
- The Hereford Road Drain enters Olinda Creek approximately 450 m downstream of the Subject Site near the inflow point to Lilydale Lake.
- Topographic data, the previous Melbourne Water flood levels and revised 2D flood levels all show there is significant elevation drop between the downstream extent of the Subject Site and Hereford Road Drain (Lilydale Lake), such that the levels at this location would have no impact on the Subject Site.

An extract from the RORB catchment file is shown in Figure 3. With respect to this, it is noted that:

- The Fuller Road Drain tributary catchment and Olinda Creek including up to subarea BD are included at the reporting location “Olinda Ck at Akarana Rd”.
- The catchment area for Olinda Creek up to Akarana Road, as calculated by GIS, matches the total area up to subarea BD in the RORB model (37.4 km²).
- As mentioned above, this area calculation in RORB excludes the Silvan Reservoir catchment (approx. 9.4 km²).

Figure 4 shows an extract from a RORB output file, highlighting that the “**Olinda Ck at Akarana Rd**” reporting point is **Location 15** in the output file. Figure 5 then highlights the 1% AEP peak design flow for the extraction location in the RORB output file, which is 87 m³/s.

Peak design flood flows, up to and greater than 1 in 100 (1%) AEP (including 1 in 200 AEP and 1 in 500 AEP) were extracted from the Melbourne Water RORB hydrologic model at the same reporting location.

The PMF flow was estimated based on the prediction equation provided in Hydrological Recipes¹. The 1 in 1,000 AEP and the 1 in 2,000 AEP design flood peaks were then estimated from an extrapolation of the 1 in 100, 1 in 200 and 1 in 500 AEP design peak flood estimates from RORB, in conjunction with the PMF estimate.

Peak design flow estimates for the RORB model and interpolated events up to the 1 in 2,000 AEP and the PMF are presented in Table 1. Figure 6 below shows a plot of the interpolated peak design flow values.

¹ Hydrological Recipes – Estimation Techniques in Australian Hydrology, (CRC for Catchment Hydrology, 1996)

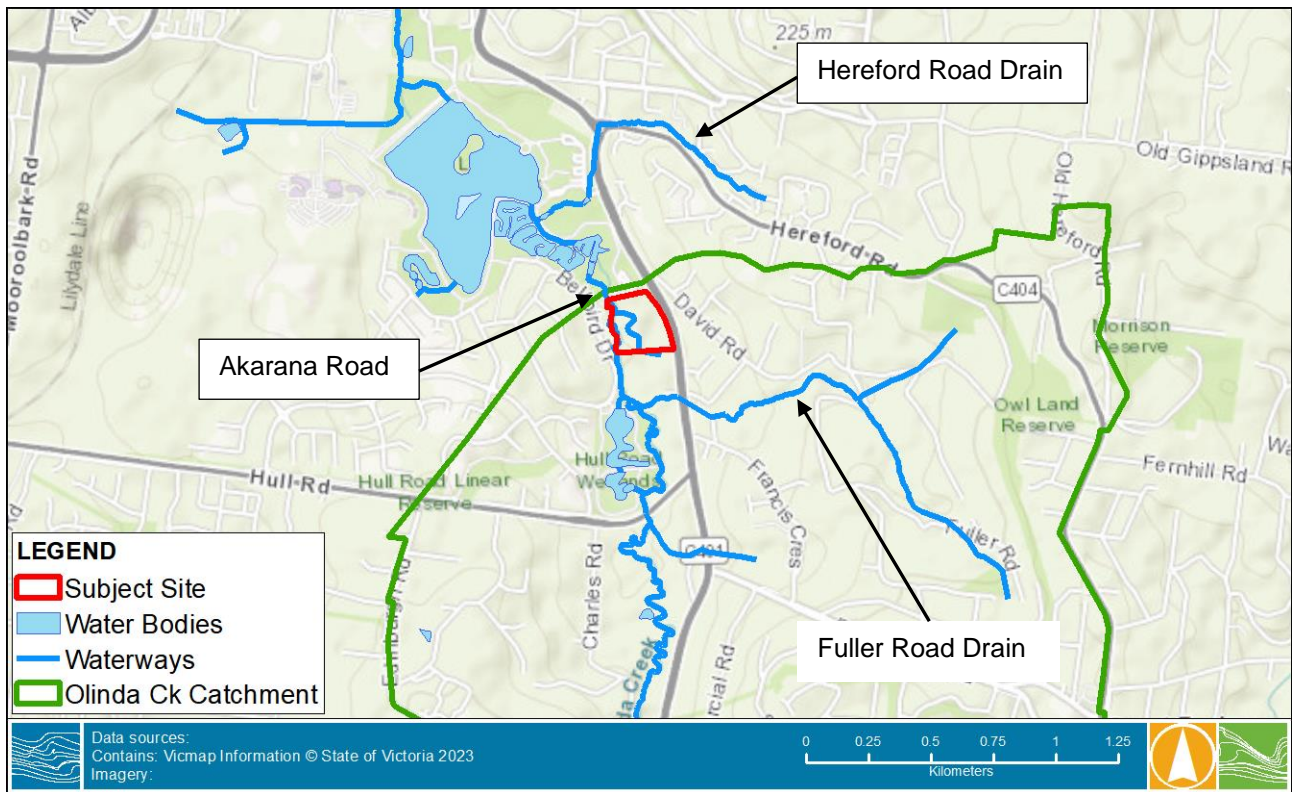


Figure 2 Location of tributary inflows in vicinity of Subject Site

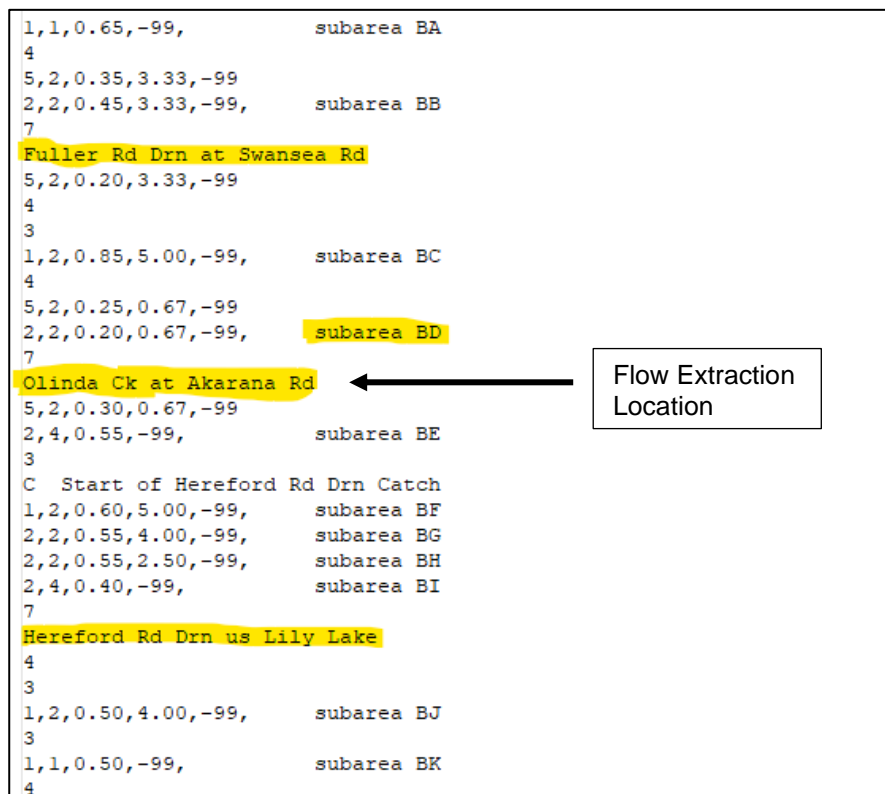


Figure 3 Extract of RORB model CAT file showing location of flow print out



Parameters: kc = 13.00 m = 0.80		
Loss parameters	Initial loss (mm)	Runoff coeff.
	20.00	0.60
Peak	Description	
01	Calculated hydrograph, LyrebirdG Ck at Olinda Ck Rd	
02	Calculated hydrograph, Olinda Ck at Falls Rd	
03	Calculated hydrograph, OlindaCk us LyrebirdGCK junc	
04	Calculated hydrograph, OlinCk+LyreGCK ds OlindaCkRd	
05	Calculated hydrograph, Olinda Ck at Hazel St	
06	Calculated hydrograph, Olinda Ck at York Rd	
07	Calculated hydrograph, Olinda Ck at us Swansea Rd	
08	Calculated hydrograph, HeathF Rd Dn us CamRdDn junc	
09	Calculated hydrograph, Cambr Rd Dn us HF Rd Dn junc	
10	Calculated hydrograph, HeathF Rd Drn + CamRdDn junc	
11	Calculated hydrograph, HeathF Rd Drn us OlinCk junc	
12	Calculated hydrograph, OlinCk+HeaF Dn at Swansea Rd	
13	Calculated hydrograph, Olinda Ck at Hull Rd	
14	Calculated hydrograph, Fuller Rd Drn at Swansea Rd	
15	Calculated hydrograph, Olinda Ck at Akarana Rd	
16	Calculated hydrograph, Hereford Rd Drn us Lily Lake	
17	Calculated hydrograph, Olinda Ck at Lilydale Lake	
18	Special storage : Existing Lilydale Lake RB - Outflow	
19	Special storage : Existing Lilydale Lake RB - Inflow	
20	Calculated hydrograph, Olinda Ck at Maroondah Hwy	
21	Calculated hydrograph, Olinda Ck at Nelson Rd	
22	Calculated hydrograph, Olinda Ck us Lilydale Dn Jnc	
23	Calculated hydrograph, LilyDrn d/s MaroonHwy/ASEABB	
24	Calculated hydrograph, Lilydale Drn at Beresford Rd	
25	Calculated hydrograph, Lilydale Drn at Nelson Rd	
26	Calculated hydrograph, Lilydale Dn us Olinda Ck Jnc	
27	Calculated hydrograph, Olinda Ck+Lilydale Drn Junc	

Figure 4 Extract of RORB output file showing location of flow printout

Run	Dur	ARI	Rain (mm)	ARF	Peak0001	Peak0002	Peak0013	Peak0014	Peak0015	Peak0016	Peak0017
1	10m	100y	22.48	0.83	0.0064	7.5073	6.4865	3.6452	9.1149	11.0205	37.6212
2	15m	100y	27.43	0.83	0.8297	13.7786	9.0305	6.5272	16.4899	11.0294	38.6600
3	20m	100y	31.23	0.83	2.1059	16.9754	13.3517	9.0756	23.6673	11.1733	37.2350
4	25m	100y	34.35	0.83	3.2990	19.8672	17.3221	10.3837	29.7182	12.0207	44.4827
5	30m	100y	36.96	0.83	4.3629	19.2842	20.3439	11.5901	32.1122	11.9881	49.1223
6	45m	100y	43.05	0.86	7.8275	22.4099	29.4907	13.0667	41.8894	12.8986	61.6944
7	1h	100y	47.61	0.90	10.9548	25.4018	38.0967	13.9384	50.0429	13.5859	64.9172
8	1.5h	100y	55.24	0.91	15.2780	28.7170	41.2698	14.4925	55.3560	15.7689	69.2824
9	2h	100y	61.15	0.93	18.3542	32.5051	43.8430	16.6577	57.2147	17.1420	72.4301
10	3h	100y	70.35	0.96	20.0953	22.1328	44.9552	12.4780	58.0413	10.6963	69.8044
11	4.5h	100y	80.84	0.96	20.1403	26.4908	49.2803	14.7864	56.3843	13.0809	72.0891
12	6h	100y	89.24	0.97	21.0757	20.4534	59.2319	11.8604	61.7983	9.3842	75.4651
13	9h	100y	102.67	0.97	25.0089	19.2467	67.0165	10.9498	75.4561	8.6611	89.8116
14	12h	100y	113.44	0.97	21.4650	17.4529	79.6759	9.6608	87.0026	8.5869	94.2588
15	18h	100y	133.90	0.98	16.6247	11.0830	70.2820	6.0776	77.2047	5.4981	82.6700
16	24h	100y	150.28	0.98	19.7079	11.7221	62.7413	6.5802	73.6962	5.5558	84.4967
17	30h	100y	163.94	0.98	15.3046	9.4399	62.5437	5.2140	70.3702	4.3922	77.1962
18	36h	100y	175.59	0.98	15.9686	8.6132	60.4440	4.7735	68.4901	4.0028	76.4249
19	48h	100y	194.48	0.98	15.0684	10.1735	58.6892	5.7534	65.0528	4.6198	74.5609
20	72h	100y	220.42	0.98	10.4760	6.6002	45.3111	3.6601	49.9974	3.1589	53.5755

Figure 5 Extract of RORB model output file showing 1% AEP Peak Flow



Table 1 Estimated Peak Design Flood Flows – Olinda Creek

Design Storm AEP (1 in X / %)	Peak Flow (m ³ /s)	Comment
1 in 100 / 1%	87	RORB
1 in 200 / 0.5%	124	RORB
1 in 500 / 0.2%	145	RORB
1 in 1,000 / 0.1%	195	Interpolated between the Very Rare and PMF peak flow
1 in 2,000 / 0.05%	250	Interpolated between the Very Rare and PMF peak flow
PMF	1,400	Computation based on regression equations for PMF (from hydrological recipes)

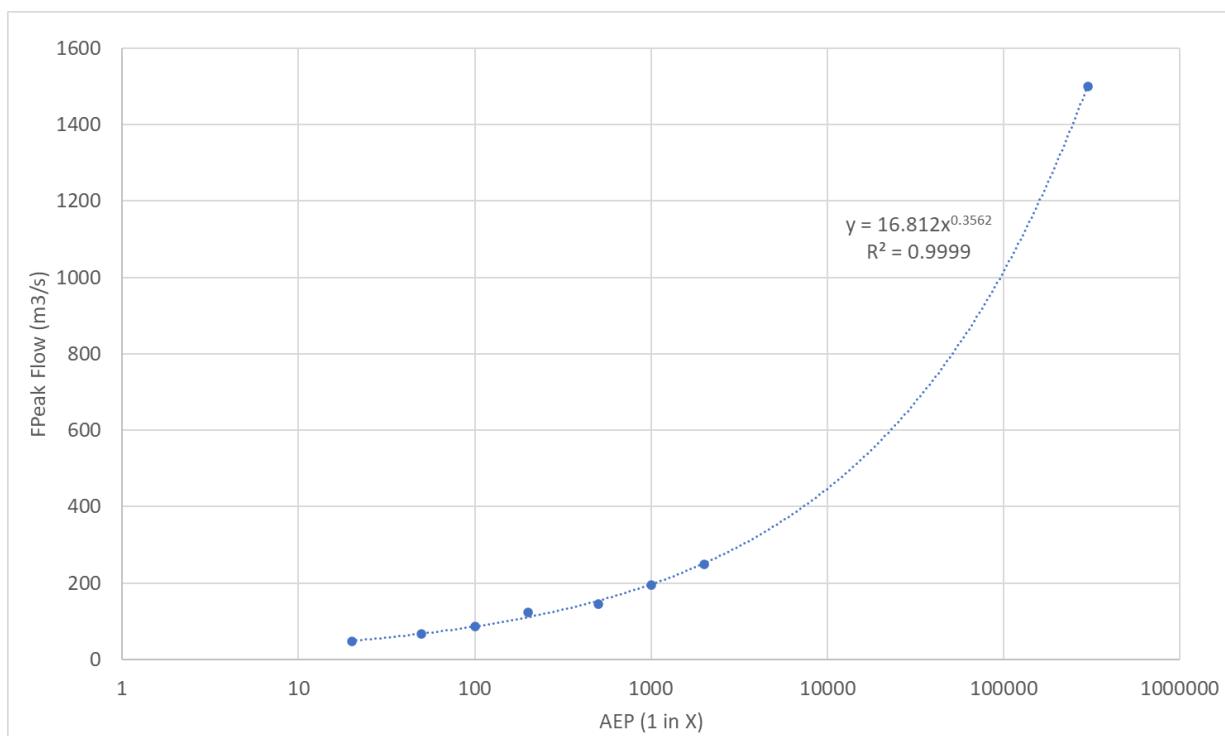


Figure 6 Interpolation of Peak Design Flood Flows

It is noted that in the range of flows above, the 1 in 200 AEP flow estimate is more than 30% greater than the 1 in 100 AEP and hence sensitivity to climate change could be considered in the results by assessing the 1 in 200 AEP design flood case.



2.3 Hydrology Check

The status of the Olinda Creek RORB model in terms of calibration is not known. As a check on the design flows, data for the catchment was extracted from the ARR Regional Flood Frequency Estimation Model (RFFE). A printout of the results is attached to this letter with a summary below in Table 2.

This provides a lower 1% AEP peak flood estimate of 41 m³/s compared to RORB 87 m³/s. The RORB estimate is within the 95% confidence limits of the RFFE which is considered reasonable. It is acknowledged that the RFFE provides a very approximate estimate of peak flow, however this result does provide some confidence that the adopted RORB flows are a reasonable estimates of design flows at the Subject Site.

Table 2 ARR RFFE Design Flow Estimates at Subject Site

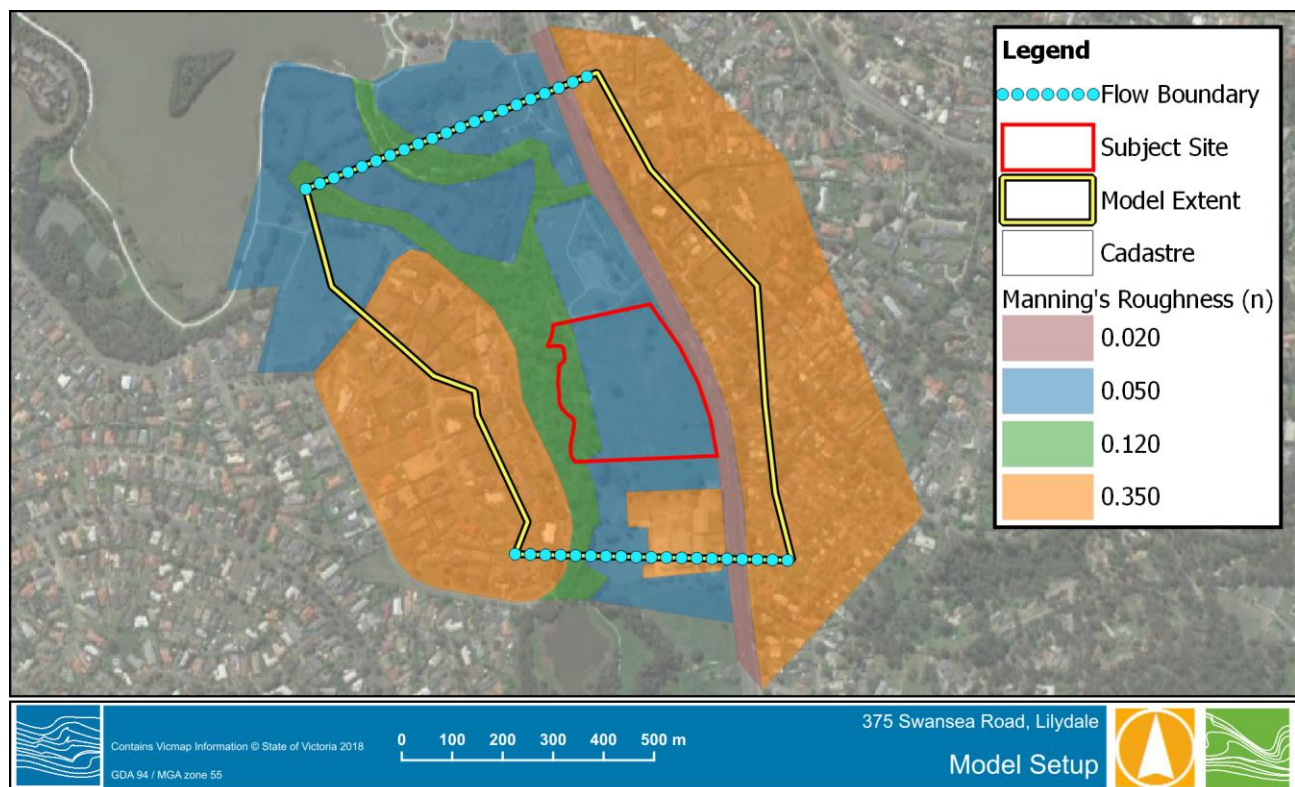
AEP % (1 in X)	RFFE Estimated Discharge (m³/s)	RFFE Lower Confidence Limit (5%) (m³/s)	RFFE Upper Confidence Limit (95%) (m³/s)	RORB Peak Estimate (m³/s)
50 (1 in 2)	7.9	3.3	19.1	18.3
20 (1 in 5)	14.2	6.2	32.8	29.2
10 (1 in 10)	19.4	8.4	45.1	35.1
5 (1 in 20)	25.1	10.7	59.8	47.4
2 (1 in 50)	33.8	13.8	83.3	67.5
1 (1 in 100)	41.2	16.4	105.0	87.0

3 HYDRAULIC MODELLING

TUFLOW is widely used software that is suitable for the analysis of overland flows in urban areas. The TUFLOW model routes flows overland across the topographic surface (2D Domain) to create flood extents, depths and velocities. The previous hydraulic (TUFLOW) model was constructed to analyse overland flooding at the site. The Olinda Creek flood model was used to determine potential flood extents and levels under the estimated 1 in 1,000 and 1 in 2,000 AEP design floods.

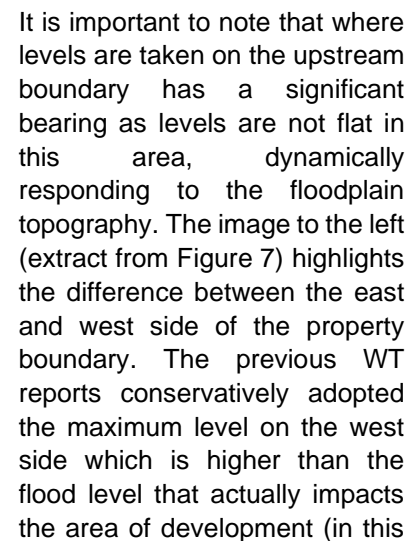
Hydrographs for these design floods were created by scaling the 1 in 100 AEP 12 hr design flood hydrograph previously provided by Melbourne Water and the peak design flood flows presented in Section 2.

Further to this, the projects/developments original TUFLOW model's manning's roughness "n" values across the vegetated waterway/riparian areas (green area in the figure below) and across the open space (blue area in the figure below) parts of the floodplain were increased for this assessment. The "n" values were matched to the higher range of Melbourne Water's 'AM STA 6200 Flood Mapping Projects Specifications (Melbourne Water, 2021)' roughness coefficients for these land types for conservatism. The roughness for the vegetated waterway/riparian areas was increased from 0.06 to 0.12 and for the open space it was increased from 0.04 to 0.05.



3.1 1 in 100 AEP Design Flood

Figure 7 shows the flood extent under the modelled 1 in 100 AEP design flood (post-development). The modelled flood levels near the southern (upstream) boundary of the subject site are around 109.55 m AHD and 109.2 m AHD at the downstream property boundary. It is demonstrated in the model results that the peak flood surface is quite flat through the area adjacent to the subject site. This is because the floodplain downstream of the site forms a choke point resulting from what appears to be historic filling of the Bellbird Park area.



It is noted that the current flood levels in MW's system are 109.85 m AHD at the upstream property boundary and 108.5 m AHD at the downstream property boundary. These levels are from a 1D model that is many years old with unknown hydrology and it is assumed they are uncalibrated. Subsequently, it is considered that peak flood levels derived from the 2D model results produced for this investigation are likely to be of greater reliability than the previous 1D model results. The current modelling is using accurate LIDAR survey data (updated to used LiDAR captured in 2017/2018), the latest hydraulic modelling software and appropriate/conservative hydraulic roughness values to determine flood heights. This can be considered best practice modelling and more reliable than older data.

For the purposes of floodplain sensitivity impacts (and setting appropriate design flood levels), the 2D model results presented in this memo are considered appropriate. Specifically:

- Melbourne Water is responsible for determining the appropriate NFPL for the site. The plans for the development could be conditioned to match the original MW advice regarding design flood levels. The sensitivity analysis and assessment of freeboard for larger storms is valid irrespective of the applied NFPL².

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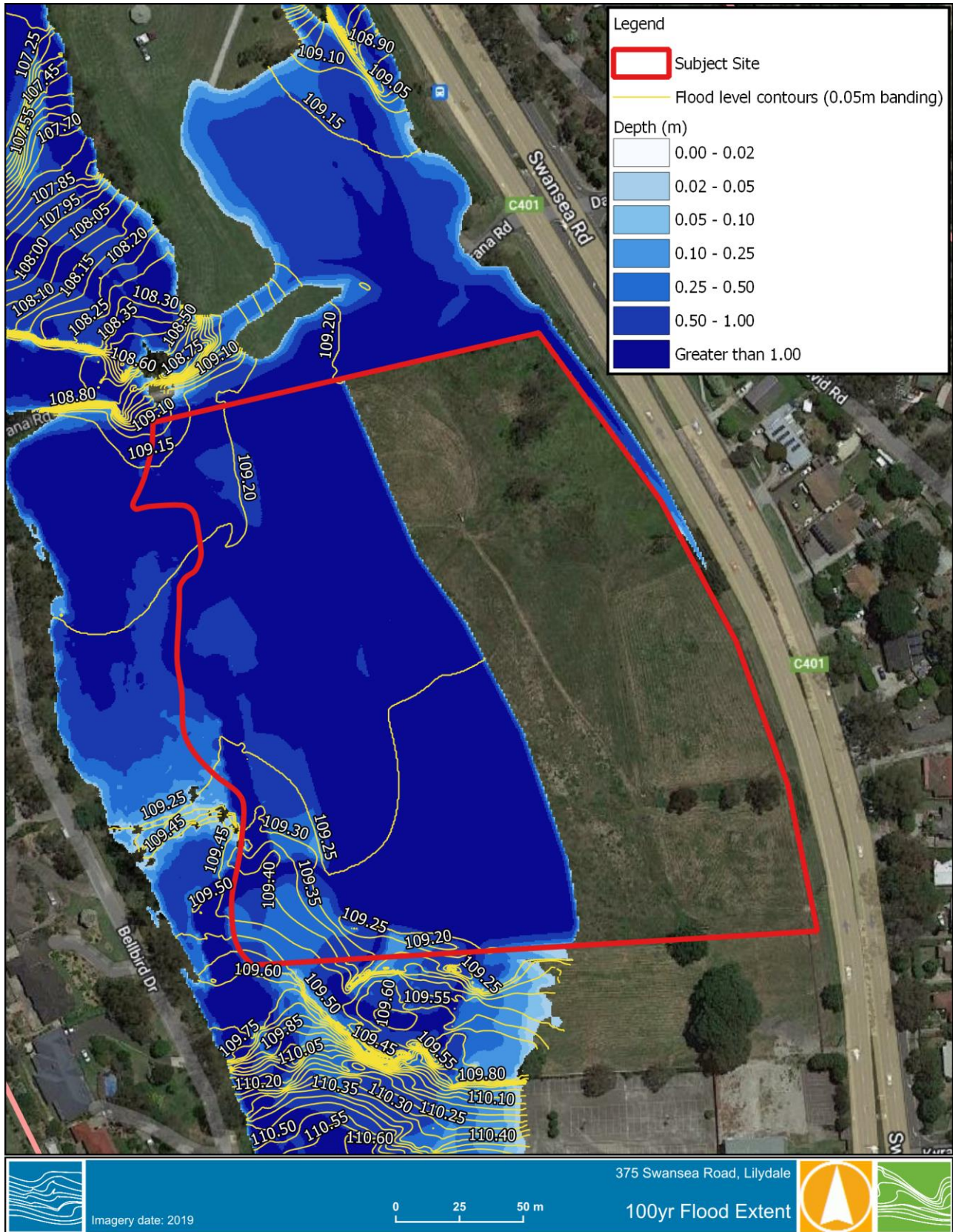




Figure 7 1 in 100 AEP Design Flood Extent

3.2 1 in 1,000 AEP Design Flood

The 1 in 1,000 AEP design flood peak is 2.24 times the 1 in 100 AEP flow ($195 \text{ m}^3/\text{s}$ vs $87 \text{ m}^3/\text{s}$, or 124% higher).

Figure 8 shows the flood extent under the modelled 1 in 1,000 AEP design flood. Flood levels in the modelled 1 in 1,000 AEP design flood are in the order of approximately 500 mm higher than the 1 in 100 AEP flood levels along the development.

Based on these results, it is considered that the Nominal Flood Protection Level (i.e., applicable 1 in 100 AEP flood level + 600 mm freeboard) will provide protection against a predicted 1 in 1,000 AEP magnitude flood.

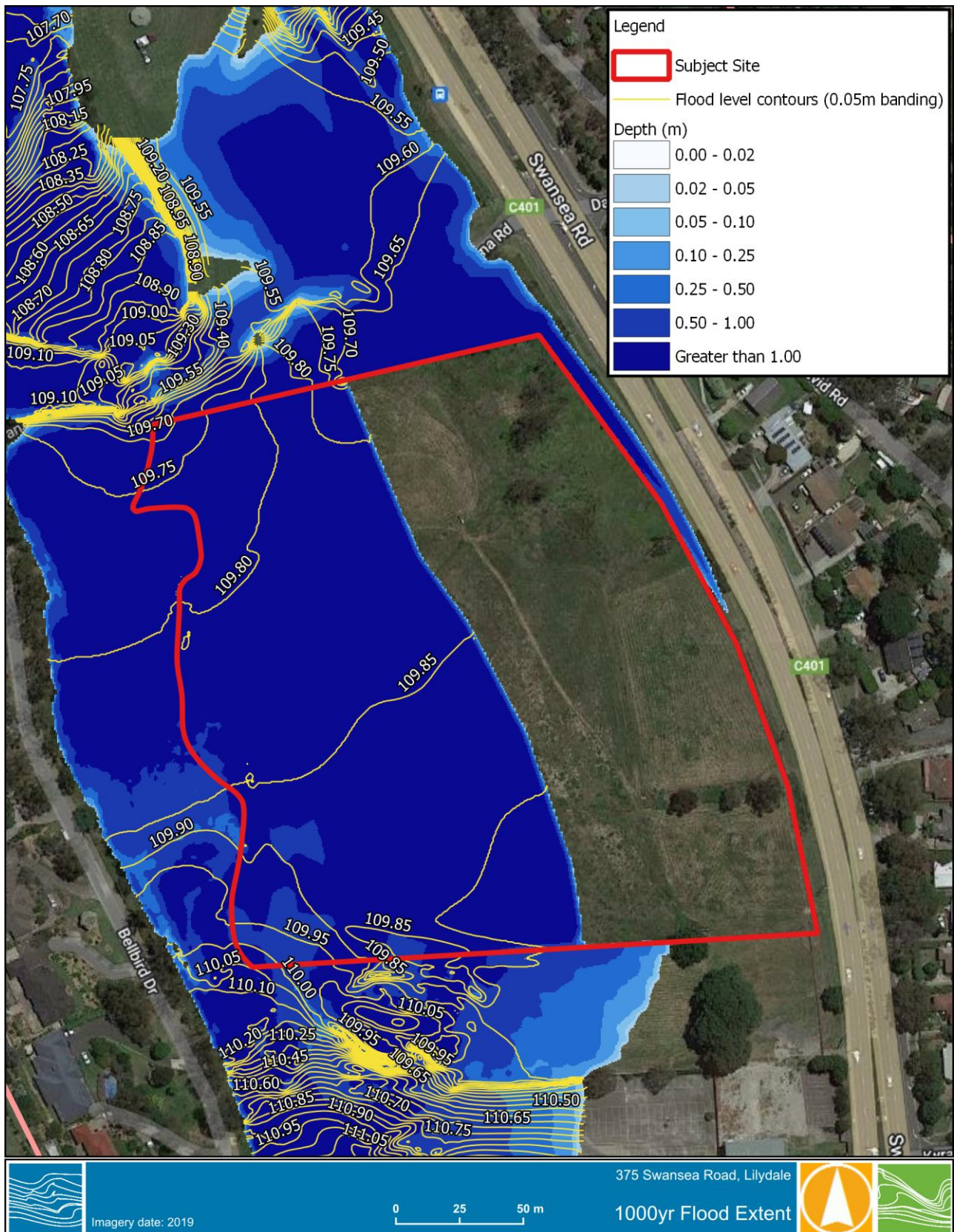


Figure 8 1 in 1,000 AEP Extent



3.3 1 in 2,000 AEP Design Flood

The 1 in 2,000 AEP design flood peak is 2.87 times the 1 in 100 AEP flow (250 m³/s vs 87 m³/s, or 187% higher).

Figure 9³ shows the flood extent for the modelled 1 in 2,000 AEP design flood. The peak flood level for the 1 in 2,000 AEP design flood at the upstream end of the development is ~110.25 m AHD⁴. The 1 in 2,000 AEP flood levels fronting the development are in the order of approximately 700 mm above the 1 in 100 AEP flood levels (post-development). This would be a maximum of 150 mm above the NFPL for part the site. This is within the H1 hazard classification band (ARR 2019) as shown in Figure 10, which is considered generally safe for vehicles, people and buildings. This represents a very high level of flood protection and extremely low risk to residents or visitors to the site.

It is also noted that the actual maximum flood level at the development site would be around 110.1 m AHD which is equal to the fill pad level.

³ Note that the fill pad level (NFPL) adopted in the modelling is indicative, therefore the flood results (depth, extent etc) shown across the development area/pad itself is indicative.

⁴ The 1 in 2,000 AEP flood levels herein are slightly lower than the 1 in 2,000 AEP flood levels quoted in the version 1 of this letter (Water Technology, September 2023). This is because the previous (September 2023) 1 in 2,000 AEP flood modelling was erroneously undertaken using a hydrograph with a peak flow rate of 370 m³/s, as opposed to the actual estimated 1 in 2,000 AEP design flow peak of 250 m³/s.

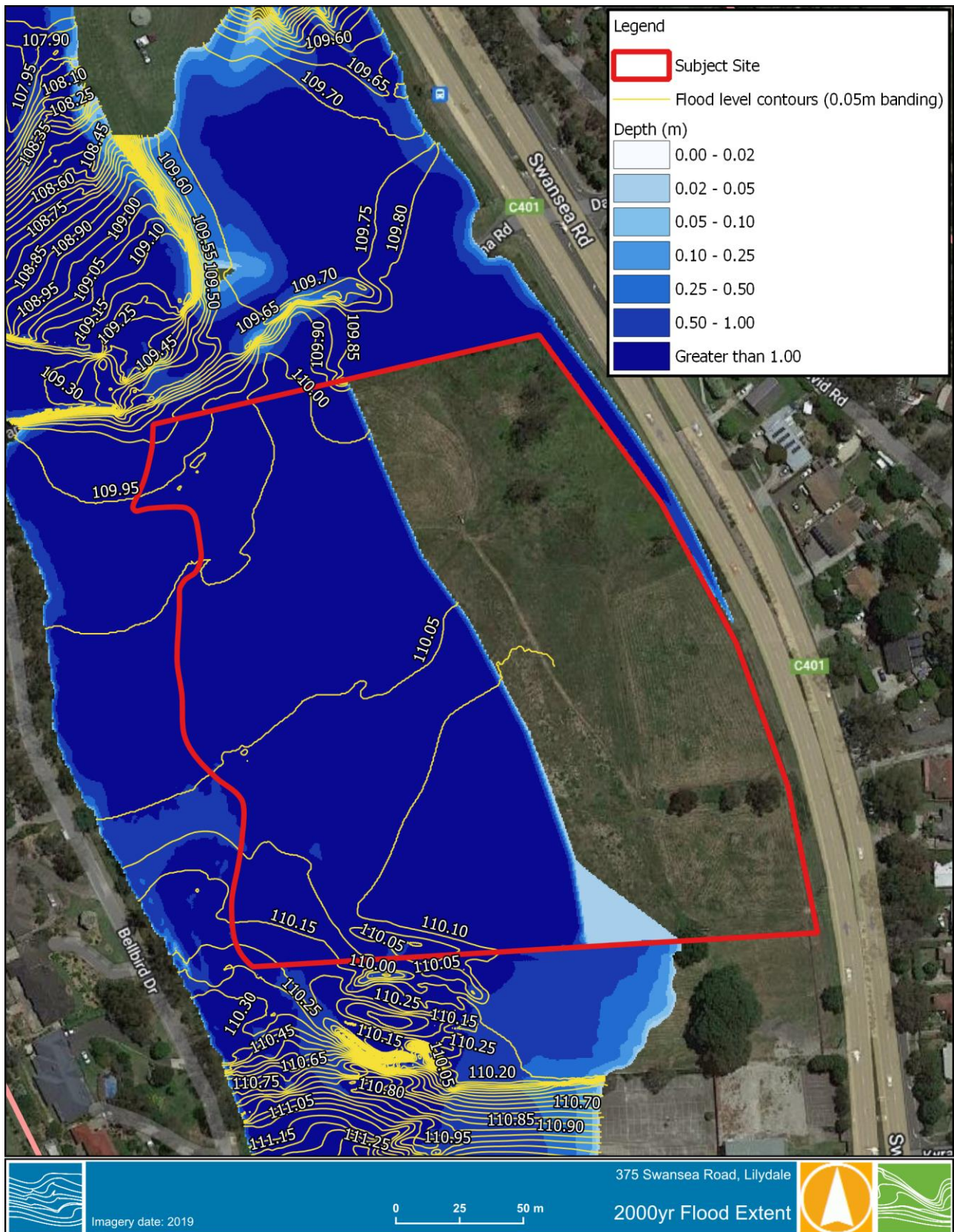


Figure 9 1 in 2,000 AEP Design Flood Extent

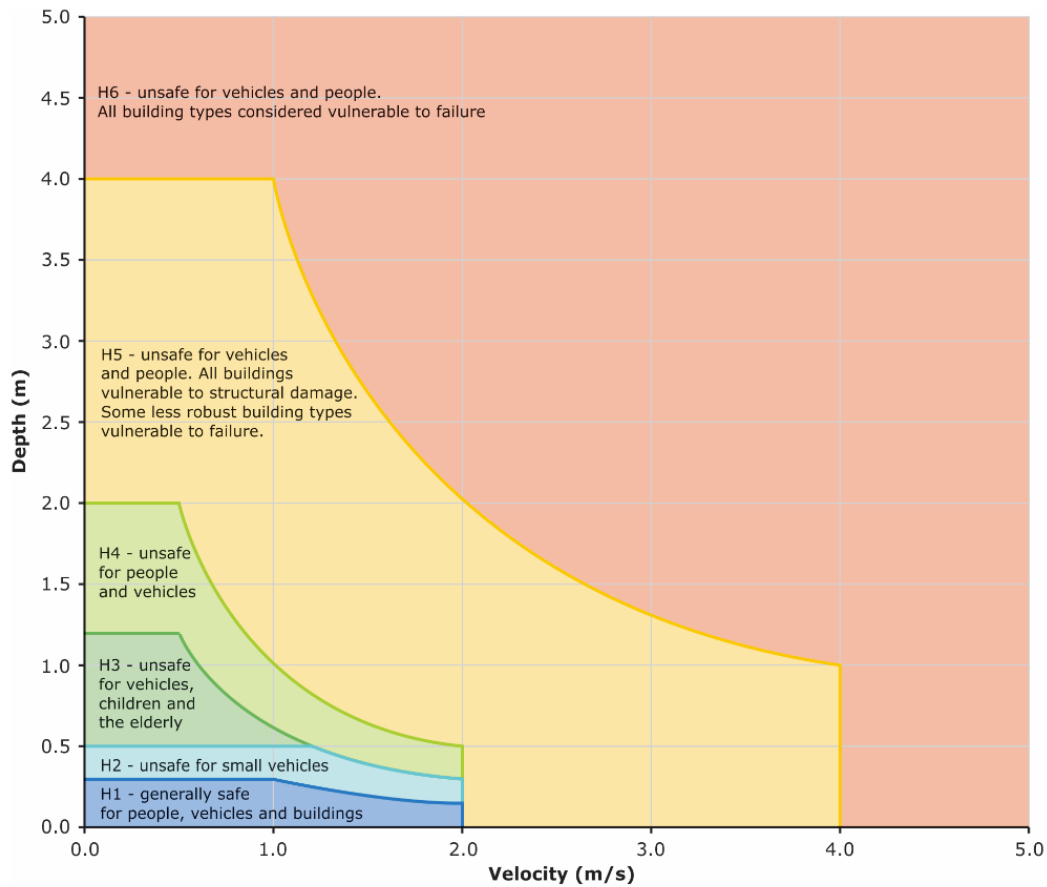


Figure 6.7.9. Combined Flood Hazard Curves (Smith et al., 2014)

Figure 10 ARR 2019 – Flood Hazard Curves



4 DISCUSSION

The levels in Table 3 show (for the upstream and downstream extents of the proposed development) the difference between the NFPL and peak flood levels for a number of extreme flood cases. This shows that the site is predicted to be flood free for the 1 in 500 and 1 in 1,000 and 1 in 2,000 AEP floods. The peak flood level for the 1 in 2000 AEP on the west side of the floodplain at the property boundary is 0.15 m higher than the proposed fill pad height however the modelling shows this level is not experienced at the development area. If this level was translated to the site, it meets the H1 hazard classification, which would not pose a threat to life in this extreme circumstance. It is also noted that dwelling floor levels are expected to be above the NFPL (which is the fill level) and hence an additional level of protection will be provided to the dwellings from flood damage.

Based on the sensitivity flood modelling that has been undertaken for design floods rarer than the 1 in 100 AEP, it is considered that the site's current Nominal Flood Protection Level (i.e., applicable 1 in 100 AEP flood level + 600 mm freeboard) provides a very high and appropriate level of protection against riverine flooding from very rare and extreme floods. It is noted that a very conservative assumption has already been made with respect to setting the development fill level as this was set at the maximum 1% AEP flood level over the whole property (109.5 m). It is evident that this flood level does not impact the fill area and provides > 600 mm freeboard across the development.

Any residual risk to property and life is extremely low and tolerable. Residual risk at the site could be further reduced through a Flood Response Management Plan for the site which could be readily implemented given the land ownership and collective management of the site in the future.

Table 3 Estimated Peak Design Flood Levels and Freeboard (to fill pad) at the site

Case	Fill Level (m)	U/S end of development		D/S end of development	
		Flood Level West/East (m)	Freeboard West/East (m)	Flood Level (m)	Freeboard (m)
WT Report (May 2022) 1:100 AEP	110.1	109.5 / 109.2	0.6 / 0.9	109.1	1.0
MW Levels 1:100 AEP	110.1	109.85	0.25	108.5	1.6
WT Revised model 1:100 AEP	110.1	109.55 / 109.25	0.55 / 0.85	109.2	0.9
WT Revised model 1 in 1,000 AEP	110.1	110.0 / 109.9	0.1 / 0.2	109.7	0.4
WT Revised model 1 in 2,000 AEP	110.1	110.25 / 110.1	-0.15 / 0.0	109.9	0.2



Please contact me if you have any questions or require further information.

Yours sincerely

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WATER TECHNOLOGY PTY LTD

ADVERTISED

Arboricultural Assessment and Report

375 Swansea Rd, Lilydale

Prepared for Lilydale Development Pty. Ltd

Prepared by Bruce Callander –
Senior Consulting Arborist
Tree Logic Pty. Ltd.

29 August 2022

Tree Logic Ref. 012211

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TL_tree report_012211 - 375 Swansea Rd, Lilydale-

(Review and update of previous Tree Impact Assessment Report prepared by Arbor Survey (*Arbor Survey Reference: R4143_3 375 Swansea Rd Lilydale, Date: 23/4/2019*))

File No.	Version	Author	Issue date	Edits	Issued by.
012211	V1	Bruce Callander	03/06/2022	Preliminary tree report	BC

1 Executive Summary

Objectives

Tree Logic was engaged by Lilydale Development Pty. Ltd to undertake an arboricultural assessment and prepare an updated tree impact report for trees associated with 375 Swansea Rd, Lilydale.

The primary objectives of the arboricultural report include;

- Ascertain the species and origin of the subject remaining trees and provide information including dimensions, current health and structural condition and the arboricultural value of the trees.
- Determine appropriate tree protection zone dimensions compliant with Australian Standard AS4970 'Protection of trees on development sites'
- Identify if trees are subject to permit and / or offset requirement under various planning overlays.
- Identify potential tree impacts associated with proposed works and offer recommendations regarding the management of trees, including any tree protection modification or additional requirements for trees required to be retained.

Summary

- 1.1 A preliminary tree report was prepared in 2019 by Arbor Survey (*Arbor Survey Reference: R4143_3. 375 Swansea Rd Lilydale, Date: 23/4/2019*). In the intervening period, a storm occurred on June 10, 2021 that caused wide-spread damage to trees and infrastructure across parts of Victoria, including the subject site. This report updates the condition of trees following the storm in relation to the revised design that was developed in response to the previous tree impact assessment report and recommendations.
- 1.2 The western extents of the site comprise a creek line and land that is subject to inundation. Twenty six (26) maturing Manna Gum and two (2) Silver Wattle trees 19 to 46 & 49 are growing within this area and based on a summary review of those trees, they appeared to be comparatively intact and undamaged following the storm. These trees are sufficiently isolated from any proposed works and do not warrant re-inspection. They are represented in the tree data as Group 2.
- 1.3 The assessment for this report is limited to only the thirty six (36) trees that are either within the proposed design footprint or growing within adjacent properties and close to proposed development footprint.
- 1.4 Ten (10) different species were recorded including
 - Six (6) indigenous tree species.
 - Two (2) Australian native tree species.
 - One (1) introduced exotic conifer and 1 exotic deciduous tree species.

Refer to Section 4 for a summary of individual species assessed on site.

- 1.5 Each tree feature was attributed an arboricultural rating which reflects the retention value of the trees.
- Nineteen (19) trees were attributed a Moderate arboricultural rating including,
 - One (1) tree attributed an arboricultural rating of Moderate A, being maturing trees in Fair or better condition with a moderate to long ULE.
 - Nine (9) trees rated Moderate B, being middle of the range, typical of the species and worthy of retention.
 - Nine (9) tree features rated Moderate C, being either trees of small size or mature trees displaying accumulated deficiencies that are tending towards becoming of Low arboricultural value.
 - Seven (7) trees were attributed an arboricultural rating of Low, displaying symptoms of decline and / or structural deficiencies.
 - Eight (8) trees were attributed a rating of Very Low due to being either defective, dead, becoming hazardous or a weed species.

Refer to Section 4 for trees sorted by Arboricultural Rating.

- 1.6 The site is within the Shire of Yarra Ranges Council planning scheme and zoned as Rural Living Zone - Schedule 2 (RLZ2)
- Specific tree protection, permit and offset conditions apply under Clause 52.17 - Native Vegetation. Under Clause 52.17, naturally occurring trees native to Victoria are subject to permit and offset requirements if they were proposed to be removed.
 - Land Subject to Inundation overlay (LSIO) is the only other overlay applicable to the site but does not confer any tree controls other than preventing any development in those areas.

Refer to Section 3 for trees sorted by Permit requirements.

- 1.7 Under the current design proposal for a retirement / lifestyle village
- Thirteen (13) trees exist within the proposed footprint and are required to be removed.
 - Two (2) trees in adjacent land have development encroachment within the Structural Root Zone (SRZ). One tree is a dead stag that can be retained as a habitat stump and the other has collapsed to the east within the road reserve and will need to be removed.
 - One (1) neighbour's tree could have major Tree Protection Zone (TPZ) encroachment of approximately 19 associated with a boundary road alignment. There is scope within the design to reduce encroachment to less than 10% with minor design amendments or minimize potential impacts with above grade road and permeable road construction.
 - Three (3) trees may have minor TPZ encroachment that can be managed with appropriate TPZ exclusion fencing.
 - Seventeen (17) will have no TPZ impacts and can be protected with TPZ fencing.

Refer to Section 6 for design review and impact assessment.

2 Method

- 2.1 A site inspection was carried out on Thursday, August 25th, 2022, during overcast & wet conditions by Bruce Callander, Senior Consultant Arborist (Dip Hort. Cert 5 Arb. NMIT, TRAQ trained and qualified).
- 2.1 Tree locations were recorded on mobile field computers equipped with GIS software, feature survey plans with tree point data, property cadastral data, GPS and geo-referenced aerial imagery. The locations of the trees are derived from the tree points supplied in the previously supplied Development Impact Assessment report (Arbor Survey Reference: R4143_3 375 Swansea Rd LILYDALE).
- 2.2 Observations were made of the assessed trees to confirm the species, age category, and condition with measurements taken to establish tree crown height (measured with a height meter) and crown width (paced) and trunk dimensions (measured 1.4 metres above ground level with a diameter tape unless otherwise stated).
- 2.3 Dead trees were also recorded based on potential requirements for a permit to remove standing dead native trees with a trunk diameter greater than 40cm at 1.3m above ground level under Native Vegetation – Clause 52.17.
- 2.4 Assessment details of individual trees are listed in Appendix 1 and a copy of the tree location plan can be seen in Appendix 2.
Descriptors used in the assessment can be seen in Appendix 3.
- 2.5 Photographs of trees and the environs were taken for further reference when preparing the report.
- 2.6 Each of the assessed trees was attributed an 'Arboricultural Rating'. The arboricultural rating correlates the combination of tree condition factors (health and structure) with tree amenity value. Definitions of arboricultural ratings can be seen in Appendix 3.
- 2.7 The assessed trees have been allocated tree protection zones (TPZ). The Australian Standard, AS 4970-2009, has been used as a guide in the allocation of TPZs for the assessed trees. This method provides a TPZ that addresses both the stability and growing requirements of a tree. TPZ distances are measured as a radius, from the centre of the trunk at (or near) ground level. All TPZ measurements for are provided in Appendix 1.

Documents reviewed:

- Planning Property reports for 375 Swansea Rd, Lilydale 3175. Department of Planning & Community Development, dated 26/5/2022
- Rural Living Zone - Schedule 2 (RLZ2)
- Land Subject to Inundation Overlay Schedule (LSIO)
- Tree Survey Plan - The locations of the trees are derived from the tree points supplied in the previously supplied Development Impact Assessment report (Arbor Survey Reference: R4143_3 375 Swansea Rd Lilydale, Date: 23/4/2019 (with base map prepared by Bosco Johnson – Ref: 32288 – Sheet 1 – Date : 13/3/2018)

3 Tree Permit Requirements

- 3.1 The site is located within the Shire of Yarra Ranges Council planning scheme and zoned as Rural Living Zone - Schedule 2 (RLZ2)
- 3.2 Specific tree protection, permit and offset conditions apply under Clause 52.17 - Native Vegetation. Under Clause 52.17 - Native Vegetation, naturally occurring trees native to Victoria are subject to permit and offset requirements if they were proposed to be removed or if development impacts extend into more than 10% of the recommended TPZ.
- This clause does not apply to;
- Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.
 - Native vegetation that is dead which is less 40cm in trunk diameter measured at 1.3 metres above ground level.
- 3.3 Land Subject to Inundation overlay (LSIO) is the only other overlay applicable to the site but does not confer any tree controls other than preventing any development in those areas.
- 3.4 All trees in adjoining land including council managed street trees and neighbour's trees must be adequately protected to ensure they remain viable.

Refer to Table 1 for tree numbers sorted by permit requirements.

Table 1: Permit	Total	Tree numbers
On site - 52.17 Permit	9	10, 11, 12, 13, 14, 15, 16, 18, G2 (Trees 19 to 46 & 49)
On site - No Permit	4	7, 8, 9, 47
Council / Street tree	22	1, 2, 3, 4, 5, 48, 50, 51, 52, 53, 54, 55, 56, 57 (Gone), 58, 59, 60, 61, 71, 72, 73, G1
Neighbour's tree	1	6
Total	36	

4 Observations

- 4.1 The subject study area associated with 375 Swansea Rd, Lilydale, is a vacant semi-rural allotment with a history of grazing and horse agistment.

The site is ostensibly flat with a slight fall towards the creek line to the west from the raised road levels of Swansea Road. The north east corner of the site is particularly swampy.



Plate 1. Aerial view of the subject site being 375 Swansea Rd, Lilydale indicated by red boundaries (Nearmap aerial imagery – dated 4/2/2022). Blue shading indicates the extents of the Land Subject to Inundation Overlay (LSIO) Trees within Group 2 and Trees 43 to 46 were not re-assessed.

- 4.2 Tree numbering provided in the original 2019 assessment, from 1 to 61, has been adopted during this recent update.

- 4.3 Tree population

Thirty six (36) tree features were recorded during this assessment comprising 34 individual trees and 2 tree groups. refer

Ten (10) different species were identified during the tree survey.

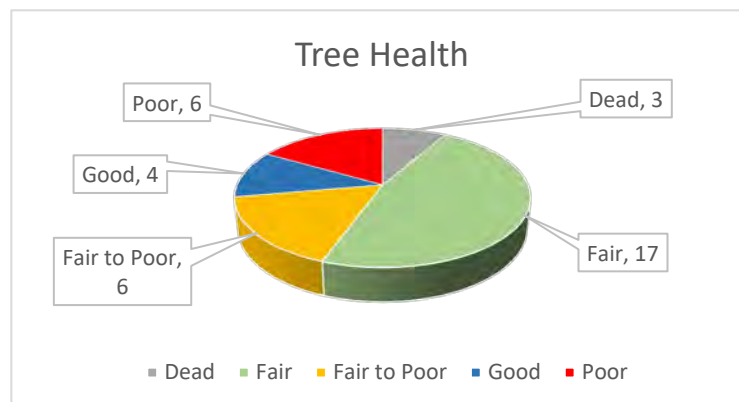
Refer to Table 2 for most prevalent species and origins recorded.

Table 2: Tree population sorted by Species and Origin

Assessed	Botanic name	Common Name	Origin	Total
2022	<i>Eucalyptus ovata</i>	Swamp Gum	Indigenous	17
	<i>Eucalyptus yarraensis</i>	Yarra Gum	Indigenous	7
	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	3
	<i>Eucalyptus viminalis</i>	Manna Gum	Indigenous	2
	<i>Melaleuca ericifolia</i>	Swamp Paperbark	Indigenous	1
	<i>Eucalyptus viminalis</i> , <i>Acacia dealbata</i>	Manna Gum, Silver Wattle	Indigenous	Group 2
	<i>Corymbia maculata</i>	Spotted Gum	Victorian native	1
	<i>Eucalyptus mannifera</i>	Brittle Gum	Australian native	2
	<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic conifer	1
	<i>Quercus robur</i>	English Oak	Exotic deciduous	1
2022 Total				36
2019	<i>Acacia dealbata</i>	Silver Wattle	Indigenous	2
	<i>Eucalyptus viminalis</i>	Manna Gum	Indigenous	26
2019 Total				28

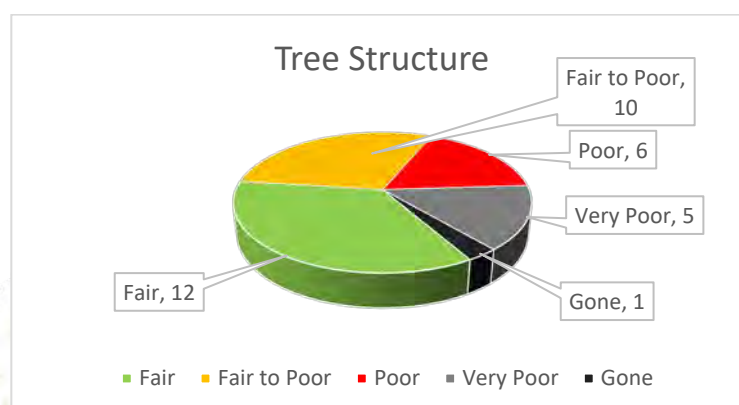
4.4 **Tree health** was assessed based on foliage colour, size and density as well as shoot initiation and elongation where possible.

Refer to Figure 1 for a breakdown of health ratings.



- Poor condition is generally associated with old Swamp Gum trees that have either collapsed or been severely damaged during the recent storm events.

4.5 **Tree structure** was assessed for structural defects and deficiencies, likelihood of failures and risk to potential targets. Refer to Figure 2 for a breakdown of Structural ratings



- Since the 2019 assessment, Trees 7, 8, 18, 51, 57 and 72 collapsed during the 2021 storm.
- Trees 10, 13, 14, 15, 16 and 71 have sustained major limb or stem failures and are significantly decay affected.
- Better trees on site are generally of either smaller size or in groups and have avoided damage from the storm events.

4.6 Arboricultural Rating

The assessed trees were attributed an arboricultural rating. This rating relates to the combination of tree condition factors, including health and structure (arboricultural merit), and also conveys an amenity value.

It should be noted that the arboricultural rating is different to the conservation / ecological values placed on trees by other professions.

Refer to Table 4 for tree numbers sorted by Arboricultural rating

Table 4: Arboricultural rating	Total	Tree Numbers
Moderate A	1	73
Moderate B	9	3, 6, 11, 52, 53, 54, 56, 58, G2 - (Trees 19-42 & 43-46)
Moderate C	9	1, 2, 4, 8, 12, 50, 55, 60, G1
Low	7	5, 10, 13, 14, 15, 59, 61
Very Low	8	7, 9, 16, 18, 51, 57 (Gone), 71, 72
Total	36	

- Trees rated Moderate A are generally prominent trees that display fair and typical condition with medium to long useful life expectancy.
- Trees rated Moderate B are generally typical of the species growing in this area under prevailing conditions and are deemed suitable to retain in conjunction with development where possible.
- Trees rated Moderate C are either established smaller trees of Fair condition or maturing trees that might be accumulating deficiencies and trending towards becoming of Low arboricultural value.
- Trees attributed an arboricultural rating of Low are generally not considered worthy of being a constraint on reasonable design intent and outcome delivery due to either health and / or structural deficiencies, being a suckering specimen or being woody weed species.
- Trees attributed an arboricultural rating of Very Low are generally unsuitable to retain in conjunction with site redevelopment.

Refer to Appendix 1 for individual tree data, Appendix 2 for Tree location plan sorted by Arboricultural rating and Appendix 3 for definitions of arboricultural ratings.

5 Tree Protection Zones

The Tree Protection Zones (TPZs) provided for each tree in the Tree Assessment Table in Appendix 1 are calculated using the formula provided in the Australian Standard AS4970 where the Radial TPZ = Trunk diameter (DBH) measured at 1.4m above grade and multiplied by 12. TPZ distances are measured as a radius from the centre of the trunk at (or near) ground level. The method for calculating, applying and managing the tree protection zone is described in Appendix 4.

The TPZ forms an area around a tree or group of trees that addresses both the stability and growing requirements of a tree in which excavation or filling vehicle movements, installation of underground services and other construction activities are either excluded or controlled.

Minor encroachment, up to 10% of the TPZ area, is generally permissible provided encroachment is compensated for by recruitment of an equal area contiguous with the TPZ. Encroachment greater than 10% is considered major encroachment under AS4970 and is only permissible if it can be demonstrated that after such encroachment the tree would remain viable. Refer to Figure 2A and 2B.

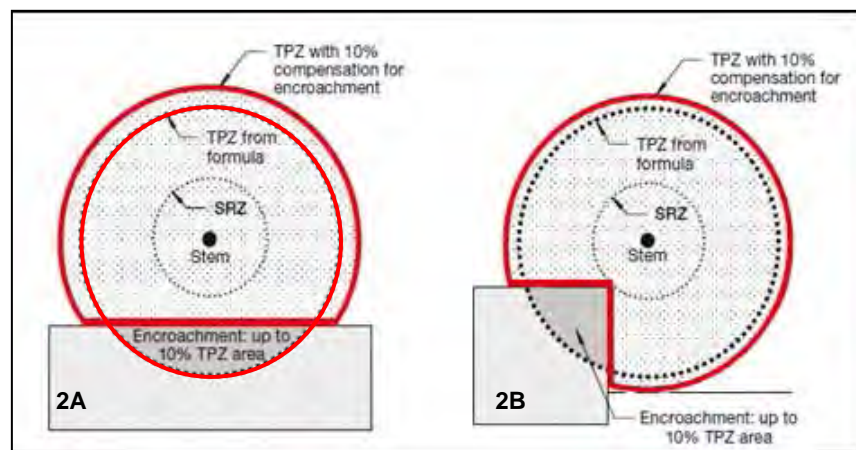


Figure 2: 2A & 2B - Examples of minor encroachment into a TPZ.

Extract from: AS4970-2009, Appendix D, pg. 30 of 32

The Structural Root Zone (SRZ) provided for each tree has been calculated using the method provided in AS4970. The SRZ is the area in which the larger woody roots required for tree stability are found close to the trunk and which then generally taper rapidly. This is the minimum area recommended to maintain tree stability but does not reflect the area required to sustain tree health. No works should occur within the SRZ radius as tree stability could be compromised.

The TPZs for all trees to be retained must be transferred and overlaid on all design plans.

All TPZ measurements are provided in the tree assessment data in Appendix 1 and displayed on the tree location plan in Appendix 2. See Appendix 4 for TPZ establishment guidelines.

6 Design review and Tree impact assessment

The pre – development arboricultural inspection report provides planners and designers with information on whether trees are worthy or not of being a constraint on the proposed repurposing of the site.

It also provides a basis on which to identify when and where potential impacts to trees will occur from various design elements and evaluates the possible severity of the impact during the design phase of any site redevelopment.

Trees grow in a delicate balance with their environment and any changes to that balance must be minimised if a tree is to remain in a healthy state and fulfil its potential.

It is rarely possible to repair stressed and injured trees, so damage needs to be avoided during all stages of development and construction.

Tree protection cannot be achieved without a proactive approach. The planning and design stages of any construction project can be instrumental and determine the success of tree preservation.

The hierarchy of principles for tree protection are:

- Avoid damage to the subject trees
- Minimise damage to the subject trees
- Replace the subject trees and improve the landscape (as a last resort).

At the time of preparing the updated tree impact report, plans for a retirement / lifestyle village were provided for review. Based on review of the supplied plans, development is confined to the eastern half of the site above the land subject to inundation.

All trees within the development footprint will be removed due to the level of fill required to prevent inundation.

- 6.1 Thirteen (13) trees exist within the development footprint including the new proposed access road connecting to Akarana Road.
 - Seven (7) trees on site are subject to permit and offset under Clause 52.17 (Trees 10, 11, 12, 13, 14, 15, 16).
 - Two (2) trees are under the management of Yarra Ranges Council (Trees 54, 56) (Tree 57 is Gone).
 - Trees 7, 8 & 9, on site, are not subject to permit as they are specimens planted for amenity purpose and not naturally occurring.
- 6.2 Council managed trees 71 and 72 would have potential impacts to the Structural Root Zone (SRZ) from the proposed Bowling Green. One of these trees is a large dead stag that could be reduced to a habitat stump and the other has collapsed within the road reserve of Swansea Road.
- 6.3 Tree 6, neighbour's Oak tree, would have TPZ encroachment of approximately 19%. This is considered to be major encroachment and minor design amendments to move the perimeter road further north can be made to reduce TPZ encroachment to less than 10%.

- The perimeter road must be no closer than 6.5 metres from the centre of Tree 6.
- 6.4 Two (2) trees have minor TPZ encroachment of less than 10% associated with the bowling green and the access road respectively. It is concluded that these 2 early-mature trees will adapt and tolerate the minor TPZ encroachment if appropriate TPZ exclusion fencing is established at the edge of the proposed development footprint prior to any works commencing on site.
- 6.5 Sixteen (16) tree features can be successfully retained without any impacts if appropriate TPZ exclusion fencing is established prior to any works commencing on site.
- 6.6 Permit and offset will be required for the indigenous trees proposed to be removed including Trees 10, 11, 12, 13, 14, 15 and 16 within the site and Trees 54, 56 within the council land to the north. (Tree 57 is Gone)
- 6.7 Potential ownership / permit constraints are summarised in Table 4 below.

Table 4 – Tree numbers sorted by ownership constraints.

Impact	Count of trees	Tree numbers
Within	13	7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 54, 56 , (57 Gone)
SRZ	2	71, 72
TPZ Major	1	6
TPZ	2	3, 55
None	16	1, 2, 4, 5, 18, 50, 51, 52, 53, 58, 59, 60, 61, 73, G1, G2 - (Trees 19-42 & 43-46)
Total	36	Bold = 52.17 permit & offset Bold italics = Council tree & 52.17 <i>Italicised</i> = Neighbour's tree

- 6.8 Retention suitability will be dependent on the proposed landscape setting in which trees are intended to be retained. The following recommendations are provided for consideration in the design process.
- 6.9 Low and Very Low rated trees that are generally defective and decay affected and are considered as unsuitable to retain in conjunction with any such redevelopment of the site due to the elevated risk of further tree failures. Such trees are not worthy of being a constraint on reasonable design intent and outcomes.
- Low and Very Low rated trees with health or structural deficiencies (Poor or worse Health and/or Structure) should generally be considered for removal based on sound arboricultural opinion
- 6.10 Trees attributed an arboricultural rating of Moderate A and B are considered more significant to the site and more appropriate to retain over trees attributed a rating of Moderate C.
- 6.11 Any trees that are to be retained in the vicinity of any proposed works will require Tree Protection Zones to be established prior to commencing any works onsite including demolition, bulk earthworks, trenching, construction, landscaping activity, delivery and storage of materials or placement of site sheds.

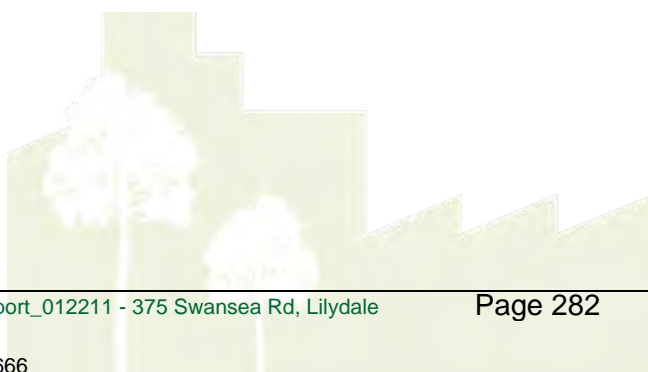
- 6.12 Tree protection must be incorporated into the design and appropriate construction controls, fencing and management practices must be implemented prior to commencing any construction related activity, including demolition, bulk earthworks construction of gantries, etc.
- 6.13 The tree protection zones for all trees to be retained within the site must be clearly shown on all design drawings and plans with appropriate notations so that all staff and contractors are aware of the responsibility to protect trees throughout the design, development and delivery of the project.
- 6.14 The TPZ fencing must be in the form of either temporary fencing panels with concrete block feet and locked together, water filled barriers with locking pins installed or similar exclusion fencing options. Refer to Figure 1 for fencing example. TPZ fencing must be sufficiently robust to withstand knocks and bumps from plant and machinery, delivery vehicles, storage of materials and dumping of spoil.
- 6.15 Appropriate signage stating 'Tree protection Zone- No access' is to be fixed to the fencing to alert people as to importance of the tree protection zone. Refer to Figure 1 for signage example.



Figure 1. Above left - Example of TPZ fencing above right -Example of TPZ signage.

- 6.16 Regardless of which TPZ exclusion fencing option is selected, the TPZ fence must effectively provide an exclusion barrier to entry to the TPZ, prevent vehicles, plant or equipment traversing the TPZ and dumping or stockpiling of spoil or materials. It must be sturdy and withstand winds and construction impacts. The protection fence may only be moved with approval of the project arborist or relevant authority. Other root zone protection methods must be incorporated if the TPZ area needs to be entered or traversed.
- 6.17 The following activities must be excluded from or controlled within the Tree Protection Zones (TPZ) unless otherwise approved by the relevant authority or the Project Arborist.
- Machine excavation (including trenching) for continuous strip footings or installation of underground services or road base
 - Alteration of soil levels including placement of fill
 - Storage of wastes or materials (including fuels, oils or chemicals)
 - Preparation of or cleaning of any cement products
 - Storage and or parking of vehicles or any plant/machinery within TPZ

- Washing down of equipment
 - Installation of utilities
 - Physical damage of any kind to the tree (including direct attachment of anything into the tree)
 - Soil cultivation
- 6.18 No form of excavation for trenching for installation of underground services is permitted within the nominated TPZ areas for any retained trees without prior consultation with the council and / or site arborist, to avoid severing roots that could be vital to the stability and continued sustainability of the retained trees.
- Trenching for the installation of any and all underground services must be designed to avoid encroaching the TPZ of any retained trees.
 - If it is unavoidable that an underground service must pass through a defined TPZ, the service must be installed via directional boring at a minimum depth of 750mm to the top of the bore head.
All entry and exit points for the boring must be located beyond the TPZ radius.
 - Lubricants or waste water from the boring process must not be permitted to enter or contaminate the soils within the TPZ.
- 6.19 Temporary facilities and site sheds may be established on existing hard stand if already present within a TPZ providing there is no physical impacts to the trees and no requirement to penetrate the surface within the TPZ for installation of footings or underground services. Access / egress to these facilities must not encroach or compact the native soil within the TPZ.
- Refer to Appendix 1 for all tree data, Appendix 2 for tree location and TPZ maps and Appendix 3 for Tree Descriptors.



7 Conclusion.

- 7.1 A survey was undertaken for the site in 2019 by Arbor Survey at which time 61 tree features were recorded and discussed. Since that assessment, several damaging storms have occurred resulting in 6 trees having collapsed and another 6 trees have suffered major limb and stem failures.
- 7.2 A design proposal has been provided that shows development is proposed of the eastern half of the site only, meaning trees 19 to 46, located along the western creek line and within the LSIO area are located away from and effectively excluded from any potential construction impacts. These trees do not warrant re-inspection but were observed to be comparatively undamaged by the storms.
- 7.3 Only Trees 1 to 18 and Trees 47 to 61 warranted re-inspection. In summary, thirty six (36) tree features were assessed including 34 trees and 2 tree groups.
- 7.4 Group 2 represents trees 19 to 46 located in the western half of the site within the LSIO.
- 7.5 The majority of trees are either indigenous Swamp Gum, Yarra Gum or Silver Wattle trees located within the eastern half of the study area with a small number of introduced native or exotic species planted for garden and amenity purposes around the perimeter.
Refer to Table 2 at Section 4.3 for indication of species diversity and origin.
- 7.6 Specific tree protection, permit and offset conditions apply under Native Vegetation - Clause 52.17 which triggers permit and offset requirements to naturally occurring trees native to Victoria.
 - All trees in adjoining land including neighbour's trees and trees in the road reserve must be adequately protected to ensure they remain viable.

Refer to column titled Permit in tree assessment data tables in Appendix 1 and Table 1 at Section 3 for trees sorted by Permit requirement.

- 7.7 The trees generally displayed health and structure conditions considered to be typical for these species and age growing in this area under prevailing conditions.
Refer to Sections 4.4 and 4.5
- 7.8 Each tree feature was attributed an arboricultural rating which reflects the retention value of the trees.
 - Nineteen (19) trees were attributed a Moderate arboricultural rating including,
 - One (1) trees attributed an arboricultural rating of Moderate A being prominent trees displaying fair and typical condition with medium to long useful life expectancy.
 - Nine (9) trees rated Moderate B, being middle of the range and typical of the species worthy of retention.
 - Nine (9) trees rated Moderate C, being of either small size or displaying accumulated deficiencies that are tending towards becoming of Low arboricultural value.

- Seven (7) tree were attributed an arboricultural rating of Low, displaying symptoms of decline and structural deficiencies.
- Eight (8) trees were attributed a rating of Very Low due to being either in irreversible decline, dead or inappropriate weed species.

Refer to Table 4 - Section 4.7 for tree numbers sorted by arboricultural rating.

- 7.9 The preliminary tree assessment report provides information on the tree population associated with the site, its arboricultural value and the appropriate tree protection zones required to preserve trees in conjunction with future site redevelopment.
- 7.10 At the time of preparing the arboricultural report plans for a retirement village were provided for review.
- 7.11 Under the current design,
- Thirteen (13) trees exist within the development footprint including the new proposed access road connecting to Akarana Road. They include;
 - 7 trees on site that trigger permit and offset under Clause 52.17.
 - 3 trees on site that do not trigger permit and offset as they are introduced planted specimens, 2 of which have collapsed.
 - 3 council managed trees located in the Akarana Road reserve.
 - Two council managed trees have notional encroachment of the SRZ. However
 - Tree 71 is a dead stag that should be reduced to a habitat stump
 - Tree 72 has recently collapsed towards Swansea Road.
 - Tree 6, an Oak tree in the southern neighbour's property would have TPZ encroachment of more than 10% by the southern perimeter road.
 - The road alignment must be no closer than 6.5 metres from the base of this tree and thereby reduce TPZ encroachment to less than 10%.
 - Trees 3 and 55 have minor TPZ encroachment of less than 10% and can be successfully retained with TPZ exclusion fencing established at the edge of proposed works prior to any works commencing on site.
 - Sixteen (16) tree features can be successfully retained without any potential construction related impacts from the proposed development with appropriate TPZ exclusion fencing established prior to any works commencing on site.
 - This includes group 2 which comprises Trees 19 to 46 in the western half of the site.
- 7.12 Ultimately, tree retention suitability will be dependent on the proposed landscape setting in which trees are intended to be retained.

- On the basis of future site safety and potential amenity, preference should be given to retaining trees of Moderate arboricultural value in built areas, or areas of increased target potential.
Trees attributed an arboricultural rating of Moderate A and B are considered more significant to the site and more appropriate to retain over trees attributed a rating of Moderate C.
- Trees of Low arboricultural value are generally not worthy of being a constraint on reasonable design intent and outcomes.

7.13 Tree condition can change quickly in response to environmental conditions or altered landscape conditions. Retained trees should be re-inspected on a 3-5 year basis or following any locally damaging weather events and appropriate remedial works undertaken as required.

I am available to answer any questions arising from this report.

No part of this report is to be reproduced unless in full.

Signed



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Clark, J.R. & Matheny, N.P (1998), *Trees and Development: A technical guide to preservation of trees during land development*. ISA, Champaign, Illinois.

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Appendix 1: Tree Assessment Data: 375 Swansea Rd, Lilydale

Refer to following 2 pages

Key: DBH = Diameter measured in centimetres at breast height (1.4m up trunk) unless otherwise indicated.

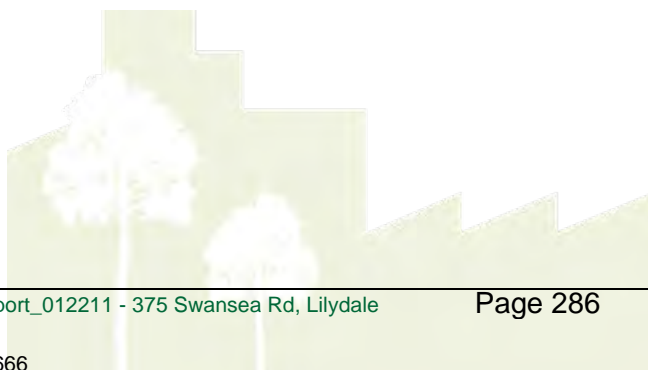
Arb. Rating = Arboricultural Rating. ULE = Useful Life Expectancy.

TPZ = Tree protection zone in radial metres. TPZ radius applies from centre of trunk.

SRZ = Structural root zone in radial metres. SRZ can be supplied on request

ULE = Useful Life Expectancy (Estimated)

Definition of the descriptor categories used in the assessment can be seen in Appendix 3.

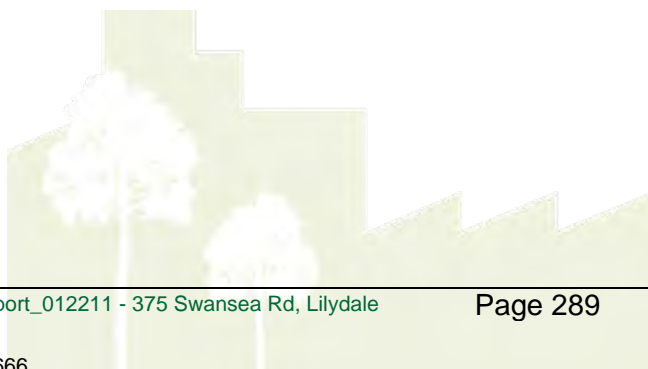


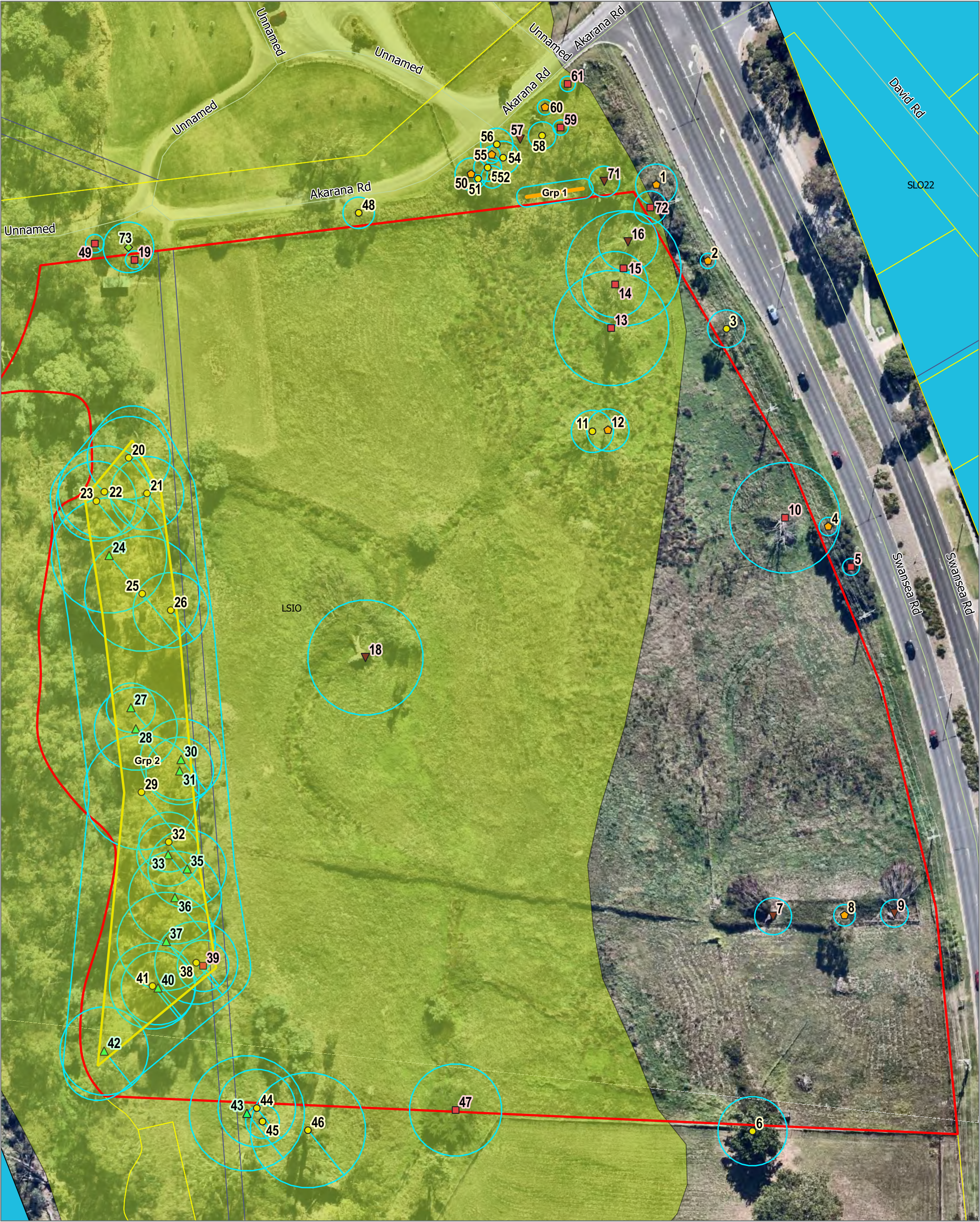
Assessed	Tree id	Species	Common Name	Age_class	Origin	DBH cm	Height_m	Width_m	Health	Structure	Arb rating	ULE yrs	Ownership	Impact_name	TPZ impact	Incur_m ²	Incur_%	52.17	Comments	TPZ rad_m	SRZ rad_m
2022	1	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	26,24,22,18 (est.)	8	8	Fair	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Included bark forks, multi-stemmed, past powerline clearance.	5.4	2.5
2022	2	<i>Acacia melanoxylon</i>	Blackwood	Early-mature	Indigenous	16	5	4	Fair	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Past powerline clearance. x2 trees	2	1.8
2022	3	<i>Eucalyptus ovata</i>	Swamp Gum	Early-mature	Indigenous	38,16	8	8	Fair	Fair to Poor	Mod.B	11-20 y	Council	Bowling green - 2.52%,Development - 7.92%	TPZ	7.87	10.4%	Yes-Protect	Acute forks, past powerline clearance. Pruned for wire clearance	4.9	2.3
2022	4	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	20 (est.)	7	3	Fair	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Past powerline clearance, street tree, weed infested.	2.4	1.5
2022	5	<i>Melaleuca ericifolia</i>	Swamp Paperbark	Maturing	Indigenous	18	5	4	Fair	Fair	Low	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Suckering.	2.2	1.8
2022	6	<i>Quercus robur</i>	English Oak	Maturing	Exotic deciduous	75	10	12	Fair to Poor	Fair	Mod.B	21-40 y	Neighbours	Development - 18.69%	TPZ Major	47.53	18.7%	Exotic deciduous	Neighbour's tree. Dieback, epicormic growth.	9	3.7
2022	7	<i>Eucalyptus mannifera</i>	Brittle Gum	Maturing	Australian native	40	14	10	Poor	Very Poor	Very Low	<1 y	Subject Site	Development - 100.0%	Within	72.35	100.0%	Australian native	Collapsed, trunk re-sprout.	4.8	3.7
2022	8	<i>Corymbia maculata</i>	Spotted Gum	Maturing	Victorian native	23	12	7	Fair	Fair	Mod.C	21-40 y	Subject Site	Development - 100.0%	Within	24.62	100.0%	Victorian native	Bifurcated at 1.8m	2.8	3.7
2022	9	<i>Eucalyptus mannifera</i>	Brittle Gum	Maturing	Australian native	30	13	13	Poor	Very Poor	Very Low	<1 y	Subject Site	Development - 99.99%	Within	40.7	100.0%	Australian native	Collapsed, trunk re-sprout.	3.6	3.3
2022	10	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	120 (est.)	14	13	Poor	Poor	Low	<1 y	Subject Site	Development - 78.35%	Within	510.2	78.4%	Yes- Lost	Cracks/splits, in irreversible decline, weed infested. Almost dead, previous failures, habitat value.	14.4	3.7
2022	11	<i>Eucalyptus ovata</i>	Swamp Gum	Maturing	Indigenous	46	11	8	Good	Fair	Mod.B	11-20 y	Subject Site	Development - 100.0%	Within	94.99	100.0%	Yes- Lost	Partly suppressed - crown bias nw, On lean, included union at ~3m.	5.5	2.7
2022	12	<i>Eucalyptus ovata</i>	Swamp Gum	Maturing	Indigenous	46	14	7	Fair to Poor	Fair to Poor	Mod.C	11-20 y	Subject Site	Development - 100.0%	Within	94.99	100.0%	Yes- Lost	Minor dieback. Suppressed, bifurcated with included unions.	5.5	2.7
2022	13	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	163	22	14	Fair	Poor	Low	6-10 y	Subject Site	Bowling green - 32.81%,Clubhouse - 16.52%,Development - 46.19%	Within	706.54	100.0%	Yes- Lost	Cavity, over-extended limbs, past stem failure, trunk decay. Dieback, bifurcated at 1.6m, previous failures. Requires pruning.	15	4.2
2022	14	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	72	12	8	Poor	Poor	Low	6-10 y	Subject Site	Bowling green - 67.31%,Development - 30.99%	Within	228.3	98.3%	Yes- Lost	Decay, declining, main leader dead. Almost dead, hollows in trunk, habitat value.	8.6	3.1
2022	15	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	90,94 (est.)	17	11	Poor	Poor	Low	1-5 y	Subject Site	Bowling green - 71.16%,Clubhouse - 0.52%,Development - 21.67%	Within	706.54	100.0%	Yes- Lost	Decay, main leader dead, past limb failure, past stem failure. Large stem tear, fungal fruiting bodies, in decline, habitat value.	15	3.1
2022	16	<i>Eucalyptus ovata</i>	Swamp Gum	Maturing	Indigenous	65	13	8	Dead	Poor	Very Low	<1 y	Subject Site	Bowling green - 99.93%	Within	190.92	99.9%	Yes- Lost	Trunk decay. 17cm sapling growing at base	7.8	2.8
2022	18	<i>Eucalyptus viminalis</i>	Manna Gum	Maturing	Indigenous	133	24	20	Poor	Very Poor	Very Low	<1 y	Subject Site	NA	None	NA	0.0%	Yes-Protect	Collapsed. Minor deadwood, requires pruning of crossing branches.	15	1.5
2022	50	<i>Eucalyptus yarraensis</i>	Yarra Gum	Semi-mature	Indigenous	26,23	8	6	Fair to Poor	Fair to Poor	Mod.C	6-10 y	Council	NA	None	NA	0.0%	Yes-Protect	Hangers, minor dieback, past stem failure.	4.2	2.7
2022	51	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	37	1	2	Good	Very Poor	Very Low	<1 y	Council	NA	None	NA	0.0%	Yes-Protect	Collapsed, stump re-sprout.	1	1
2022	52	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	24	8	5	Fair	Fair	Mod.B	21-40 y	Council	NA	None	NA	0.0%	Yes-Protect	Partly suppressed - crown bias sth.	2.9	2.7
2022	53	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	30	11	7	Fair	Fair	Mod.B	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect		3.6	2.7
2022	54	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	36	9	6	Fair	Fair	Mod.B	21-40 y	Council	Development/Driveway entry - 57.27% / (Non-Contiguous Areas: Development - 42.73%)	Within	33.25	57.3%	Yes- Lost		4.3	1.7
2022	55	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	18	3	5	Fair	Fair to Poor	Mod.C	11-20 y	Council	Development/Driveway entry 6.41%	TPZ	0.97	6.4%	Yes-Protect	Partly suppressed - crown bias. Heavy trunk lean-NW shaded.	2.2	1.7
2022	56	<i>Eucalyptus ovata</i>	Swamp Gum	Early-mature	Indigenous	35	11	6	Fair to Poor	Fair	Mod.B	11-20 y	Council	Development/Driveway entry 68.07% / (Non-Contiguous Areas: Development - 31.93%)	Within	55.39	100.0%	Yes- Lost	Reduced foliage density.	4.2	1.7
2022	57	<i>Eucalyptus yarraensis</i>	Yarra Gum	Semi-mature	Indigenous	0	0	0	Dead	Gone	Very Low	0 y	Council	Tree Gone	Within	0	0.0%	No tree	Tree Gone.	0.2	0.2
2022	58	<i>Eucalyptus ovata</i>	Swamp Gum	Early-mature	Indigenous	30	10	6	Fair	Fair	Mod.B	21-40 y	Council	NA	None	NA	0.0%	Yes-Protect	Acute forks.	3.6	2.2
2022	59	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	15	9	3	Fair to Poor	Fair to Poor	Low	6-10 y	Council	NA	None	NA	0.0%	Yes-Protect	Reduced foliage density. x2 trees	2	2.2
2022	60	<i>Acacia melanoxylon</i>	Blackwood	Semi-mature	Indigenous	15	5	4	Fair	Fair	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect		2	2.2
2022	61	<i>Acacia melanoxylon</i>	Blackwood	Semi-mature	Indigenous	9	4	3	Fair	Fair	Low	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect		2	1.5
2022	71	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	110 (est.)	10	6	Dead	Poor	Very Low	<1 y	Council	Bowling green - 1.34%	SRZ	0.67	1.3%	Yes- Lost	Habitat hollows.	4	3.7

Assessed	Tree id	Species	Common Name	Age_class	Origin	DBH cm	Height_m	Width_m	Health	Structure	Arb rating	ULE yrs	Ownership	Impact_name	TPZ impact	Incur_m ²	Incur_%	52.17	Comments	TPZ rad_m	SRZ rad_m
2022	72	<i>Eucalyptus ovata</i>	Swamp Gum	Early-mature	Indigenous	28,22 (est.)	10	6	Fair	Very Poor	Very Low	1-5 y	Council	Bowling green - 24.57%	SRZ	14.26	24.6%	Yes- Lost	Co-dominant stems, collapsed. East & growing on.	4.3	2.3
2022	73	<i>Eucalyptus viminalis</i>	Manna Gum	Early-mature	Indigenous	55 (est.)	19	11	Good	Fair	Mod.A	21-40 y	Council	NA	None	NA	0.0%	Yes-Protect	On bank of drainage line.	6.6	2.7
2022	G1	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	20	10	4	Fair to Poor	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Group of 5 semi-mature Swamp Gums in swamp	2.4	1.8
2022	G2	<i>Eucalyptus viminalis</i> ; <i>Eucalyptus ovata</i>	Manna Gum; Swamp Gum	Maturing	Indigenous	~80	22	15	Fair	Fair to Poor	Mod.B	21-40 y	Subject Site	NA	None	NA	0.0%	Yes-Protect	Twenty six (26) maturing Manna Gum and two (2) Silver Wattle trees - Trees 19 to 46 & 49	9	3

Appendix 2A: Tree Location Plan: 375 Swansea Rd, Lilydale – Existing Conditions

Refer to following page.





APPENDIX 2 — TREE LOCATIONS AND PROTECTION ZONES

PROJECT
375 Swansea Road, Lilydale

TL REF.
012211

DATE
2022-08-29

MAP NO.
1 / 1

CLIENT
Lilydale Development
Pty Ltd

LEGEND

Trees by Arb rating

- Mod-A
- Mod-B
- Mod-C
- Low

Groups by Arb rating

- Very Low
- Mod-B
- Mod-C

Boundaries

- Subject site
- Other

Overlays

- LSIO

Boundaries

- SLO22
- Easement
- Roads

TREE LOCATION DISCLAIMER
Tree locations are approximate

COORDINATE REFERENCE SYSTEM
EPSG:28355 | GDA 94 MGA Zone 55

DATA SOURCES

0 10 20m

ABN: 95 080 021 610
TEL: 1300 656 926

TREELOGIC PTY LTD
4 / 21 Eugene Tce
Ringwood, VIC
Australia 3134

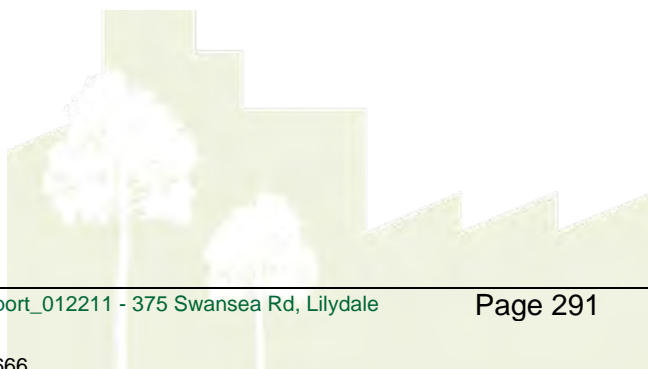


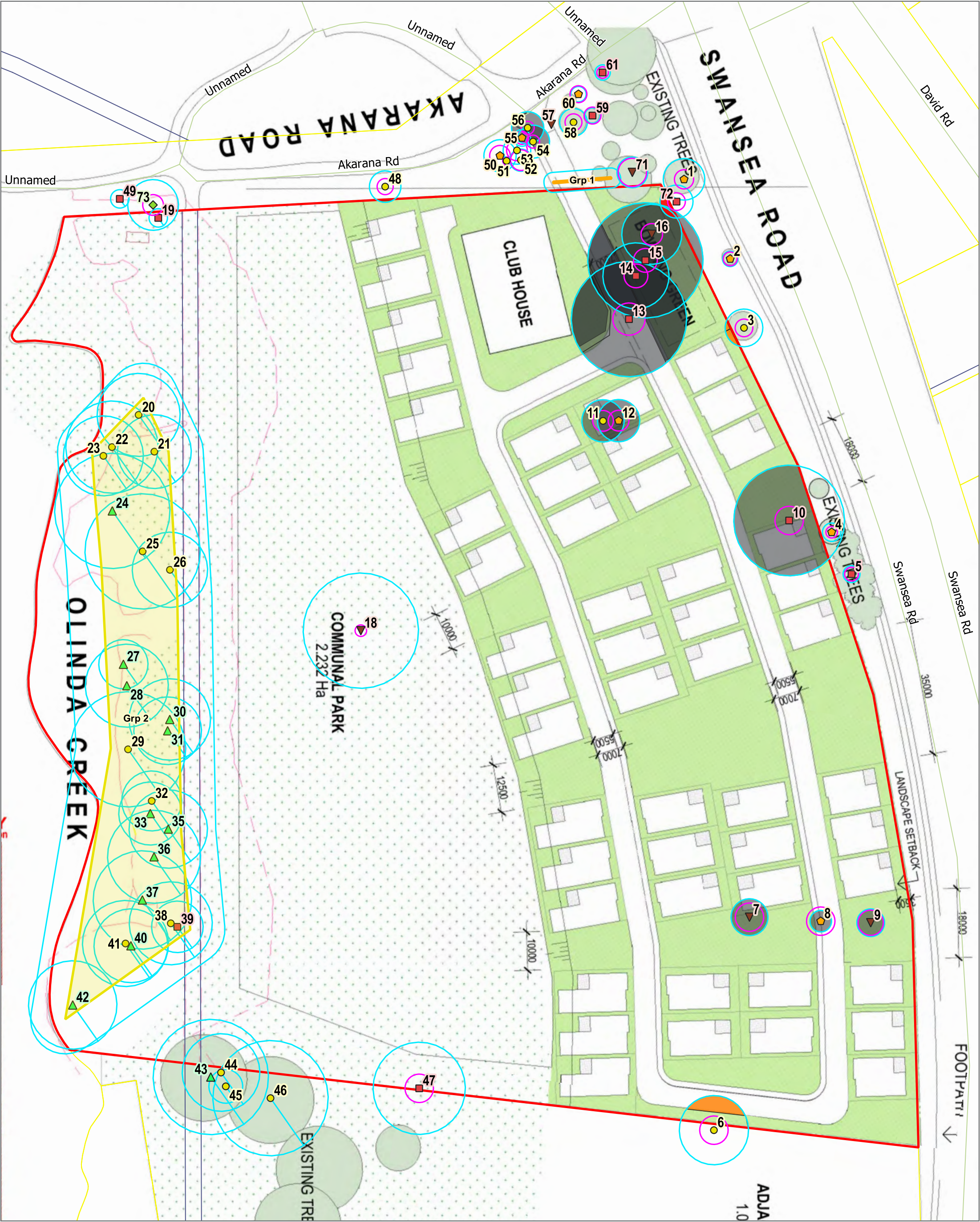
NOTES

Tree Protection Zone
Structural Root zone

Appendix 2B: TPZ Impact Plan: 375 Swansea Rd, Lilydale – Proposed Development

Refer to following page





APPENDIX 2 — TREE LOCATIONS AND PROTECTION ZONES

PROJECT
375 Swansea Road, Lilydale

TL REF.
012211

DATE
2022-08-29

MAP NO.
1 / 1

CLIENT
Lilydale Development
Pty Ltd

LEGEND

Trees by Arb rating

- Mod-A
- Mod-B
- Mod-C

Low

Very Low

Groups by Arb rating

- Mod-B
- Mod-C

Boundaries

- Subject site
- Other
- Easement

Roads

TPZ_impacts

- SRZ
- TPZ
- Within

TREE LOCATION DISCLAIMER
Tree locations are approximate

COORDINATE REFERENCE SYSTEM
EPSG:28355 | GDA 94 MGA Zone 55

DATA SOURCES

0 10 20m

ABN: 95 080 021 610
TEL: 1300 656 926

TREELOGIC PTY LTD
4 / 21 Eugene Tce
Ringwood, VIC
Australia 3134



NOTES

Tree Protection Zone
Structural Root zone

Tree pictures

Tree id: 1. *Eucalyptus ovata* (Swamp Gum)
Semi-mature, Indigenous Arb rating. Mod.C
DBH: 26,24,22,18 (est.) cm TPZ: 5.4 m rad. Comments:
Included bark forks, multi-stemmed, past powerline
clearance.
Impact: None. TPZ encroachment 0.0%



Tree id: 2. *Acacia melanoxylon* (Blackwood)
Early-mature, Indigenous Arb rating. Mod.C
DBH: 16 cm TPZ: 2 m rad. Comments: Past powerline
clearance. X2 trees.
Impact: None. TPZ encroachment 0.0%



Tree id: 3. *Eucalyptus ovata* (Swamp Gum)
Early-mature, Indigenous Arb rating. Mod.B
DBH: 38,16 cm TPZ: 4.9 m rad. Comments: Acute forks,
past powerline clearance. Pruned for wire clearance
.
Impact: TPZ. TPZ encroachment 10.4%



Tree id: 4. *Eucalyptus ovata* (Swamp Gum)
Semi-mature, Indigenous Arb rating. Mod.C
DBH: 20 (est.) cm TPZ: 2.4 m rad. Comments: Past
powerline clearance, street tree, weed infested.
Impact: None. TPZ encroachment 0.0%



Tree id: 5. *Melaleuca ericifolia* (Swamp Paperbark)
Maturing, Indigenous Arb rating. Low
DBH: 18 cm) TPZ: 2.2 m rad. Comments: Suckering.
Impact: None. TPZ encroachment 0.0%



Tree id: 6. *Quercus robur* (English Oak)
Maturing, Exotic deciduous Arb rating. Mod.B
DBH: 75 cm) TPZ: 9 m rad. Comments: Neighbour's tree.
Dieback, epicormic growth.
Impact: TPZ Major. TPZ encroachment 18.7%



Tree id: 7. *Eucalyptus mannifera* (Brittle Gum)
Maturing, Australian native Arb rating. Very Low
DBH: 40 cm) TPZ: 4.8 m rad. Comments: Collapsed, stump
re-sprout.
Impact: Within. TPZ encroachment 100.0%



Tree id: 8. *Corymbia maculata* (Spotted Gum)
Maturing, Victorian native Arb rating. Mod.C
DBH: 23 cm) TPZ: 2.8 m rad. Comments: Bifurcated at 1.8m
.
Impact: Within. TPZ encroachment 100.0%



Tree id: 9. *Eucalyptus mannifera* (Brittle Gum)
Maturing, Australian native Arb rating. Very Low
DBH: 30 cm) TPZ: 3.6 m rad. Comments: Collapsed, stump
re-sprout.
Impact: Within. TPZ encroachment 100.0%



Tree id: 10. *Eucalyptus ovata* (Swamp Gum)
Over-mature, Indigenous Arb rating. Low
DBH: 120 (est.) cm) TPZ: 14.4 m rad. Comments:
Cracks/splits, in irreversible decline, weed infested. Almost
dead, previous failures, habitat hollows.
Impact: Within. TPZ encroachment 78.4%



Tree id: 11. *Eucalyptus ovata* (Swamp Gum)
Maturing, Indigenous Arb rating. Mod.B
DBH: 46 cm) TPZ: 5.5 m rad. Comments: Partly suppressed
- crown bias nw, On lean, included union at ~3m.
Impact: Within. TPZ encroachment 100.0%



Tree id: 12. *Eucalyptus ovata* (Swamp Gum)
Maturing, Indigenous Arb rating. Mod.C
DBH: 46 cm) TPZ: 5.5 m rad. Comments: Minor dieback.
Suppressed, bifurcated with included unions.
Impact: Within. TPZ encroachment 100.0%



Tree id: 13. *Eucalyptus ovata* (Swamp Gum)
Over-mature, Indigenous Arb rating. Low
DBH: 163 cm) TPZ: 15 m rad. Comments: Cavity, over-extended limbs, past stem failure, trunk decay. Dieback, bifurcated at 1.6m, previous failures.
Impact: Within. TPZ encroachment 100.0%



Tree id: 14. *Eucalyptus ovata* (Swamp Gum)
Over-mature, Indigenous Arb rating. Low
DBH: 72 cm) TPZ: 8.6 m rad. Comments: Decay, declining, main leader dead. Almost dead, hollows in trunk.
Impact: Within. TPZ encroachment 98.3%



Tree id: 15. *Eucalyptus ovata* (Swamp Gum)
Over-mature, Indigenous Arb rating. Low
DBH: 90,94 (est.) cm) TPZ: 15 m rad. Comments: Decay, main leader dead, past limb failure, past stem failure. Large stem tear, fungal fruiting bodies, in decline, habitat hollows.
Impact: Within. TPZ encroachment 100.0%



Tree id: 16. *Eucalyptus ovata* (Swamp Gum)
Maturing, Indigenous Arb rating. Very Low
DBH: 65 cm) TPZ: 7.8 m rad. Comments: Trunk decay, 17cm sapling growing at base
Impact: Within. TPZ encroachment 99.9%



Tree id: 18. *Eucalyptus viminalis* (Manna Gum)
Maturing, Indigenous Arb rating. Very Low
DBH: 133 cm) TPZ: 15 m rad. Comments: Collapsed.
Impact: None. TPZ encroachment 0.0%



Tree id: 47. *Cupressus macrocarpa* (Monterey Cypress)
Maturing, Exotic conifer Arb rating. Low
DBH: 100 cm) TPZ: 12 m rad. Comments: Regrowth from
failed stem

Impact: None. TPZ encroachment 0.0%



Tree id: 48. *Eucalyptus ovata* (Swamp Gum)
Early-mature, Indigenous Arb rating. Mod.B
DBH: 34 (est.) cm) TPZ: 4.1 m rad. Comments: Acute forks.
Bifurcated at 1.5m
Impact: TPZ. TPZ encroachment 2.0%



Tree id: 50. *Eucalyptus yarraensis* (Yarra Gum)
Semi-mature, Indigenous Arb rating. Mod.C
DBH: 26,23 cm) TPZ: 4.2 m rad. Comments: Hangers, minor
dieback, past stem failure.
Impact: None. TPZ encroachment 0.0%



Tree id: 51. *Eucalyptus yarraensis* (Yarra Gum)
Early-mature, Indigenous Arb rating. Mod.B
DBH: 37 cm) TPZ: 1 m rad. Comments: Collapsed, stump re-sprout.
Impact: None. TPZ encroachment 0.0%



Tree id: 52. *Eucalyptus yarraensis* (Yarra Gum)
Early-mature, Indigenous Arb rating. Mod.B
DBH: 24 cm) TPZ: 2.9 m rad. Comments: Partly suppressed - crown bias sth.
Impact: None. TPZ encroachment 0.0%



Tree id: 53. *Eucalyptus yarraensis* (Yarra Gum)
Early-mature, Indigenous Arb rating. Mod.B
DBH: 30 cm) TPZ: 3.6 m rad. Comments:
Impact: None. TPZ encroachment 0.0%



Tree id: 54. *Eucalyptus yarraensis* (Yarra Gum)
Early-mature, Indigenous Arb rating. Mod.B
DBH: 36 cm) TPZ: 4.3 m rad. Comments:
Impact: **Within**. TPZ encroachment 57.3%



Tree id: 55. *Eucalyptus yarraensis* (Yarra Gum)
Early-mature, Indigenous Arb rating. Mod.C
DBH: 18 cm) TPZ: 2.2 m rad. Comments: Partly suppressed
- crown bias. Heavy trunk lean-NW shaded.
Impact: TPZ. TPZ encroachment 6.4%



Tree id: 56. *Eucalyptus ovata* (Swamp Gum)
Early-mature, Indigenous Arb rating. Mod.B
DBH: 35 cm) TPZ: 4.2 m rad. Comments: Reduced foliage
density.
Impact: **Within**. TPZ encroachment 100.0%



Tree id: 57. *Eucalyptus yarraensis* (Yarra Gum) TREE GONE
Semi-mature, Indigenous Arb rating. NA
DBH: 0 cm) TPZ: 0 m rad. Comments: Tree Gone.
Impact: Within. TPZ encroachment - NA - Tree gone



Tree id: 58. *Eucalyptus ovata* (Swamp Gum)
Early-mature, Indigenous Arb rating. Mod.B
DBH: 30 cm) TPZ: 3.6 m rad. Comments: Acute forks.
Impact: None. TPZ encroachment 0.0%



Tree id: 59. *Eucalyptus ovata* (Swamp Gum)
Semi-mature, Indigenous Arb rating. Low
DBH: 15 cm) TPZ: 2 m rad. Comments: Reduced foliage
density, 2 x trees
Impact: None. TPZ encroachment 0.0%



Tree id: 60. *Acacia melanoxylon* (Blackwood)
Semi-mature, Indigenous Arb rating. Mod.C
DBH: 15 cm) TPZ: 2 m rad. Comments: -
Impact: None. TPZ encroachment 0.0%



Tree id: 61. *Acacia melanoxylon* (Blackwood)
Semi-mature, Indigenous Arb rating. Low
DBH: 9 cm) TPZ: 2 m rad. Comments:
Impact: None. TPZ encroachment 0.0%



Tree id: 71. *Eucalyptus ovata* (Swamp Gum)
Over-mature, Indigenous Arb rating. Very Low
DBH: 110 (est.) cm) TPZ: 4 m rad. Comments: Habitat
hollows. Crown reduce
Impact: SRZ. TPZ encroachment 1.3%



Tree id: 72. *Eucalyptus ovata* (Swamp Gum)
Early-mature, Indigenous Arb rating. Low
DBH: 28,22 (est.) cm TPZ: 4.3 m rad. Comments: Co-
dominant stems, collapsed to East.
Impact: SRZ. TPZ encroachment 24.6%



Tree id: 73. *Eucalyptus viminalis* (Manna Gum)
Early-mature, Indigenous Arb rating. Mod.A
DBH: 55 (est.) cm TPZ: 6.6 m rad. Comments: On bank of
drainage line.
Impact: None. TPZ encroachment 0.0%



Tree id: G1. *Eucalyptus ovata* (Swamp Gum)
Semi-mature, Indigenous Arb rating. Mod.C
DBH: 20 cm TPZ: 2.4 m rad. Comments: Group of 5 semi-
mature Swamp Gums in swamp
Impact: None. TPZ encroachment 0.0%



Tree id: G2. *Eucalyptus viminalis*; *Eucalyptus ovata* (Manna
Gum; Swamp Gum)
Maturing, Indigenous Arb rating. Mod.B
DBH: 75 cm TPZ: 9 m rad. Comments:
Impact: None. TPZ encroachment 0.0%



Appendix 3: Arboricultural Descriptors (June 2018)

Note that not all of the described tree descriptors may be used in a tree assessment and report. The assessment is undertaken with regard to contemporary arboricultural practices and consists of a visual inspection of external and above-ground tree parts.

1. Tree Condition

The assessment of tree condition evaluates factors of health and structure. The descriptors of health and structure attributed to a tree evaluate the individual specimen to what could be considered typical for that species growing in its location under current climatic conditions. For example, some species can display inherently poor branching architecture, such as multiple acute branch attachments with included bark. Whilst these structural defects may technically be considered arboriculturally poor, they are typical for the species and may not constitute an increased risk of failure. These trees may be assigned a structural rating of fair-poor (rather than poor) at the discretion of the assessor.

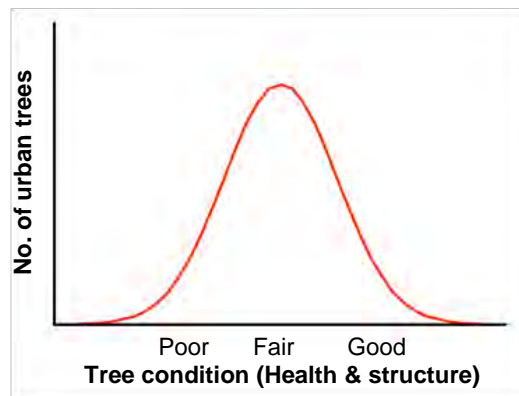


Diagram 1: Indicative normal distribution curve for tree condition

Diagram 1, provides an indicative distribution curve for tree condition to illustrate that within a normal tree population the majority of specimens are centrally located within the condition range (normal distribution curve). Furthermore, that those individual trees with an assessed condition approaching the outer ends of the spectrum occur less often.

2. Tree Name

Provides botanical name, (genus, species, variety and cultivar) according to accepted international code of taxonomic classification, and common name.

3. Tree Type

Describes the general geographic origin of the species and its type e.g. deciduous or evergreen.

Category	Description
Indigenous	Occurs naturally in the area or region of the subject site. Remnant.
Victorian native	Occurs naturally within some part of the State of Victoria (not exclusively) but is not indigenous (component of EVC benchmark). Could be planted indigenous trees.
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic deciduous	Occurs outside of Australia and typically sheds its leaves during winter
Exotic evergreen	Occurs outside of Australia and typically holds its leaves all year round
Exotic conifer	Occurs outside of Australia and is classified as a gymnosperm
Native conifer	Occurs naturally within Australia and is classified as a gymnosperm
Native Palm	Occurs naturally within Australia. Woody monocotyledon
Exotic Palm	Occurs outside of Australia. Woody monocotyledon

4. Height and Width

Indicates height and width of the individual tree; dimensions are expressed in metres. Crown heights are measured with a height meter where possible. Due to the topography of some sites and/or the density of vegetation it may not be possible to do this for every tree. Tree heights may be estimated in line with previous height meter readings in conjunction with assessor's experience. Crown widths are generally paced (estimated) at the widest axis or can be measured on two axes and averaged. In some instances the crown width can be measured on the four cardinal direction points (North, South, East and West).

Crown height, crown spread are generally recorded to the nearest half metre (crown spread would be rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m. Estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) shall be clearly identified in the assessment data.

5. Trunk diameters

The position where trunk diameters are captured may vary dependent on the requirements of the specific assessment and an individual trees specific characteristics. DBH is the typical trunk diameter captured as it relates to the allocation of tree protection distances. The basal trunk diameter assists in the allocation of a structural root zone. Some municipalities require trunk diameters be captured at different heights, with 1.0 m above grade being a common requirement. The specific planning schemes will be checked to ascertain requirements.

Stem diameters shall be recorded in centimetres, rounded to the nearest 1 cm (0.01 m).

Diameter at Breast Height (DBH)

Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at 1.4m above the existing ground level or where otherwise indicated, multiple leaders are measured individually. Plants with multiple leader habit may be measured at the base. The range of methods to suit particular trunk shapes, configurations and site conditions can be seen in Appendix A of Australian Standard AS 4970-2009 *Protection of trees on development sites*. Measurements undertaken using foresters tape or builders tape.

Basal trunk diameter

The basal dimension is the trunk diameter measured at the base of the trunk or main stem(s) immediately above the root buttress. Used to ascertain the Structural Root Zone (SRZ) as outlined in AS4970.

6. Age class

Relates to the physiological stage of the tree's life cycle.

Category	Description
Young	Sapling tree and/or recently planted. Approximately 5 or less years in location.
Semi-mature	Tree increasing in size and yet to achieve expected size in situation. Primary developmental stage.
Early-mature	Tree established, generally growing vigorously. > 50% of attainable age/size.
Mature	Specimen approaching expected size in situation, with reduced incremental growth.
Over-mature	Mature full-size with a retrenching crown. Tree is senescent and in decline. Significant decay generally present.

7. Health

Assesses various attributes to describe the overall health and vigour of the tree.

Health Category	Vigour, Extension growth	Decline symptoms, Deadwood, Dieback	Foliage density, colour, size, intactness	Pests and or disease
Good	Above typical. Excellent. Full canopy density	Negligible	Better than typical	Negligible
Fair	Typical vigour. >80% canopy density	Minor or expected. Little or no dead wood	Typical. Minor deficiencies or defects could be present.	Minor, within damage thresholds
Fair to Poor	Below typical - low vigour	More than typical. Small sub-branch dieback	Exhibiting deficiencies. Could be thinning, or smaller	Exceeds damage thresholds
Poor	Minimal - declining	Excessive, large and/or prominent amount & size of dead wood	Exhibiting severe deficiencies. Thinning foliage, generally smaller or deformed	Extreme and contributing to decline
Dead	N/A	N/A	N/A	N/A

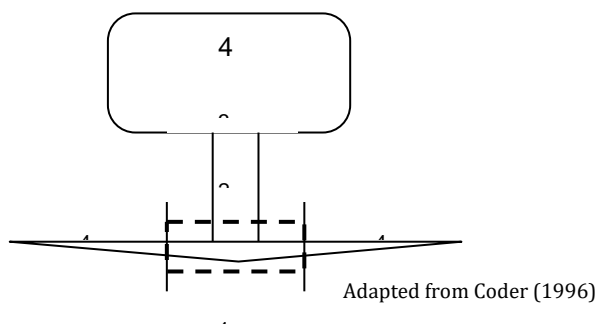
8. Structure

Assesses principal components of tree structure (Diagram 2).

Structure ratings will also take into account general branching architecture, stem taper, live crown ratio, crown symmetry (bias or lean) and crown position such as tree being suppressed amongst more dominant trees.

Diagram 2: Tree structure zones

1. Root plate & lower stem
2. Trunk
3. Primary branch support
4. Outer crown & roots



The lowest or worst descriptor assigned to the tree in any column could generally be the overall rating assigned to the tree. The assessment for structure is limited to observations of external and above ground tree parts. It does not include any exploratory assessment of underground or internal tree parts unless this is requested as part of the investigation. Trees are assessed and then given a rating for a point in time. Generally, trees with a poor or very poor structure are beyond the benefit of practical arboricultural treatments.

The management of trees in the urban environment requires appropriate arboricultural input and consideration of risk. Risk potential will take into account the combination of likelihood of failure and impact, including the perceived importance of the target(s). See table over page.

Structure Category	Zone 1 - Root plate & lower stem	Zone 2 - Trunk	Zone 3 - Primary branch support	Zone 4 - Outer crown and roots
Good	No obvious damage, disease or decay; obvious basal flare / stable in ground	No obvious damage, disease or decay; well tapered	Well formed, attached, spaced and tapered. No history of failure.	No obvious damage, disease, decay or structural defect. No history of failure.
Fair	Minor damage or decay. Basal flare present.	Minor damage or decay	Generally well attached, spaced and tapered branches. Minor structural deficiencies may be present or developing. No history of branch failure.	Minor damage, disease or decay; minor branch end-weight or over-extension. No history of branch failure.
Fair to Poor	Moderate damage or decay; minimal basal flare.	Moderate damage or decay; approaching recognised thresholds	Weak, decayed or with acute branch attachments; previous branch failure evidence.	Moderate damage, disease or decay; moderate branch end-weight or over-extension. Minor branch failure evident.
Poor	Major damage, disease or decay; fungal fruiting bodies present. Excessive lean placing pressure on root plate	Major damage, disease or decay; exceeds recognised thresholds; fungal fruiting bodies present. Acute lean. Stump re-sprout	Decayed, cavities or has acute branch attachments with included bark; excessive compression flaring; failure likely. Evidence of major branch failure.	Major damage, disease or decay; fungal fruiting bodies present; major branch end-weight or over-extension. Branch failure evident.
Very Poor	Excessive damage, disease or decay; unstable / loose in ground; altered exposure; failure probable	Excessive damage, disease or decay; cavities. Excessive lean. Stump re-sprout	Decayed, cavities or branch attachments with active split; failure imminent. History of major branch failure.	Excessive damage, disease or decay; excessive branch end-weight or over-extension. History of branch failure.

Useful life expectancy

Assessment of useful life expectancy provides an indication of health and tree appropriateness and involves an estimate of how long a tree is likely to remain in the landscape based on species, stage of life (cycle), health, amenity, environmental services contribution, conflicts with adjacent infrastructure and risk to the community. It would enable tree managers to develop long-term plans for the eventual removal and replacement of existing trees in the public realm. It is not a measure of the biological life of the tree within the natural range of the species. It is more a measure of the health status and the trees positive contribution to the urban landscape.

Within an urban landscape context, particularly in relation to street trees, it could be considered a point where the costs to maintain the asset (tree) outweigh the benefits the tree is returning.

The assessment is based on the site conditions not being significantly altered and that any prescribed maintenance works are carried out (site conditions are presumed to remain relatively constant and the tree would be maintained under scheduled maintenance programs). See table over page.

Useful Life Expectancy category	Typical characteristics
<1 year (No remaining ULE)	Tree may be dead or mostly dead. Tree may exhibit major structural faults. Tree may be an imminent failure hazard. Excessive infrastructure damage with high risk potential that cannot be remedied.
1-5 years (Transitory, Brief)	Tree is exhibiting severe chronic decline. Crown is likely to be less than 50% typical density. Crown may be mostly epicormic growth. Dieback of large limbs is common (large deadwood may have been pruned out). Tree may be over-mature and senescing. Infrastructure conflicts with heightened risk potential. Tree has outgrown site constraints.
6-10 years (Short)	Tree is exhibiting chronic decline. Crown density will be less than typical and epicormic growth is likely to present. The crown may still be mostly entire, but some dieback is likely to be evident. Dieback may include large limbs. Over-mature and senescing or early decline symptoms in short-lived species. Early infrastructure conflicts with potential to increase regardless of management inputs.
11-20 years (Moderate)	Tree not showing symptoms of chronic decline, but growth characteristics are likely to be reduced (bud development, extension growth etc.). Tree may be over-mature and beginning to senesce. Potential for infrastructure conflicts regardless of management inputs.
21-40 years (Moderately long)	Trees displaying normal growth characteristics but vigour is likely to be reduced (bud development, extension growth etc.). Tree may be growing in restricted environment (e.g. streetscapes) or may be in late maturity. Semi-mature and mature trees exhibiting normal growth characteristics. Juvenile trees in streetscapes.
>40 years (Long)	Generally juvenile and semi-mature trees exhibiting normal growth characteristics within adequate spaces to sustain growth, such as in parks or open space. Could also pertain to maturing, long-lived trees. Tree well suited to the site with negligible potential for infrastructure conflicts.

Note that ULE may change for a tree dependent on the prevailing climatic conditions, which can either increase or decrease, or sudden changes to a tree's growing environment creating an acute stress.

The ULE may not be applicable for trees that are manipulated, such as topiary, or grown for specific horticultural purposes, such as fruit trees.

There may be instances where remedial tree maintenance could be extend a tree's ULE.

9. Arboricultural Rating

Relates to the combination of tree condition factors, including health and structure (arboricultural merit), and also conveys an amenity value. Amenity relates to the trees biological, functional and aesthetic characteristics (Hitchmough 1994) within an urban landscape context. The presence of any serious disease or tree-related hazards that would impact risk potential are taken into account. See table over page.

Arboricultural rating Category	Description
High	<p>Tree of high quality in good to fair condition; good vigour. Generally a prominent arboricultural/landscape feature. Particularly good example of the species; rare or uncommon. Tree may have significant conservation or other cultural value.</p> <p>These trees have the potential to be a medium- to long-term components of the landscape (moderately long to long ULE) if managed appropriately.</p> <p>Retention of these trees is highly desirable.</p>
Moderate	<p><i>General -</i></p> <p>Tree of moderate quality, in fair or better condition. Tree may have a condition, and or structural problem that will respond to arboricultural treatment.</p> <p>These trees have the potential to be a moderate- to long-term component of the landscape (moderate to long ULE) if managed appropriately. Retention of these trees is generally desirable. The following sub-categories relate predominately to age and size and amenity.</p>
	<p>A. Moderate to large, maturing tree. Contributes to the landscape character. Tree may have conservation or other cultural value.</p>
	<p>B. Moderate sized, established tree, > 50% of attainable age/size. Contributes to the landscape character.</p> <p>Maturing tree with amenity value but with identified deficiencies</p>
	<p>C. Small and/or semi-mature tree, established, >5 years in the location. May not be a dominant canopy. No special qualities.</p> <p>Maturing tree, accumulating deficiencies, trending towards being of Low arboricultural value.</p>
Low	<p>Unremarkable tree of low quality or little amenity value. Tree in either poor health or with poor structure or a combination. Short to transitory useful life expectancy.</p> <p>Tree is not significant because of either its size or age, such as young trees with a stem diameter below 15 cm. Trees regularly pruned to restrict size. These trees are easily replaceable.</p> <p>Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained.</p> <p>Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.</p>
Very Low	<p>Trees of low quality with an estimated remaining life expectancy of less than 5 years.</p> <p>Tree has either a severe structural defect or health problem or combination that cannot be sustained with practical arboricultural techniques and the loss of the tree would be expected in the short term.</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Tree infected with pathogens of significance to either the health or safety of the tree or other adjacent trees.</p> <p>Tree whose retention would not be viable after the removal of adjacent trees (includes trees that have developed in close spaced groups and would not be expected to acclimatise to severe alterations to surrounding environment – removal of adjacent shelter trees).</p> <p>Tree has a detrimental effect on the environment, for example, the tree is a recognised environmental woody weed with potential to spread into waterways or natural areas.</p> <p>Unremarkable tree of no material landscape, conservation or other cultural value.</p>

Trees have many values, not all of which are considered when an arboricultural assessment is undertaken. However, individual trees or tree group features may be considered important community resources because of unique or noteworthy characteristics or values other than their age, dimensions, health or structural condition. Recognition of one or more of the following criterion is designed to highlight other considerations that may influence the future management of such trees.

Significance	Description
Horticultural Value/ Rarity	Outstanding horticultural or genetic value; could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure. Any tree of a species or variety that is rare.
Historic, Aboriginal Cultural or Heritage Value	Tree could have value as a remnant of a particular important historical period or a remnant of a site or activity no longer in action. Tree has a recognised association with historic aboriginal activities, including scar trees. Tree commemorates a particular occasion, including plantings by notable people, or having associations with an important event in local history.
Ecological Value	Tree could have value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or is a component of a wildlife reserve. Remnant Indigenous vegetation that contribute to biological diversity

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Appendix 4: Tree protection zones.

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Introduction

In order to sustain trees on a development site consideration must be given to the establishment of tree protection zones.

The physical dimensions of tree protection zones can sometimes be difficult to define. The projection of a tree's crown can provide a guide but is by no means the definitive measure. The unpredictable nature of roots and their growth, differences between species and their tolerances, and observable and hidden changes to the trees growing environment, as a result of development, are variables that must be considered.

Most vigorous, broad canopied trees survive well if the area within the drip-line of the canopy is protected. Fine root density is usually greater beneath the canopy than beyond (Gilman, 1997). If few to no roots over 3cm in diameter are encountered and severed during excavation the tree will probably tolerate the impact and root loss. A healthy tree can sustain a loss of between 30% and 50% of absorbing roots (Harris, Clark, Matheny, 1999), however encroachment into the structural root system of a tree may be problematic.

The structural root system of a tree is responsible for ensuring the stability of the entire tree structure in the ground. A tree could not sustain loss of structural root system and be expected to survive let alone stand up to average annual wind loads upon the crown.

Allocation of tree protection zone (TPZ)

The method of allocating a TPZ to a particular tree will be influenced by site factors, the tree species, its age and developed form.

Once it has been established, through an arboricultural assessment, which trees and tree groups are to be retained, the next step will require careful management through the development process to minimise any impacts on the designated trees. The successful retention of trees on any particular site will require the commitment and understanding of all parties involved in the development process. The most important activity, after determining the trees that will be retained is the implementation of a TPZ.

The intention of tree protection zones is to:

- mitigate tree hazards;
- provide adequate root space to sustain the health and aesthetics of the tree into the future;
- minimise changes to the trees growing environment, which is particularly important for mature specimens;
- minimise physical damage to the root system, canopy and trunk; and
- define the physical alignment of the tree protection fencing

Tree protection

The most important consideration for the successful retention of trees is to allow appropriate above and below ground space for the trees to continue to grow. This requires the allocation of tree protection zones for retained trees.

The Australian Standard AS 4970-2009 Protection of trees on development sites has been used as a guide in the allocation of TPZs for the assessed trees.

The TPZ for individual trees is calculated based on trunk (stem) diameter (DBH), measured at 1.4 metres up from ground level. The radius of the TPZ is calculated by multiplying the trees DBH by 12. The method provides a TPZ that addresses both the stability and growing requirements of a tree. TPZ distances are measured as a radius from the centre of the trunk at (or near) ground level. The minimum TPZ should be not less than 2m and the maximum no more than 15m radius. The TPZ of palms should be not less than 1.0m outside the crown projection.

Encroachment into the TPZ is permissible under certain circumstances though is dependent on both site conditions and tree characteristics. Minor encroachment, up to 10% of the TPZ, is generally permissible provided encroachment is compensated for by recruitment of an equal area contiguous with the TPZ. Examples are provided in Diagram 1. Encroachment greater than 10% is considered major encroachment under AS4970-2009 and is only permissible if it can be demonstrated that after such encroachment the tree would remain viable.

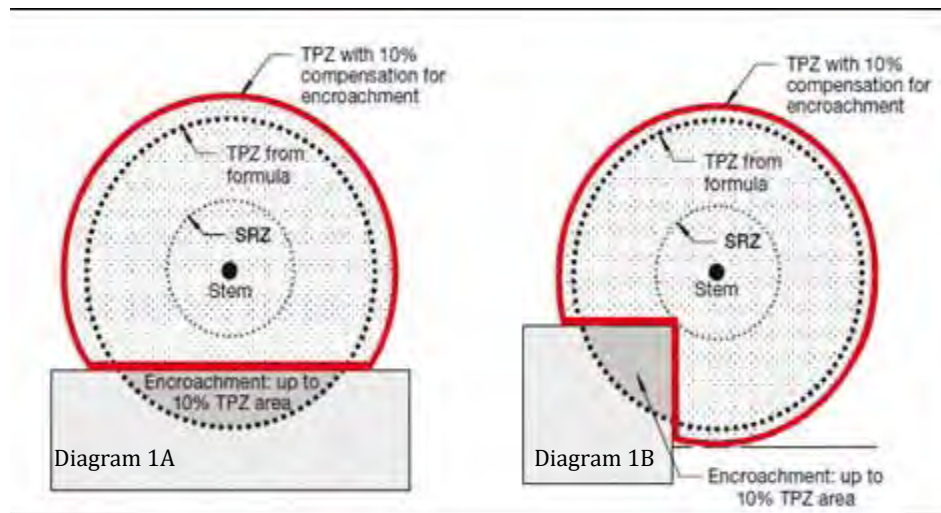


Diagram 1: Examples of minor encroachment into a TPZ.

(Extract from: AS4970-2009, Appendix D, p30 of 32)

The 10% encroachment on one side equates to approximately $\frac{1}{3}$ radial distance. Tree root growth is opportunistic and occurs where the essentials to life (primarily air and water) are present. Heterogeneous soil conditions, existing barriers, hard surfaces and buildings may have inhibited the development of a symmetrically radiating root system.

Existing infrastructure around some trees may be within the TPZ or root plate radius. The roots of some trees may have grown in response to the site conditions and therefore if existing hard surfaces and building alignments are utilised in new designs the impacts on the trees should be minimal. The most reliable way to estimate root disturbance is to find out where the roots are in relation to the demolition, excavation or construction works that will take place (Matheny & Clark, 1998). Exploratory excavation prior to commencement of construction can help establish the extent of the root system and where it may be appropriate to excavate or build.

The TPZ should also give consideration to the canopy and overall form of the tree. If the canopy requires severe pruning in order to accommodate a building and in the process the form of the tree is diminished it may be worthwhile considering altering the design or removing the tree.

General tree protection guidelines

The most important factors are:

- Prior to construction works the trees nominated for tree works should be pruned to remove larger dead wood. Pruning works may also identify other tree hazards that require remedial works.
- Installation of tree protection fencing. Once the tree protection zones have been determined the next step is to mulch the zone with woodchip and erect tree protection fencing. This must be completed prior to any materials being brought on-site, erection of temporary site facilities or demolition/earth works. The protection fencing must be sturdy and withstand winds and construction impacts. The protection fence should only be moved with approval of the site supervisor. Other root zone protection methods can be incorporated if the TPZ area needs to be traversed.
- Appropriate signage is to be fixed to the fencing to alert people as to importance of the tree protection zone.
- The importance of tree preservation must be communicated to all relevant parties involved with the site.
- Inspection of trees during excavation works.

TPZ fencing

TPZ fencing must be in the form of either temporary fencing panels with concrete block feet and locked together or water filled barriers with locking pins installed. TPZ fencing must be sufficiently robust to withstand knocks and bumps from plant and machinery, delivery vehicles, storage of materials and dumping of spoil.

- Appropriate signage stating 'Tree protection Zone- No access' is to be fixed to the fencing to alert people as to importance of the tree protection zone.

Refer to Figure 1 for fencing example.



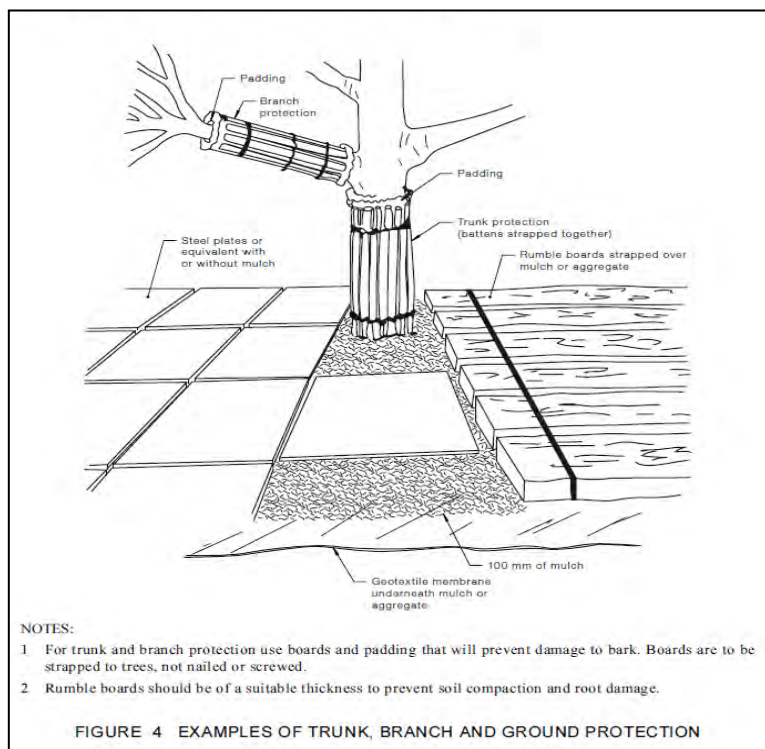
Figure 1. Above left - Example of TPZ fencing above right -Example of TPZ signage.

Ground buffering

Where works are required to be undertaken within the Tree root zone without penetration of the surface, ground buffering and trunk and limb protection must be provided to minimise the potential for soil to become compacted and avoid potential for impact wounds to occur to surface roots, trunk or limbs.

Refer to Diagram 2 below.

Diagram 2: Examples of ground buffering and trunk and limb protection.



(Extract from: AS4970-2009, Appendix D, pg17)

Exploratory excavation

The most reliable way to estimate root disturbance is to find out where the roots are in relation to the demolition, excavation or construction works that will take place (Matheny & Clark, 1998).

Exploratory excavation prior to commencement of construction can help establish the extent of the root system and where it may be appropriate to excavate or build. This also allows management decisions to be made and allows time for redesign works if required.

Any exploratory excavation within the allocated TPZ is to be undertaken with due care of the roots. Minor exploration is possible with hand tools. More extensive exploration may require the use of high pressure water or air excavation techniques. Either hydraulic or pneumatic excavation techniques will safely expose tree roots; both have specific benefits dependent on the situation and soil type. An arborist is to be consulted on which system is best suited for the site conditions.

Substantial roots are to be exposed and left intact.

Once roots are exposed decisions can be made regarding the management of the tree. Decisions will be dependent on the tree species, its condition, its age, its relative tolerance to root loss, and the amount of root system exposed and requiring pruning.

Other alternative measures to encroaching the TPZ may include boring or tunnelling.

How to determine the diameter of a substantial root

The size of a substantial root will vary according to the distance of the exposed root to the trunk of the tree. The further away from the trunk of a tree that a root is, the less significant the root is likely to be to the tree's health and stability.

The determination of what is a substantial root is often difficult because the form, depth and spread of roots will vary between species and sites. However, because smaller roots are connected to larger roots in a framework, there can be no doubt that if larger roots are severed, the smaller roots attached to them will die. Therefore, the larger the root, the more significant it may be.

Gilman (1997) suggests that trees may contain 4-11 major lateral roots and that the five largest lateral roots account (act as a conduit) for 75% of the total root system.

These large lateral roots quickly taper within a distance to the tree, this distance is identified as the Structural Root Zone (SRZ). Within the SRZ distance, all roots and the soil surrounding the roots are deemed significant.

No root or soil disturbance is permitted within the SRZ.

In the area outside the SRZ the tree may tolerate the loss of one or a number of roots. The table below indicates the size of tree roots, outside the SRZ that would be deemed substantial for various tree heights. The assessment of combined root loss within the TPZ would need to be undertaken by an arborist on an individual basis because the location of the tree, its condition and environment would need to be assessed.

Table 1: Estimated significant root sizes outside SRZ

Height of tree	Diameter of root
Less than 5m	≥ 30mm
Between 5m - 15m	≥ 50mm
More than 15m	≥ 70mm

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Construction Guidelines

The following are guidelines that must be implemented to minimise the impact of the proposed construction works on the retained trees.

- The Tree Protection Zone (TPZ) is fenced and clearly marked at all times. The actual fence specifications should be a minimum of 1.2 - 1.5 metres of chain mesh or like fence with 1.8 meter posts (e.g. treated pine or star pickets) or like support every 3-4 metres and a top line of high visibility plastic hazard tape. The posts should be strong enough to sustain knocks from on site excavation equipment. This fence will deter the placement of building materials, entry of heavy equipment and vehicles and also the entry of workers and/or the public into the TPZ. Note: There are many different variations on the construction type and material used for TPZ fences, suffice to say that the fence should satisfy the responsible authority.
- Contractors and site workers should receive written and verbal instruction as to the importance of tree protection and preservation within the site. Successful tree preservation occurs when there is a commitment from all relevant parties involved in designing, constructing and managing a development project. Members of the project team need to interact with each other to minimise the impacts to the trees, either through design decisions or construction practices. The importance of tree preservation must be communicated to all relevant parties involved with the site.
- The consultant arborist is on-site to supervise excavation works around the existing trees where the TPZ will be encroached.
- A layer of organic mulch (woodchips) to a depth of no more than 100mm should be placed over the root systems within the TPZ of trees, which are to be retained so as to assist with moisture retention and to reduce the impact of compaction.
- No persons, vehicles or machinery to enter the TPZ without the consent of the consulting arborist or site manager.
- Where machinery is required to operate inside the TPZ it must be a small skid drive machine (i.e Dingo or similar) operating only forwards and backwards in a radial direction facing the tree trunk and not altering direction whilst inside the TPZ to avoid damaging, compacting or scuffing the roots.
- Any underground service installations within the allocated TPZ should be bored and utility authorities should common trench where possible.
- No fuel, oil dumps or chemicals shall be allowed in or stored on the TPZ and the servicing and re-fuelling of equipment and vehicles should be carried out away from the root zones.
- No storage of material, equipment or temporary building should take place over the root zone of any tree.
- Nothing whatsoever should be attached to any tree including temporary services wires, nails, screws or any other fixing device.
- Supplementary watering should be provided to all trees through any dry periods during and after the construction process. Proper watering is the most important maintenance task in terms of successfully retaining the designated trees. The areas under the canopy drip lines should be mulched with woodchip to a depth of no more than 100mm. The mulch will help maintain soil moisture levels. Testing with a soil probe in a number of locations around the tree will help ascertain soil moisture levels and requirements to irrigate. Water needs to be applied slowly to avoid runoff. A daily watering with 5 litres of water for every 30 mm of trunk calliper may provide the most even soil moisture level for roots (Watson & Himelick, 1997), however light frequent irrigations should be avoided. Irrigation should wet the entire root zone and be allowed to dry out prior to another application. Watering should continue from October until April.

Disclaimer

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RE: Arboricultural Consultancy

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Final Report

Biodiversity Assessment for proposed development of 375 Swansea Road, Lilydale, Victoria

Prepared for

Lilydale Development Pty Ltd

March 2023

ADVERTISED



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Summary of Application Requirements

Table S1. Application requirements for a permit to remove native vegetation (*Victoria Planning Provisions* Clause 52.17 -3; DELWP 2017).

No.	Application Requirement	Response
Application requirements under the Intermediate Assessment Pathway		
1	Information about the native vegetation to be removed, including: <ul style="list-style-type: none"> The assessment pathway and reason for the assessment pathway. <ul style="list-style-type: none"> A description of the native vegetation to be removed: Maps showing the native vegetation and property in context: The offset requirement that will apply if the native vegetation is approved to be removed. 	See Appendix 4 (NVR Report)
2	Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate.	Details provided in Section 2 and Figure 2.
3	Recent dated photographs of the native vegetation to be removed.	Refer to Section 4.
4	Details of any other native vegetation that was permitted to be removed on the same property with the same ownership as the native vegetation to be removed, where the removal occurred in the five year period before the application to remove native vegetation is lodged.	No removal of native vegetation has been removed by the proponent within the property within the past five years.
5	An avoid and minimise statement. The statement describes any efforts to avoid the removal of, and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value.	Section 4.3.1
6	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the <i>Conservation, Forests and Lands Act 1987</i> that applies to the native vegetation to be removed.	Not applicable.
7	Where the removal of native vegetation is to create defensible space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable as the vegetation clearance is not for defensible space.
8	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations at decision guideline 8.	Not applicable.
9	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified, and can be secured in accordance with the Guidelines.	Details provided in Section 4.3.4 and Appendix 5

1 Introduction

Ecology and Heritage Partners Pty Ltd was commissioned by Lilydale Development to conduct a Biodiversity Assessment at 375 Swansea Road, Lilydale, Victoria. The purpose of the assessment was to identify the extent and type of remnant native vegetation present within the study area and to determine the likely presence of significant flora and fauna species and/or ecological communities.

The assessment has been requested by Yarra Ranges Shire Council, to address the implications of the proposed development under Clause 52.17 of the planning scheme. As a result, an assessment under the '*Guidelines for the removal, destruction or lopping of native vegetation*' (the Guidelines) (DELWP 2017a) is required. This report presents the results of the assessment and discusses the potential ecological and legislative implications associated with the proposed action.

This is an updated report which includes an updated avoid and minimise statement (Section 4.3.1) and correction to the tree identification numbers in Appendix 3. No further changes were made to the report.

2 Study Area

The study area is located at 375 Swansea Road, Lilydale, Victoria, approximately 43 kilometres east of Melbourne's CBD (Figure 1). The site covers approximately 4.6 hectares and is bound by Akarana Road to the north, private property to the south, Swansea Road to the east and Olinda creek to the west. The road reserve of Akarana Road was included in the assessment.

The study area is largely open paddock and contains no built structures and has a change in grade of approximately five metres across the site (Arbor Survey 2018).

According to the Department of Environment, Land, Water and Planning (DELWP) NatureKit Map (DELWP 2022a), the study area occurs within the Highlands – Southern Fall bioregion. It is located within the jurisdiction of Melbourne Water Catchment Management Authority (CMA) and the Yarra Ranges Shire Council municipality.

3 Methods

3.1 Desktop Assessment

Relevant literature, online-resources and databases were reviewed to provide an assessment of flora and fauna values associated with the study area. The following information sources were reviewed:

- The DELWP NatureKit Map (DELWP 2022a) and Native Vegetation Information Management (NVIM) Tool (DELWP 2022b) for:
 - Modelled data for location risk, remnant vegetation patches, scattered trees and habitat for rare or threatened species; and,
 - The extent of historic and current Ecological Vegetation Classes (EVCs).
- EVC benchmarks (DELWP 2022c) for descriptions of EVCs within the relevant bioregion;

- The Victorian Biodiversity Atlas (VBA) for previously documented flora and fauna records within the project locality (DELWP 2020a);
- The Commonwealth Department of the Environment (DoEE) Protected Matters Search Tool (PMST) for matters of National Environmental Significance (NES) protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DAWE 2022);
- Relevant listings under the Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act), including the latest Threatened and Protected Lists (DELWP 2021b; DELWP 2019);
- The online VicPlan Map (DELWP 2022d) to ascertain current zoning and environmental overlays in the study area;
- Aerial photography of the study area; and,
- Previous ecological assessments relevant to the study area, including;
 - Development Impact Assessment for 375 Swansea Road, Lilydale. Arbour Survey 2018

3.2 Field Assessment

A field assessment was undertaken on 8 May 2019 to obtain information on flora and fauna values within the study area. The study area was walked, with all commonly observed vascular flora and fauna species recorded, significant records mapped and the overall condition of vegetation and habitats noted. Ecological Vegetation Classes (EVCs) were determined with reference to DELWP pre-1750 and extant EVC mapping (DELWP 2022a) and their published descriptions (DELWP 2022c).

Where remnant vegetation was identified a habitat hectare assessment was undertaken following methodology described in the Vegetation Quality Assessment Manual (DSE 2004).

3.3 Removal, Destruction or Lopping of Native Vegetation (the Guidelines)

Under the *Planning and Environment Act 1987*, Clause 52.17 of the Yarra Ranges Shire Council Planning Scheme requires a planning permit to remove, destroy or lop native vegetation. The assessment process for the clearing of vegetation follows the '*Guidelines for the removal, destruction or lopping of native vegetation*' (the Guidelines) (DELWP 2017a).

3.4 Assessment Qualifications and Limitations

This report has been written based on the quality and extent of the ecological values and habitat considered to be present or absent at the time of the desktop and field assessments being undertaken.

The 'snap shot' nature of a standard biodiversity assessment, meant that migratory, transitory or uncommon fauna species may have been absent from typically occupied habitats at the time of the field assessment. In addition, annual or cryptic flora species such as those that persist via underground tubers may also be absent.

A comprehensive list of all terrestrial flora and fauna present within the study area was not undertaken as this was not the objective of the assessment. Rather a list of commonly observed species was recorded to inform the habitat hectare assessment and assist in determining the broader biodiversity values present within the study area.

Ecological values identified within the study area were recorded using a hand-held GPS or tablet with an accuracy of +/-5 metres. This level of accuracy is considered to provide an accurate assessment of the ecological values present within the study area; however, this data should not be used for detailed surveying purposes.

Targeted flora or fauna surveys were not undertaken, as this was beyond the preliminary scope of the project. Nevertheless, the terrestrial flora and fauna data collected during the field assessment and information obtained from relevant desktop sources is considered to adequately inform an accurate assessment of the ecological values present within the study area.

4 Results

4.1 Vegetation Condition

Within the study area, clearing of native vegetation has previously occurred creating open, disturbed areas dominated by exotic grasses. Native vegetation patches were restricted to the boundary of the study area, particularly along the existing creek.

4.1.1 Native Vegetation Patches

Native vegetation patches within the study area is representative of two EVCs: Swampy Riparian Woodland (EVC 83) and Riparian Forest (EVC 18). The presence of Swampy Riparian Woodland is generally consistent with the pre-1750's predictive native vegetation modelling, which predicts the area to be covered by a Swampy Riparian Complex EVC (DELWP 2022a). Riparian Forest was determined to be present over modelled data following the Olinda Creek line due to the structural and species composition fitting the Riparian Woodland EVC description. Additionally, this EVC is predicted to occur within close proximity to the study site.

The remainder of the study area comprises introduced and planted vegetation, present as pasture, windrows and ornamental gardens.

Specific details relating to observed EVCs are provided below and habitat hectare scores are provided in Appendix 2.

Swampy Riparian Woodland

Swampy Riparian Woodland is located within the north eastern corner of the study site and is identified as habitat zone 1 (HZ1). Typically, this EVC is a woodland that grows to 15 metres tall and generally occupies low energy streams of the foothills and plains. The lower strata can be various, locally dominated by a combination of large and medium shrub species on the stream levees with tussock grasses and sedges at the ground layer.

Swampy Riparian Woodland within the study area is modified and is predominantly comprised of a canopy of Mountain Swamp Gum *Eucalyptus camphora* subsp. *humeana* over a ground layer of poor native diversity, typically represented by Tall Spike-rush *Eleocharis sphacelata* and Rush *Juncus* spp. (Plate 1; Plate 2).

The majority of the ground cover was composed of environmental weeds, including Creeping Buttercup *Ranunculus repens*, Blackberry *Rubus fruticosus*, and the introduced rush species *Juncus acutus*.



Plate 1. Swampy Riparian Woodland within the study area (Ecology and Heritage Partners Pty Ltd 08/05/2019).



Plate 2. Swampy Riparian Woodland within the study area (Ecology and Heritage Partners Pty Ltd 08/05/2019)

Riparian Forest

Highly modified Riparian Forest was found to occur adjacent to the Olinda Creek line, along the western boundary of the study site and was identified as Habitat Zone 2 (HZ2). Typically, this EVC is a tall forest dominated by eucalypts to 30 metres in height with an open to sparse secondary tree layer of wattles and scattered dense patches of shrubs, ferns, grasses and herbs. Riparian Forest is generally found along river banks associated with alluvial terraces, where the soil is regularly inundated and permanently moist.

Riparian Forest within the study area supported a canopy of Manna Gum *Eucalyptus viminalis* with scattered occurrences of Silver Wattle *Acacia dealbata* in the mid story (Plate 3; Plate 4). The understory was poor in native diversity, typically represented by Bracken *Pteridium esculentum* and scattered Bidgewidgee *Acaena novae-zelandiae* and was dominated by the weedy pasture grass Yorkshire Fog *Holcus lanatus*.



Plate 3. Riparian Forest within the study area (Ecology and Heritage Partners Pty Ltd 08/05/2019).



Plate 4. Riparian Forest within the study area (Ecology and Heritage Partners Pty Ltd 08/05/2019)

4.1.2 *Scattered Trees*

A total of four (4) scattered Mountain Swamp Gum were recorded in the study area, three of which are proposed to be impacted (Figure 2; Appendix 3). These trees would once have been part of the Swampy Riparian Woodland EVC, however the understorey vegetation consists of predominantly introduced species (mainly exotic pasture grasses) and the trees no longer form a patch of native vegetation (Plate 5; Plate 6).



Plate 5. Scattered trees within the study area (Ecology and Heritage Partners Pty Ltd 08/05/2019).



Plate 6. Scattered trees within the study area (Ecology and Heritage Partners Pty Ltd 08/05/2019).

4.1.3 Large Trees

A total of eight Large Trees (LTs) in patches were recorded, with four recorded in the patch of Swampy Riparian Woodland and four recorded in Riparian Forest (Figure 2). Most of these specimens were Manna Gum, with occasional Mountain Swamp Gums present (Appendix 3).

4.1.4 Introduced and Planted Vegetation

Areas not supporting native vegetation have a high cover (>85%) of exotic grass species, present through previous ground disturbance. Scattered native grasses are generally present in these areas, however they did not have the required 25% cover to be considered a remnant patch.

Disturbed areas were dominated by environmental weeds such as Toowoomba Canary-grass *Phalaris aquatica*, Rye-grass *Lolium* spp. Ribwort *Plantago lanceolata*, Couch *Cynodon dactylon* var. *dactylon* and Wild Oat *Avena fatua* (Plate 7; Plate 8).

A single Noxious weed and listed Weed of National Significance (WONS) is present throughout the study area, Blackberry *Rubus fruticosus*.



Plate 4. Introduced grassland within the study area (Ecology and Heritage Partners Pty Ltd 08/05/2019).



Plate 5. Introduced grassland within the study area (Ecology and Heritage Partners Pty Ltd 08/05/2019).

4.2 Fauna Habitat

4.2.1 Native and Introduce Grasslands

The majority of the study area consists of open areas containing exotic grasses, likely to be used as a foraging resource by common generalist bird species which are tolerant of modified open areas. Fauna observed using this habitat included; Australian Magpie *Cracticus tibicen*, Common Blackbird *Turdus merula*, Little Raven *Corvus mellori*, Magpie-lark *Grallina cyanoleuca*, House Sparrow *Passer domesticus*, Willie Wagtail *Rhipidura leucophrys* Red Fox *Vulpes vulpes* and European Rabbit *Oryctolagus cuniculus*.

4.2.2 Woodland and Scattered Trees

Woodland and scattered remnant trees occur throughout the study area and provide an important resource for arboreal fauna. The majority of the eucalypts are mature, providing an array of small,

medium, large and very large hollows, bark fissures and crevices. These are likely to be used for shelter and nesting by a range of hollow-dependent fauna including parrots, microbats, possums, gliders and owls. Scattered trees provide habitat for more mobile fauna species, vantage points and nesting areas for diurnal and nocturnal raptors, as well as stepping stones for more mobile fauna moving through the study area, enhancing landscape permeability for native fauna.

Species observed utilising woodland and scattered trees within the study area included Nankeen Kestrel *Falco cenchroides*, White-plumed Honeyeater *Lichenostomus penicillatus*, Red Wattlebird *Anthochaera carunculata*, Rainbow Lorikeet *Trichoglossus haematodus*, Musk Lorikeet *Glossopsitta concinna*, Red-browed Finch *Neochmia temporalis*, Superb Fairy-wren *Malurus cyaneus*, Striated Thornbill *Acanthiza lineata*, Brown Thornbill *Acanthiza pusilla*, Sulphur-crested Cockatoo *Cacatua galerita* and Galah *Eolophus roseicapilla*.

4.3 Removal of Native Vegetation (the Guidelines)

The below clearing scenario is based on the development plan provided by Mondo Architects on 27 February 2023. The landscape intent is to return endemic forest species to the site and integrate them with approximately 80 dwellings to create an urban renewal forest garden environment. The development area is generally located within cleared vegetation previously used as farm land.

4.3.1 Avoid and Minimise Statement

The study area is not covered by any specific overlays or strategic planning processes that seek to avoid or minimise impacts on native vegetation. Development of the current layout of the proposed residential village has been prepared in consultation with Yarra Ranges Shire Council. All elements of the development have considered the target demographic of the residential village for over 55-year old residents, ensuring that access and facilities are accessible, avoiding steep gradients and providing communal areas in proximity to each other.

The study area contained three main areas of native vegetation, being the Riparian Forest corridor along Olinda Creek, patch of Swampy Riparian Woodland in the northern corner and several scattered trees in the remaining area. Of these, the Riparian Forest section is entirely avoided. There is an existing easement that follows the eastern extent of this patch, and the extent of all works associated with the development will not encroach past the easement into the Riparian Forest.

The proposed main access location into the development impacts upon a portion of the Swampy Riparian Woodland patch located in the north of the study area. The current location is based on safe vehicle access into the village, uses the existing paved road and enters the village at the main clubhouse (opposed to within the residential area). Alternatives for the access road were considered, but not found to be feasible. This included a main entry from Swansea Road, however this resulted in traffic management implications. Shifting the access further west along Akarana Road were also considered to avoid impacts to the native vegetation, but this would have required extensive earthworks to raise the surface level of Akarana road to match the new ground levels required to comply with the 100 year flood level within the development and upgrading the gravel portion of Akarana Road.

A further impact to the northern patch of Swampy Riparian Woodland will result from the creation of the bowling green. Options to locate this in either the north or centre open wedge were considered, but not feasible due to the separation from the remaining facilities located at the clubhouse.

The location of the main village contained several scattered trees and exotic pasture. To allow for the development of the dwellings at a level that is above the 100 year flood, extensive earthworks will be required. This includes building up and levelling out the soil, creating a uniform area for development. The earthworks will result in the loss of all existing native scattered trees in this area, as the retention is not feasible due to the requirement to raise the ground level across the development area. This includes the two open wedge areas located in the development area, which will also be raised to match the surrounding levels.

The open space area located between the easement and edge of the building footprint will contain a storm water reserve. This will involve scalping and modifying the existing ground level and alignment of Cos creek, to create a low-lying catchment area that will be revegetated with local species tolerant of occasional waterlogging, such as a mixture of sedges, rushes, tussock grasses, shrubs and trees. Within this area, one native scattered tree was mapped during the initial site assessment. This tree has since fallen in storm events. Despite this, it has been included as impacted in the Native Vegetation Removal Report and will be offset, as the area will be disturbed during the creation of the drainage reserve. The fallen log will be retained within the reserve for habitat value but relocated to allow the soil to be graded. This will also allow for easier removal of the Blackberry infestation that occurs within this area, with the surface scalped to aid in weed removal.

An additional small impact is proposed to a patch of Swampy Riparian Woodland present along Swansea road, where a footpath is proposed to be established that will intersect the eastern extent of this patch. Most of this vegetation will be retained, such as where the vegetation sits further down the embankment away from the footpath.

No further opportunities exist to avoid or minimise impacts to native vegetation without undermining the objectives of the project.

4.3.2 *Vegetation proposed to be removed*

The study area is within Location 2, with 0.353 hectares of native vegetation proposed to be removed and six large trees. As such, the permit application falls under the Intermediate assessment pathway.

As the application falls under the Intermediate assessment pathway, condition scores for vegetation proposed to be removed were determined through a habitat hectares assessment (Appendix 3).

Table 1. Removal of Native Vegetation (the Guidelines)

Assessment pathway	Intermediate
Total Extent (past and proposed) (ha)	0.353
Extent of past removal (ha)	0.00
Extent of proposed removal (ha)	0.353
EVC Conservation Status of vegetation to be removed	Vulnerable (Swampy Riparian Woodland)
Large Trees (no.)	6
Location Category	2

4.3.3 Offset Targets

The offset requirement for native vegetation removal is 0.071 General Habitat Units (HU) and six Large Trees.

A summary of proposed vegetation losses and associated offset requirements is presented in Table 2 and the Native Vegetation Removal (NVR) is presented in Appendix 4.

Table 2. Offset targets

General Offsets Required	0.071 General HUs
Large Trees	6
Vicinity (catchment / LGA)	Melbourne Water CMA / Yarra Ranges Shire Council
Minimum Strategic Biodiversity Value*	0.176

Note: HU = Habitat Units; * The minimum Strategic Biodiversity Value is 80% of the weighted average score across habitat zones where a General offset is required.

4.3.4 Offset Strategy

According to DELWPs Native Vegetation Offset Register (DELWP 2021e), there are 26 offset sites within the Melbourne Water CMA or Yarra Rangers Shire region that can be used to satisfy the General Habitat Unit and Large tree offset requirements.

An offset register search statement identifying the relevant offsite sites is provided in Appendix 5.

4.4 Significance Assessment

4.4.1 Flora

The VBA contains records of seven nationally significant and 68 State significant flora species previously recorded within 10 kilometres of the study area (DELWP 2021a) (Figure 3). The PMST nominated an additional four nationally significant species which have not been previously recorded but have the potential to occur in the locality (DAWE 2022).

Black Wattle *Acacia mearnsii*, listed as a protected flora species under the FFG Act was recorded within the study area during the field assessment (DELWP 2019). Black Wattle is quite common and widespread in lowland areas and typically grows in open forest, riparian areas and on cleared land, which are forms of habitat present within the study area.

No national or State significant flora were recorded during the site assessment and based on the modified nature of the study area, landscape context and the proximity of previous records, significant flora species are considered unlikely to occur within the study area due to the large extent of cleared areas and exotic grasses, the high levels of disturbance and absence of suitable habitat.

4.4.2 Fauna

The VBA contains records of 18 nationally significant and 40 state significant fauna species previously recorded within 10 kilometres of the study area (DELWP 2021a) (Figure 4). The PMST nominated an

additional eight nationally significant species which have not been previously recorded but have the potential to occur in the locality (DAWE 2022).

Large, hollow bearing trees were present within the study area, which may provide habitat for arboreal animals and avifauna, but are considered unlikely to provide important habitat for significant species.

Based on the modified nature of the study area, landscape context and the proximity of previous records, significant fauna species are considered unlikely to solely rely on habitat within the study area for foraging or breeding purposes due to the lack of suitable and/or important habitat features. Significant fauna are likely to use the adjacent riparian corridor, which is not proposed to be impacted by the project.

4.4.3 *Communities*

Four nationally listed ecological communities are predicted to occur within 10 kilometres of the study area (DAWE 2022):

- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland;
- Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains;
- Subtropical and Temperate Coastal Saltmarsh; and,
- Natural Damp Grassland of the Victorian Coastal Plains.

However, vegetation within the study area did not meet the condition thresholds that define any national or State-significant communities due to the low diversity of native flora and high cover of exotic vegetation.

5 Legislative and Policy Implications

5.1 *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)

The proposed action is highly unlikely to have a significant impact on any matter of NES. As such, a referral to the Commonwealth Environment Minister is unlikely to be required regarding matters listed under the EPBC Act.

5.2 *Flora and Fauna Guarantee Act 1988* (Victoria)

There are confirmed records of species listed as threatened and/or protected under the FFG Act. However, the study area is privately owned, as such a permit under the FFG Act is not required.

5.3 *Planning and Environment Act 1987* (Victoria)

The *Planning and Environment Act 1987* outlines the legislative framework for planning in Victoria and for the development and administration of planning schemes. All planning schemes contain native vegetation provisions at Clause 52.17 which require a planning permit from the relevant local Council to remove, destroy or lop native vegetation, unless an exemption under clause 52.17-7 of the Victorian Planning Schemes applies.

5.3.1 *Local Planning Schemes*

The study area is located within the Yarra Ranges Shire Council municipality. The following zoning and overlays apply (DELWP 2022d):

- Rural Living Zone – Schedule 2 (RLZ2);
- Land Subject to Inundation Overlay (LSIO).

5.3.2 *The Guidelines*

The State Planning Policy Framework and the decision guidelines at Clause 52.17 (Native Vegetation) and Clause 12.01 require Planning and Responsible Authorities to have regard for the 'Guidelines for the removal, destruction or lopping of native vegetation' (the Guidelines) (DELWP 2017a).

5.3.3 *Implications*

The study area is within Location 2, with 0.353 hectares of native vegetation proposed to be removed and six large trees. As such, the permit application falls under the Intermediate assessment pathway.

The offset requirement for native vegetation removal is 0.071 General Habitat Units (HU) and six Large Trees.

A Planning Permit from Yarra Ranges Shire Council is required to remove, destroy or lop any native vegetation under Clause 52.17 of the Planning Scheme.

5.4 Wildlife Act 1975 and Wildlife Regulations 2013 (Victoria)

The *Wildlife Act 1975* (and associated *Wildlife Regulations 2013*) is the primary legislation in Victoria providing for protection and management of wildlife. Authorisation for habitat removal may be obtained under the *Wildlife Act 1975* through a licence granted under the *Forests Act 1958*, or under any other Act such as the *Planning and Environment Act 1987*. Any persons engaged to remove, salvage, hold or relocate native fauna during construction must hold a current Management Authorisation under the *Wildlife Act 1975*, issued by DELWP.

5.5 Water Act 1989 (Victoria)

A 'works on waterways' permit from Melbourne Water is likely to be required where any action impacts on waterways within the study area. Additionally, where structures are installed within or across waterways that potentially interfere with the passage of fish or the quality of aquatic habitat, these activities should be referred to DELWP with Melbourne Water included for comment.

The Olinda Creek line is located along the western boundary of the study site, however, the creek line is not within the development area and as such there are no proposed impacts to this waterway.

5.6 Catchment and Land Protection Act 1994 (Victoria)

Weeds listed as noxious under the CaLP Act were recorded during the assessment (Blackberry). A Weed Management Plan may be required.

6 Mitigation Measures

Recommended measures to mitigate impacts upon terrestrial and aquatic values present within the study area may include:

- Minimise impacts to native vegetation and habitats through construction and micro-siting techniques, including fencing retained areas of native vegetation. If indeed necessary, trees should be lopped or trimmed rather than removed. Similarly, soil disturbance and sedimentation within wetlands should be avoided or kept to a minimum, to avoid, or minimise impacts to fauna habitats;
- All contractors should be aware of ecologically sensitive areas to minimise the likelihood of inadvertent disturbance to areas marked for retention. Native vegetation (areas of sensitivity) should be included as a mapping overlay on any construction plans;
- Tree Retention Zones (TRZs) should be implemented to prevent indirect losses of native vegetation during construction activities (DSE 2011). A TRZ applies to a tree and is a specific area above and below the ground, with a radius 12 x the DBH. At a minimum standard a TRZ should consider the following:
 - A TRZ of trees should be a radius no less than two metres or greater than 15 metres;
 - Construction, related activities and encroachment (i.e. earthworks such as trenching that disturb the root zone) should be excluded from the TRZ;
 - Where encroachment exceeds 10% of the total area of the TRZ, the tree should be considered as lost and offset accordingly;
 - Directional drilling may be used for works within the TRZ without being considered encroachment. The directional bore should be at least 600 millimetres deep;
 - The above guidelines may be varied if a qualified arborist confirms the works will not significantly damage the tree (including stags / dead trees). In this case the tree would be retained and no offset would be required; and,
 - Where the minimum standard for a TRZ has not been met an offset may be required.
- Where possible, construction stockpiles, machinery, roads, and other infrastructure should be placed away from areas supporting native vegetation, Large Trees and/or wetlands;
- Ensure that best practice sedimentation and pollution control measures are undertaken at all times, in accordance with Environment Protection Authority guidelines (EPA 1991; EPA 2020; Victorian Stormwater Committee 1999) to prevent offsite impacts to waterways and wetlands;
- As indigenous flora provides valuable habitat for indigenous fauna, it is recommended that any landscape plantings that are undertaken as part of the proposed works are conducted using indigenous species sourced from a local provenance, rather than exotic deciduous trees and shrubs. This includes within the proposed drainage reserve, where local provenance species tolerant of occasional waterlogging are recommended; and,
- Retain the logs of native trees removed within the study area as native fauna habitat within the border of the drainage reserve, where feasible.

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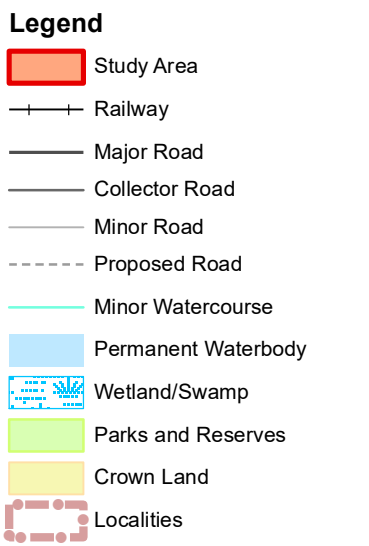
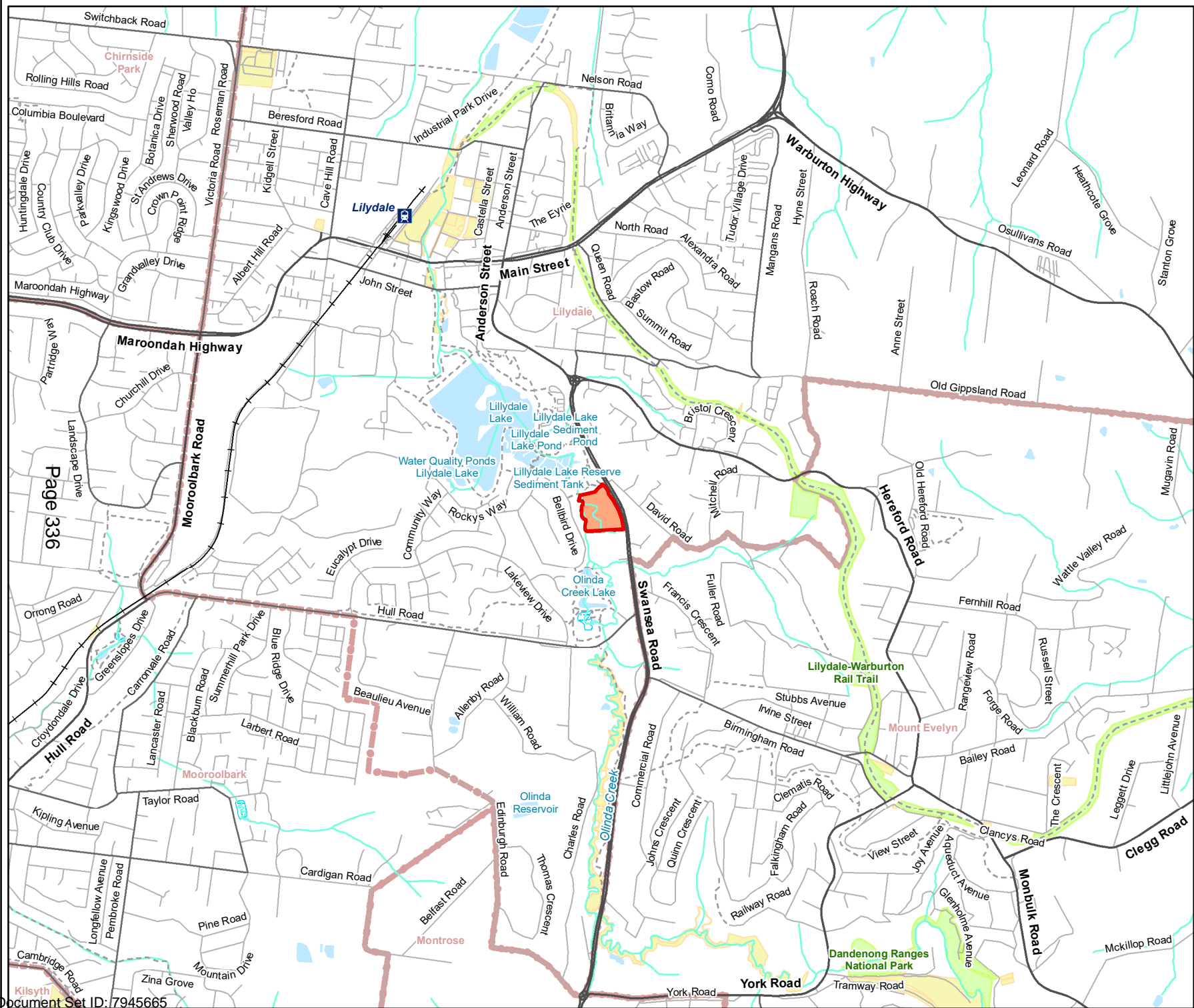
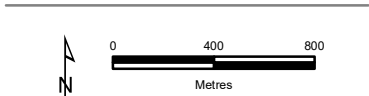


Figure 1
Location of Study Area
Biodiversity Assessment for
375 Swansea Road, Lilydale



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

16197_Fig01_StudyArea 21/03/2023 dvaladars

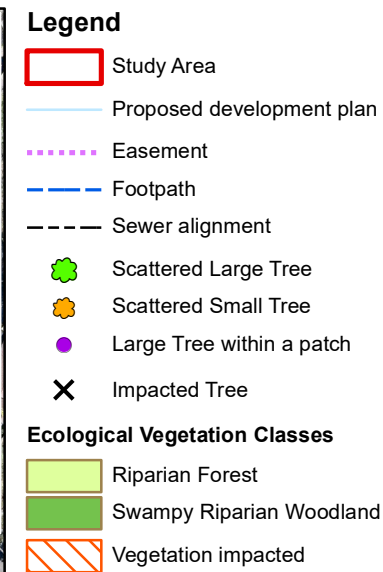
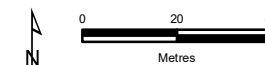
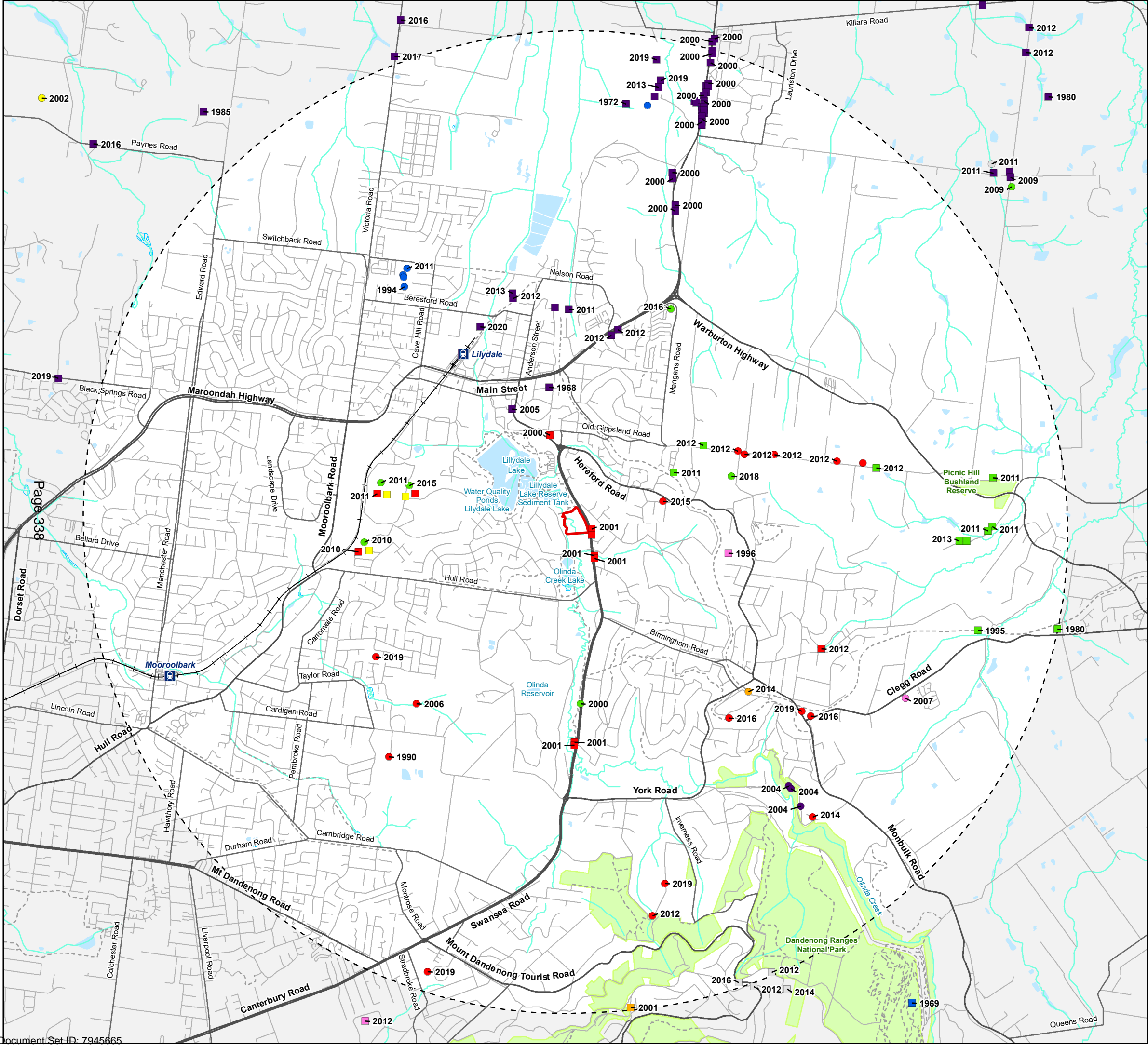


Figure 2
Ecological features
Biodiversity Assessment for
375 Swansea Road, Lilydale



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16197_Fig02_EcoFeat_fr12274_21/03/2023_dvaladates



Legend

Study Area

Significant flora

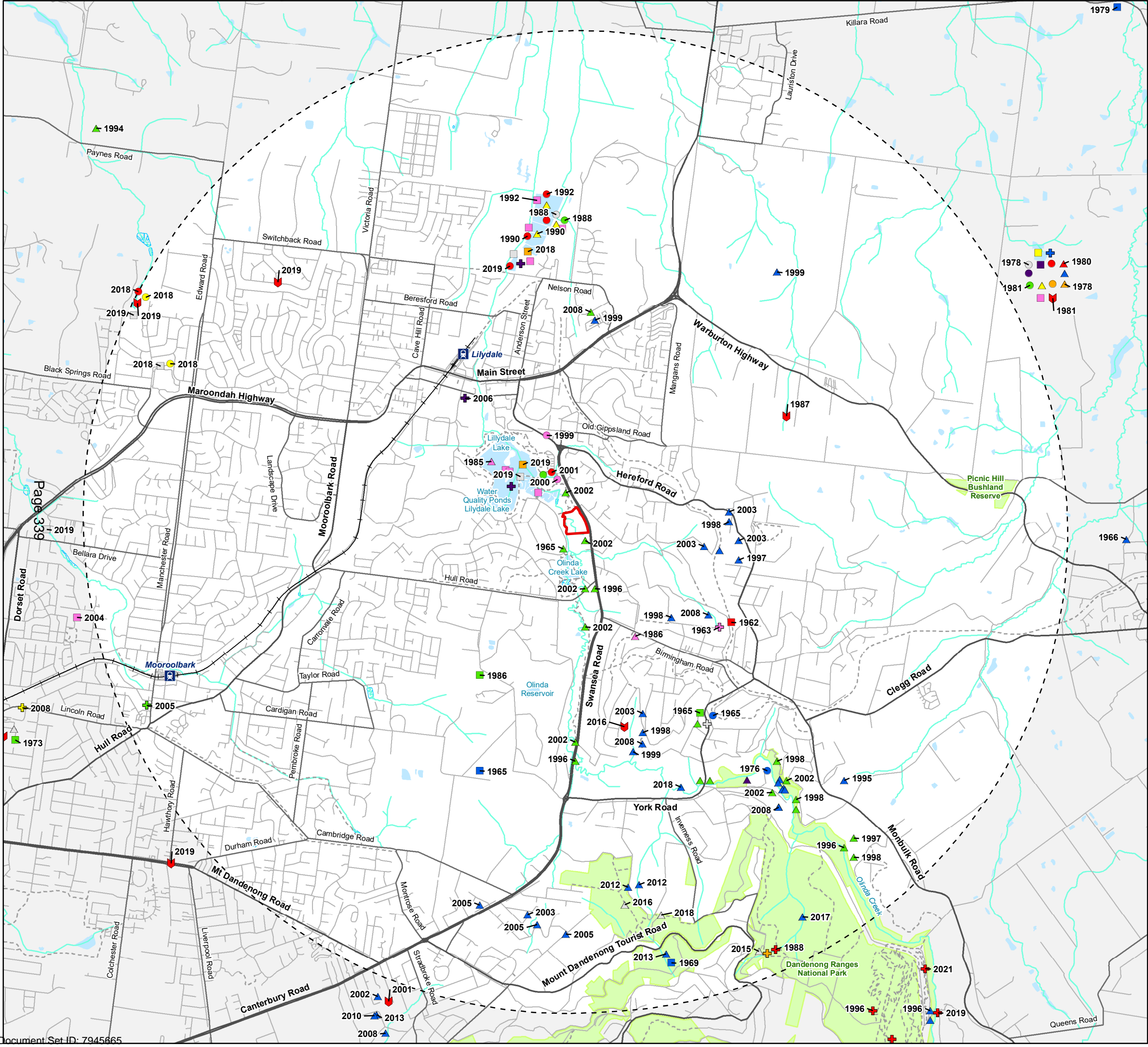
- Buxton Gum
- Dandenong Wattle
- Famine Flat-pea
- Forest Bitter-cress
- Giant Honey-myrtle
- Matted Flax-lily
- Morning Flag
- Mountain Bird-orchid
- Powelltown Correa
- Spotted Gum
- Spurred Helmet-orchid
- Sticky Wattle
- Swamp Bush-pea
- Velvet Apple-berry
- Wine-lipped Spider-orchid
- Yarra Gum

Figure 3
Previously documented significant flora within 5km of the study area
Biodiversity Assessment for 375 Swansea Road, Lilydale

Victorian Biodiversity Atlas (VBA) // Sourced from: 'VBA_FLORA25', 'VBA_FLORA100', 'VBA_FAUNA25' and 'VBA_FAUNA100'. Updated January 2022 © The State of Victoria, Department of Environment, Land, Water and Planning. Records prior to 1949 not shown.

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16197_Fla03_SigFlora 4/04/2022 Melslev



Legend

Study Area

Significant fauna

Australasian Bittern

Australasian Shoveler

Barking Owl

Black Falcon

Blue-billed Duck

Broad-toothed Rat

Caspian Tern

Chestnut-rumped Heathwren

Eastern Great Egret

Foothill Burrowing Crayfish

Freckled Duck

Grey Goshawk

Grey-headed Flying-fox

Growing Grass Frog

Hardhead

Hooded Robin

Lace Monitor

Little Eagle

Little Egret

Musk Duck

Platypus

Powerful Owl

Regent Honeyeater

Sooty Owl

Southern Brown Bandicoot

Southern Greater Glider

Southern Toadlet

Square-tailed Kite

Superb Parrot

Swift Parrot

Tubercle Burrowing Crayfish

White-bellied Sea-Eagle

White-throated Needletail

Figure 4
Previously documented significant fauna within 5km of the study area
Biodiversity Assessment for 375 Swansea Road, Lilydale

N

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Kilometres

ecology & heritage

partners

Victorian Biodiversity Atlas (VBA) // Sourced from: 'VBA_FLORA25', 'VBA_FLORA100', 'VBA_FAUNA25' and 'VBA_FAUNA100'. Updated January 2022 © The State of Victoria, Department of Environment, Land, Water and Planning. Records prior to 1949 not shown.

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16197_Fig04_SigFauna 4/04/2022 Melsley

Document Set ID: 7945665
Version: 2, Version Date: 29/11/2023

Appendix 1 - Flora

Legend:

I Protected under the FFG Act (DELWP 2016);

***** Listed as a noxious weed under the CaLP Act;

w Weed of National Significance.

Table A1.1. Flora recorded within the study area

Scientific Name	Common Name	Notes
INDIGENOUS SPECIES		
<i>Acacia dealbata</i>	Silver Wattle	-
<i>Acacia mearnsii</i>	Black Wattle	-
<i>Acaena novae-zelandiae</i>	Bidgee-widgee	-
<i>Eleocharis sphacelata</i>	Tall Spike-sedge	-
<i>Eucalyptus camaldulensis</i>	River Red Gum	-
<i>Eucalyptus camphora</i> subsp. <i>humeana</i>	Mountain Swamp Gum	-
<i>Eucalyptus viminalis</i>	Manna Gum	-
<i>Glycera australia</i>	Australian Sweet-grass	-
<i>Juncus</i> sp.	Rush	-
<i>Persicaria</i> sp.	Knotweed	-
<i>Pteridium esculentum</i>	Austral Bracken	-
NON-INDIGENOUS OR INTRODUCED SPECIES		
<i>Agrostis</i> sp.	Bent/Blown Grass	-
<i>Anthoxanthum</i> sp.	Vernal Grass	-
<i>Avena fatua</i>	Wild Oat	-
<i>Cirsium vulgare</i>	Spear Thistle	*
<i>Cynodon dactylon</i> var. <i>dactylon</i>	Couch	-
<i>Cyperus</i> sp.	Flat Sedge	-
<i>Holcus lanatus</i>	Yorkshire Fog	-
<i>Hypochaeris radicata</i>	Flatweed	-
<i>Juncus acutus</i> subsp. <i>acutus</i>	Spiny Rush	*
<i>Lolium</i> sp.	Rye Grass	-
<i>Paspalum dilatatum</i>	Paspalum	-
<i>Phalaris aquatica</i>	Toowoomba Canary-grass	-
<i>Plantago lanceolata</i>	Ribwort	-

Scientific Name	Common Name	Notes
<i>Ranunculus repens</i>	Creeping Buttercup	-
<i>Rubus fruticosus</i> spp. agg.	Blackberry	*w
<i>Rumex</i> sp.	Dock	-
<i>Trifolium</i> sp.	Clover	-
<i>Typha</i> sp.	Bulrush	-

Appendix 2 – Habitat Hectare Assessment

Table A2.1. Habitat Hectare Table

Vegetation Zone		SRW ₁	RF	SRW ₂
Bioregion		Highlands Southern Fall	Highlands Southern Fall	Highlands Southern Fall
EVC / Tree		SRW	RF	SRW
EVC Number		83	18	83
EVC Conservation Status		Vulnerable	Least Concern	Vulnerable
Patch Condition	Large Old Trees /10	7	7	0
	Canopy Cover /5	4	4	0
	Under storey /25	5	5	5
	Lack of Weeds /15	0	4	9
	Recruitment /10	3	5	5
	Organic Matter /5	2	4	3
	Logs /5	0	2	0
	Treeless EVC Multiplier	1.00	1.00	1.00
	Subtotal =	21.00	31.00	22.00
Landscape Value /25		3	3	3
Habitat Points /100		24	34	25
Habitat Score		0.24	0.34	0.25

Note. SRW = Swampy Riparian Woodland, RF = Riparian Forest

Appendix 3 – Large Trees and Scattered Trees

Table A3.1. Large Trees and Scattered Trees recorded within the study area.

Tree #	Common Name	Species Name	DBH	Category	Status
2	Mountain Swamp-gum	<i>Eucalyptus camphora</i> subsp. <i>humeana</i>	46	Scattered Small Tree	Impacted
3	Mountain Swamp-gum	<i>Eucalyptus camphora</i> subsp. <i>humeana</i>	44	Scattered Small Tree	Impacted
4	Mountain Swamp-gum	<i>Eucalyptus camphora</i> subsp. <i>humeana</i>	110	Scattered Large Tree	Impacted
5	Manna Gum	<i>Eucalyptus viminalis</i>	86	Scattered Large Tree	Retained
6	Mountain Swamp-gum	<i>Eucalyptus camphora</i> subsp. <i>humeana</i>	98	Large Tree within a patch	Impacted
7	Mountain Swamp-gum	<i>Eucalyptus camphora</i> subsp. <i>humeana</i>	94	Large Tree within a patch	Impacted
8	Dead	<i>Eucalyptus</i> sp.	65	Large Tree within a patch	Impacted
9	Mountain Swamp-gum	<i>Eucalyptus camphora</i> subsp. <i>humeana</i>	164	Large Tree within a patch	Impacted
10	Manna Gum	<i>Eucalyptus viminalis</i>	92	Large Tree within a patch	Retained
11	Manna Gum	<i>Eucalyptus viminalis</i>	195	Large Tree within a patch	Retained
12	Manna Gum	<i>Eucalyptus viminalis</i>	166	Large Tree within a patch	Retained
13	Manna Gum	<i>Eucalyptus viminalis</i>	96	Large Tree within a patch	Retained

Appendix 4 – Native Vegetation Removal (NVR) Report

Native vegetation removal report

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is **not an assessment by DELWP** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Date of issue: 24/03/2023

Time of issue: 3:39 pm

Report ID: EHP_2023_038

Project ID	EHP16197_Lilydale_VG94
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Assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent including past and proposed	0.353 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.353 ha
No. Large trees proposed to be removed	6
Location category of proposed removal	Location 2 The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

1. Location map



Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

General offset amount ¹	0.071 general habitat units
Vicinity	Port Phillip and Westernport Catchment Management Authority (CMA) or Yarra Ranges Shire Council
Minimum strategic biodiversity value score ²	0.176
Large trees	6 large trees

NB: values within tables in this document may not add to the totals shown above due to rounding

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps

¹ The general offset amount required is the sum of all general habitat units in Appendix 1

² Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

Next steps

Any proposal to remove native vegetation must meet the application requirements of the Intermediate Assessment Pathway and it will be assessed under the Intermediate Assessment Pathway.

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

This *Native vegetation removal report* must be submitted with your application for a permit to remove, destroy or lop native vegetation.

Refer to the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) for a full list of application requirements. This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway
- A description of the native vegetation to be removed (met unless you wish to include a site assessment)
- Maps showing the native vegetation and property
- The offset requirements determined in accordance with section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs
- Details of past native vegetation removal
- An avoid and minimise statement
- A copy of any Property Vegetation Plan that applies
- A defensible space statement as applicable
- A statement about the Native Vegetation Precinct Plan as applicable
- An offset statement that explains that an offset has been identified and how it will be secured.

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Melbourne 2023

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Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes.

Appendix 1: Description of native vegetation to be removed

All zones require a general offset, the general habitat units each zone is calculated by the following equation in accordance with the Guidelines:

$$\text{General habitat units} = \text{extent} \times \text{condition} \times \text{general landscape factor} \times 1.5, \text{ where the general landscape factor} = 0.5 + (\text{strategic biodiversity value score}/2)$$

The general offset amount required is the sum of all general habitat units per zone.

Native vegetation to be removed

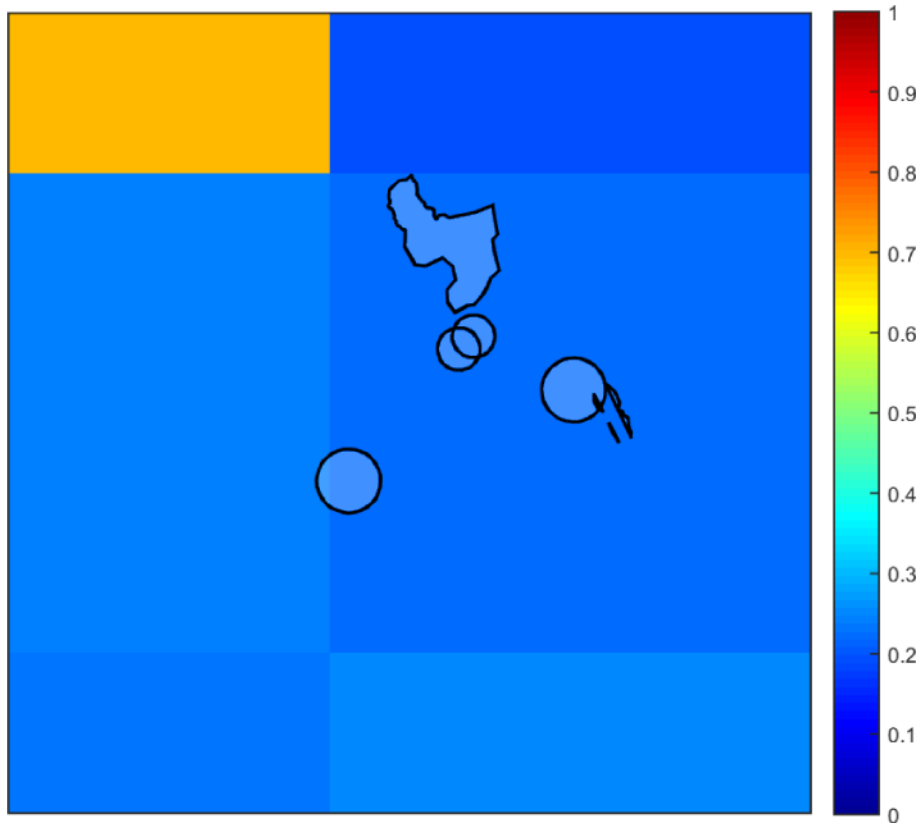
Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
3-T	Scattered Tree	hsf_0083	Vulnerable	1	no	0.200	0.070	0.069	0.220		0.013	General
2	Scattered Tree	hsf_0083	Vulnerable	0	no	0.200	0.031	0.024	0.220		0.004	General
4	Scattered Tree	hsf_0083	Vulnerable	0	no	0.200	0.031	0.024	0.220		0.004	General
1-A	Patch	hsf_0083	Vulnerable	4	no	0.240	0.159	0.159	0.220		0.035	General
5-B	Patch	hsf_0083	Vulnerable	0	no	0.250	0.002	0.002	0.220		0.000	General
6-B	Patch	hsf_0083	Vulnerable	0	no	0.250	0.002	0.002	0.220		0.000	General
7-B	Patch	hsf_0083	Vulnerable	0	no	0.250	0.000	0.000	0.220		0.000	General
8-B	Patch	hsf_0083	Vulnerable	0	no	0.250	0.001	0.001	0.220		0.000	General
9-T	Scattered Tree	hsf_0083	Vulnerable	1	no	0.200	0.070	0.070	0.223		0.013	General

Appendix 2: Information about impacts to rare or threatened species' habitats on site

This is not applicable in the Intermediate Assessment Pathway.

Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation



4. Map of the property in context



Yellow boundaries denote areas of proposed native vegetation removal.

Appendix 5 – Available Native Vegetation Credits

Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 23/03/2023 12:40

Report ID: 18271

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.071	0.276	6	CMA	Port Phillip and Westernport
			or LGA	Yarra Ranges Shire

Details of available native vegetation credits on 23 March 2023 12:40

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	5.199	454	Port Phillip and Westernport	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	18.072	148	Port Phillip and Westernport	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	15.331	1474	Port Phillip and Westernport	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	44.683	2613	Port Phillip and Westernport	Nillumbik Shire	No	Yes	No	VegLink
BBA-0678_2	0.388	59	Port Phillip and Westernport	Nillumbik Shire	No	Yes	No	VegLink
BBA-2789	1.317	14	Port Phillip and Westernport	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2790	2.911	116	Port Phillip and Westernport	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2870	2.544	431	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	16.335	1668	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
TFN-C1636	0.756	130	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	No	Yarra Ranges SC
TFN-C1650	0.098	20	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1663	0.102	27	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1664	1.797	61	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	No	Yarra Ranges SC

TFN-C1962	0.098	9	Goulburn Broken, Port Phillip and Westernport	Macedon Ranges Shire	No	Yes	No	Contact NVOR
VC_CFL-0838_01	0.209	697	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3084_01	0.182	112	Port Phillip And Westernport	Cardinia Shire	Yes	Yes	No	VegLink
VC_CFL-3687_01	0.321	64	Port Phillip And Westernport	Baw Baw Shire	Yes	Yes	No	Baw Baw SC
VC_CFL-3708_01	0.198	507	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3709_01	0.139	395	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	7.606	322	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3740_01	1.077	92	Port Phillip And Westernport	Cardinia Shire, Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3740_01	0.318	16	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3744_01	2.428	377	Port Phillip And Westernport	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3762_01	0.271	94	Port Phillip And Westernport	Moorabool Shire	Yes	Yes	No	VegLink
VC_CFL-3764_01	7.984	50	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3769_01	0.170	19	Port Phillip And Westernport	Nillumbik Shire	Yes	Yes	No	VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3746_01	4.962	563	Port Phillip And Westernport	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3781_01	5.568	24	Port Phillip And Westernport	Moorabool Shire	Yes	Yes	No	VegLink

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

Next steps

If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@delwp.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DELWP Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

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Residential Village (for over 55s)

375 Swansea Road, Lilydale Transport Impact Assessment

PREPARED FOR LILYDALE MANAGEMENT SERVICE PTY LTD | 25 July 2023

Ref. 300303575

We design with community in mind

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Revision schedule

Rev No	Date	Description	Signature of Typed Name (documentation on file)			
Issue	Date	Description	Prepared by	Checked by	Reviewed by	Approved by
B	23/04/19	Revised Final	Goran Mihic	Goran Mihic	John Kiriakidis	
C	2/05/19	Revised Final	Goran Mihic	Peter Wills	Peter Wills	
D	10/11/22	Revised Draft	Sharu Paranathan	John Kiriakidis	John Kiriakidis	John Kiriakidis
E	24/11/22	Final - Amended	Sharu Paranathan	John Kiriakidis	John Kiriakidis	John Kiriakidis
F	30/11/22	Final - Amended	Sharu Paranathan	John Kiriakidis	John Kiriakidis	John Kiriakidis
G	02/12/22	Final - Amended	Sharu Paranathan	John Kiriakidis	John Kiriakidis	John Kiriakidis
H	25/07/23	Final - Amended	John Kiriakidis	John Kiriakidis	John Kiriakidis	John Kiriakidis



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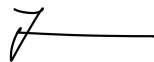
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Quality statement

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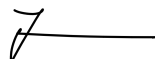
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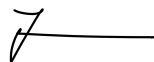
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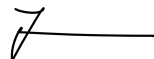
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1 Introduction

1.1 Background & Proposal

A planning application is being submitted for a proposed residential village (for over 55s) on land located at 375 Swansea Road in Lilydale. The development will include 50 dwellings, as summarised in Table 1.1.

Table 1.1: Development Schedule

Dwelling Size	No.
Two-Bedroom	35 dwellings
Three-Bedroom	15 dwellings
Total	50 dwellings

In addition to the above, a communal recreation facility is proposed within the site. This facility will support residents residing in the development and operate as an ancillary use to the overall development.

It is proposed to provide a total of 91 car parking spaces on the site, including 79 resident car spaces and 12 visitor car parking spaces.

Vehicle access is proposed to occur via a single access point to Akarana Road along the site's northern frontage.

Pedestrian access is proposed to be provided via the access point to Akarana Road.

Waste bins will be stored along the side of individual properties. The Waste Management Plan prepared by Leigh Design (dated 15 November 2022) states that waste will be collected on-site by Council's regular waste collection services using the 10.5m long side-lift vehicle.

Stantec has been engaged by Lilydale Management Service Pty Ltd undertake a transport impact assessment of the proposed development.

1.2 Purpose of this Report

The report sets out an assessment of the anticipated parking, traffic and transport implications of the proposed development, including consideration of the following:

- i The adequacy of the proposed pedestrian, bicycle and public transport access arrangements to the site
- ii The adequacy of the proposed bicycle parking provision
- iii The adequacy of the proposed car parking provision
- iv The adequacy of the proposed car park layout
- v The adequacy of the proposed arrangements for waste collection
- vi The acceptability of the traffic impacts of the proposed development.

1.3 References

In preparing this report, reference has been made to the following:

- Yarra Rangers Planning Scheme
- Plans for the proposed development plan prepared by Mondo Architects
- Australian/New Zealand Standard, Parking Facilities Part 1: Off-Street Car Parking (AS2890.1:2004)
- Australian Standard, Parking Facilities Part 2: Off-Street Commercial Vehicle Facilities (AS2890.2:2018)
- Australian Standard, Parking Facilities Part 3: Bicycle Parking (AS2890.3:2015)
- Waste Management Plan prepared by Leigh Design dated 15 November 2022
- An inspection of the site and its surrounds
- Other documents as nominated.



2 Existing Conditions

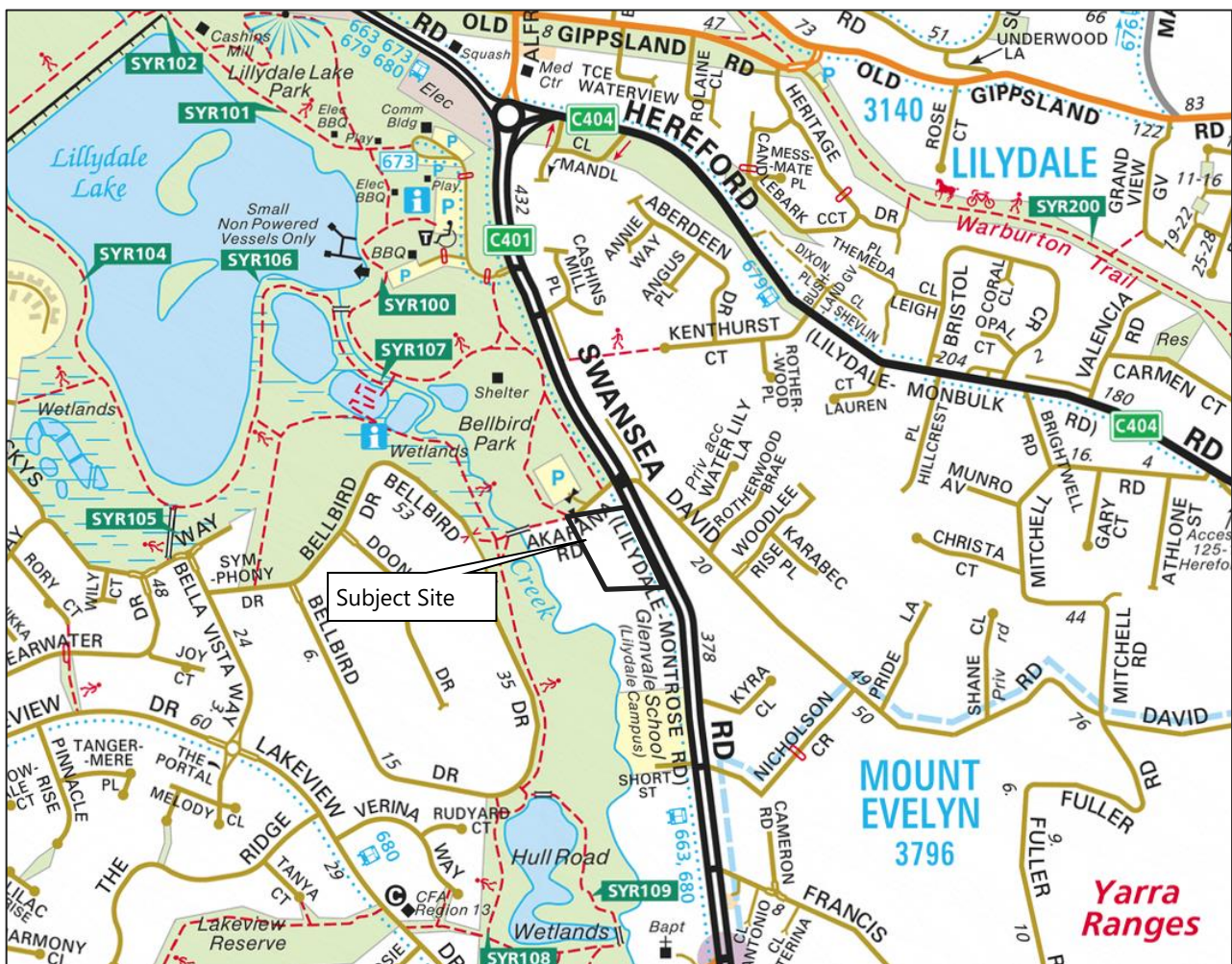
2.1 Subject Site

The subject site is located at 375 Swansea Road in Lilydale. The site of approximately 4.6 hectares has an eastern frontage of approximately 260m to Swansea Road and a northern frontage of approximately 72m to Akarana Road.

The subject site is located within a Rural Living Zone 2 (RLZ2) and is currently undeveloped. The surrounding properties are primarily residential or public open space.

The location of the subject site and the surrounding environs is shown in Figure 2.1, and the land zoning is shown in Figure 2.2.

Figure 2.1: Subject Site and its Environs



(Reproduced with Permission from Melway Publishing Pty Ltd)

Figure 2.2: Land Zoning Map



(Reproduced from Land Channel web site)

2.2 Road Network

2.2.1 Adjacent Roads

Swansea Road

Swansea Road is an arterial road (managed by Department of Transport and Planning). It is a two-way road aligned in a north-south direction and configured with divided carriageways with two through lanes in each direction, within a 40m wide road reserve (approximately). Swansea Road carries approximately 28,600 vehicles per day¹, north of Akarana Road.

Swansea Road in the immediate vicinity of the site is shown in Figure 2.3 and Figure 2.4.

Figure 2.3: Swansea Road looking North (adjacent to site)



Figure 2.4: Swansea Road looking South (adjacent to site)



¹ Based on the peak hour traffic counts undertaken by Stantec at the Swansea Road/Akarana Road/David Road unsignalised intersection on Tuesday 6 February 2018 and assuming a peak-to-daily ratio of 8% for arterial roads and 10% for local roads.

Akarana Road

Akarana Road is a local road (controlled managed by Council). It is a two-way road aligned in an east-west direction and configured with a two-lane, 6m wide carriageway, set within a varying road reserve width of between 18m and 56mm (approximately).

Akarana Road currently provides access to a formed car park (circa February 2023) located immediately north of the subject site, which houses the Lilydale Craft and Produce Market. It is understood that the Market is held on the first Sunday of the month between 9:00am and 2:00pm. Akarana Road carries approximately 95 vehicles per day¹, west of Swansea Road.

Akarana Road in the immediate vicinity of the site is shown in Figure 2.5 and Figure 2.6.

Figure 2.5: Akarana Road looking east (adjacent to site)



Figure 2.6: Akarana Road looking west (adjacent to site)



2.2.2 Surrounding Intersections

The key intersection in the vicinity of the site is the Swansea Road/Akarana Road/David Road unsignalised X-intersection.

2.2.3 Traffic Volumes

Stantec commissioned traffic movement counts at the Swansea Road/Akarana Road/David Road unsignalised intersection on Tuesday 6 February 2018 during the weekday AM (7:00am-9:00am) and PM (4:00pm-6:00pm) periods.

The weekday AM and PM peak hour traffic volumes are shown in Figure 2.7 and Figure 2.8.

Figure 2.7: Existing Weekday AM Peak Hour Traffic Volumes

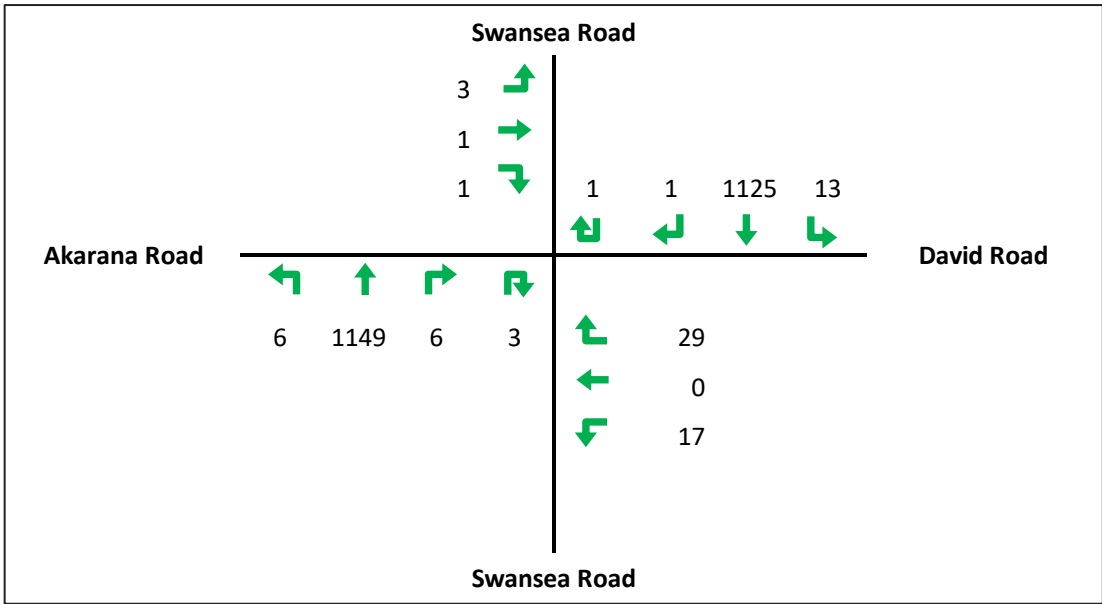
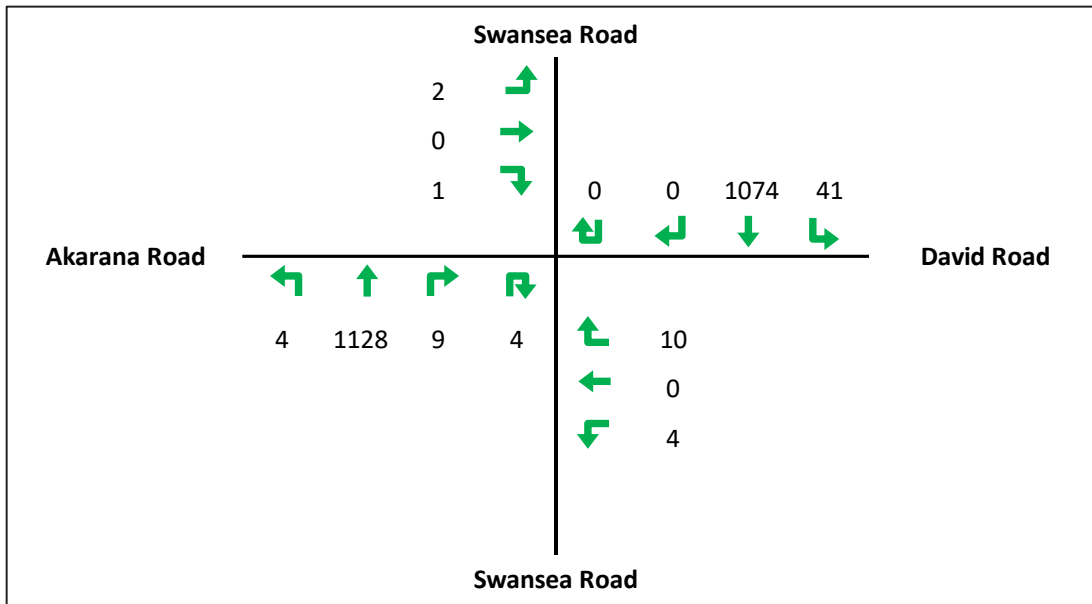


Figure 2.8: Existing Weekday PM Peak Hour Traffic Volumes



2.2.4 On-site Observations

Observations were undertaken at the Swansea Road/Akarana Road/David Road unsignalised intersection on Tuesday 6 February 2018 during the weekday PM (4:00pm-6:00pm) period. These observations indicated that the Swansea Road/Akarana Road/David Road intersection currently operates at excellent conditions within minimal queues and delays on all approaches.

It was also observed that the intersection of Swansea Road and Hull Road located approximately 800m south of the Swansea Road/Akarana Road/David Road intersection, creates a number of gaps in Swansea Road due to the platooning of vehicles.

3 Statutory Design Requirements

3.1 Preamble

Clause 52.06-10 directs the development to consider a range of requirements in association with any plan prepared for the development. These requirements are reproduced below in bold italics with corresponding responses on each.

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

- ***The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.***

Commentary on the ability of the network to absorb increases in transport activity association with the proposal are set out at Section 5 and 6 of this report.

- ***The ease and safety with which vehicles access and circulate within the parking area.***

Commentary on the suitability of the proposed layout and design is set out at Section 4 of this report.

- ***The provision for pedestrian movement within and around the parking area.***

Plans prepared for the development include separate pathway provisions along the edge of the main circulating road measuring 1.5m adjacent to the community centre at the entrance and 1.0m on the balance of the internal road system. Despite this provision, traffic volumes on the internal road will be low enough to support and shared use outcome with pedestrians and motorists co-mingling. Traffic loads on the internal road network are detailed at Section 7 of this report and reveal modest levels of traffic activity on the internal road network in support of this operational outcome.

Plans prepared for the development do not include a footpath connection between the site and Swansea Road. Accordingly, we would recommend that the internal footpath network is extended to cross over Akarana Road and run along the north side of the carriageway connecting with the existing footpath network on the west side of Swansea Road, north of Akarana Road. The completion of this network will provide connections to existing bus stops on the north and south sides of Akarana Road along Swansea Road.

These additions are aligned with the objectives set out at Clause 56.06-2 of the Planning Scheme noting additional commentary on this compliance is provided at Section 7.2 of this report.

Detail design matters in relation to these facilities can be addressed by way of planning permit condition.

- ***The provision of parking facilities for cyclists and disabled people.***

Parking provisions are outlined at Section 4 of this report. Provisions for residents and visitors are outlined at this report section.

- ***The protection and enhancement of the streetscape.***

Not a traffic and transport matter, we defer this to the architectural drawing set detail and other expert subject matter reports accompanying the application.

- ***The provisions of landscaping for screening and shade.***

Not a traffic and transport matter, we defer this to the architectural drawing set detail and other expert subject matter reports accompanying the application.

- ***The measures proposed to enhance the security of people using the parking area particularly at night.***

The proposal will include street lighting and security gates at the development entrance.

- ***The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.***

Not a traffic and transport matter, we defer this to the architectural drawing set detail and other expert subject matter reports accompanying the application.

- ***The workability and allocation of spaces of any mechanical parking arrangement.***

No mechanical car parking is proposed as part of the development.

- ***The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.***

The proposed layout and configuration of these elements are detailed in the architectural drawing set. Where further detail is required, this will be provided in detailed design and construction drawings which we expect will be prepared to the satisfaction of the Responsible Authority once a Planning Permit with suitable conditions is issued.



- ***The type and size of vehicle likely to use the parking area.***

Vehicle types and sizes applicable to the development are set out at Section 5.

- ***Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.***

A review of compliance against the relevant standards is provided at Section 5 of this report.

- ***The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.***

This is not relevant to the application.

- ***Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).***

The proposed layout meets the requirements of the Planning Scheme. Details on this are provided at Section 5 of this report.

- ***The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.***

These clauses are addressed in later sections of this report.

- ***Any other matter specified in a schedule to the Parking Overlay.***

Not applicable.



4 Parking Provision

4.1 Car Parking Facilities

Statutory requirements for the provision of car parking are set out in Clause 52.06 of the Yarra Ranges Planning Scheme, with parking rates specified in Table 1 to Clause 52.06-5. An assessment of the statutory car parking requirements is set out in Table 4.1

Table 4.1: Statutory Car Parking Requirements

Dwelling Type	Quantity	Statutory Parking Rate	Statutory Parking Requirement
Two-Bedroom	35 Dwellings	1 space per dwelling	35 car spaces
Three-Bedroom	15 Dwellings	2 spaces per dwelling	30 car spaces
Visitor Spaces		1 to every 5 dwellings	10 car spaces
Total			75 car spaces

The development proposed has a statutory requirement of 75 car spaces, comprising 65 resident car spaces and 10 visitor car spaces.

The proposed development will include 12 residential visitor car spaces which exceeds the statutory requirement.

The proposed development proposes to provide car parking for residents, as follows:

- One car space to each of the 21 x two-bedroom dwellings: 21 car spaces
- Two car spaces to each of the 14 x two-bedroom dwellings: 28 car spaces
- Two car spaces to each of the 15 x three-bedroom dwellings: 30 car spaces

The above breakdown indicates that the proposed car parking allocation for the proposal meets the statutory requirement.

4.2 Bicycle Parking Facilities

Statutory requirements for the provision of bicycle parking are set out in Clause 52.34 of the Yarra Ranges Planning Scheme. However, there are no statutory bicycle parking requirements for residential developments of less than four-storeys in height. Therefore, there is no statutory requirement to provide any bicycle parking for the proposed development.

No formal bicycle parking areas will be provided for residents. Those residents owning a bicycle will likely store it within their property.



5 Car Parking & Vehicle Access Layout

5.1 Car Parking Layout

The proposed parking layout has been assessed in respect to the relevant Design Standards set out in Clause 52.06-09 of the Yarra Ranges Planning Scheme, and where relevant, the relevant Australian Standards. A summary of compliance is set out below.

- Single garages will have a clear internal length of 6.0m and a width of at least 3.5m including an allowance for 600mm side storage with a minimum door opening of 2.4m and a minimum accessible apron width of 7m. Based on these dimensions, the proposed design of single garages is considered acceptable.
- Double garages will have a minimum clear internal length of 6.0m and a width of 5.5m. The garage doors will be provided with a width of at least 4.8m. This provision satisfies the relevant Australian Standard and is considered acceptable.
- 90degree visitor car parking spaces will be 5.4m long by 2.6m wide. These dimensions exceed the Planning Scheme requirement and satisfy the relevant Australian Standard.
- Parallel visitor car parking spaces will be 6.9m long by 2.4m wide. These dimensions satisfy the Planning Scheme requirements.
- The proposed exit driveways provide battered splays extending at least 2m from either edge of the driveway and 2.5m into the driveway (perpendicular to the boundary line). This arrangement is compliant with the pedestrian sight distance requirement at AS 2890.1.
- A minimum floor to ceiling headroom of 2.1m will be provided within each garage. This provision satisfies the Planning Scheme requirements.

5.2 Waste Collection & Emergency Vehicles

The internal loop road will be provided with a minimum 5.5m wide carriageway. This width is typically able to accommodate waste collection and emergency vehicles. In particular, this carriageway width accords with the CFA requirements for fire truck access to a development.

The waste management plan prepared by Leigh Design (dated 15 November 2022) states that waste will be collected on-site by Council's regular waste collection services using the 10.5m long side-lift vehicle.

A vehicle swept path assessment has been undertaken to show that the 10.5m long side-lift vehicle will be able to circulate within the internal loop road in an acceptable manner. The vehicle swept path assessment is presented in Appendix A.

It is understood that the subject site is situated within a flood zone. As such, an emergency access point is proposed along Swansea Road (between townhouse nos.11 and 12), with this access only to be used in the event of a 1 in a 100 year flood (i.e. Q100). Given this flood event has a probability of 1% of occurring in any given year, this arrangement is considered acceptable.



6 Traffic Impact

6.1 Traffic Generation

A single house on a standard lot in an outer metropolitan area will typically generate up to one trip in the peak hour and eight to 10 trips per day. Medium density dwellings generally exhibit a lower traffic generation rate. In the outer metropolitan areas, where public transport accessibility is relatively low, the rate for medium density units is typically in the order of six to eight trips per day. Closer to the Melbourne CBD the rate reduces to in the order of three to six trips per day depending on dwelling size, car parking provision and accessibility to public transport and local amenities, amongst other things. Peak hour rates are typically 10% of daily rates.

Given the location of the site and the type of dwellings proposed, the dwellings are expected to generate up to 6 daily vehicle movements per dwelling, including 0.6 vehicle movements per dwelling in a peak hour. Application of these rates to the proposed 50 dwellings indicates that the site will generate up to 30 peak hour vehicle movements and 300 daily vehicle movements.

6.2 Traffic Distribution & Assignment

The assumed directional distribution of the proposed development traffic has been based on the observed turning vehicle proportions at the Swansea Road/Akarana Road/David Road unsignalised intersection, and are as follows:

- Entry movements from Swansea Road (north): 50%
- Entry movements from Swansea Road (south): 50%
- Exit movements to Swansea Road (north): 50%
- Exit movements to Swansea Road (south): 50%

Based on observations at other residential developments, the assumed directional split of development traffic entering and exiting the site is as follows:

- Weekday AM Peak Hour: 20% inbound/80% outbound
- Weekday PM Peak Hour: 60% inbound/40% outbound.

Based on the above, Figure 6.1 and Figure 6.2 show the estimated development generated vehicle movements at the intersection of Swansea Road/Akarana Road/David Road.

Figure 6.1: Weekday AM Peak Hour Development Generated Traffic Volumes

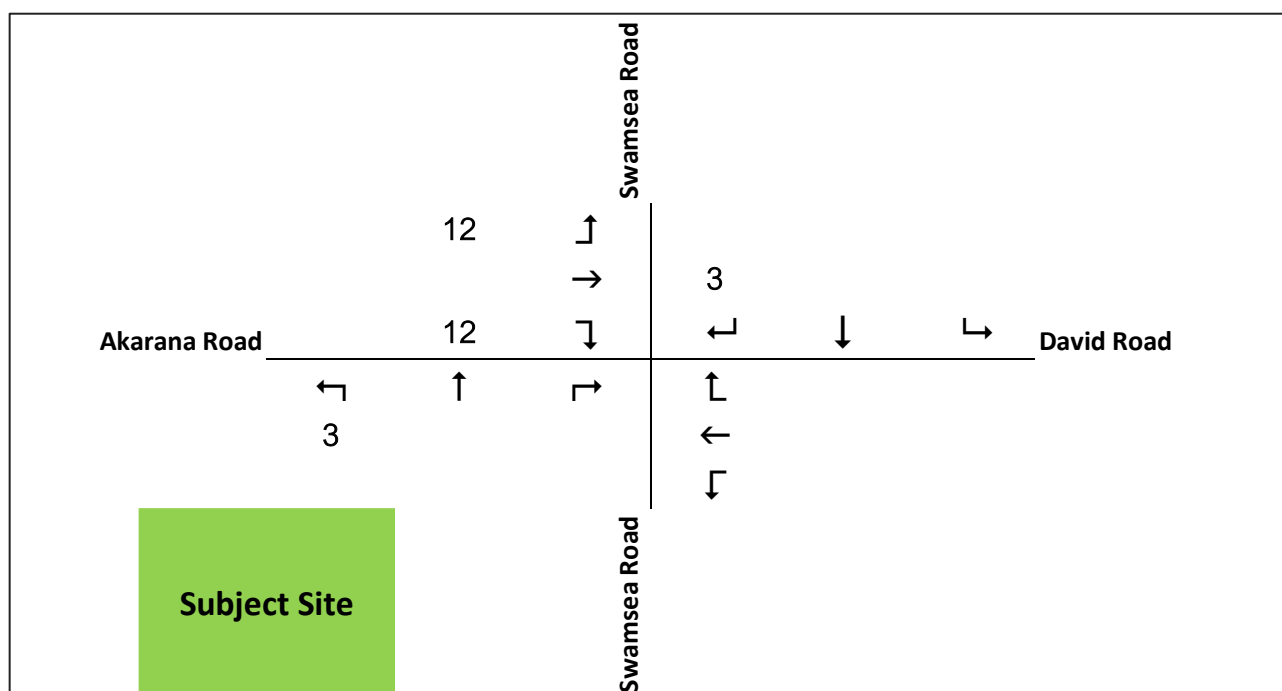
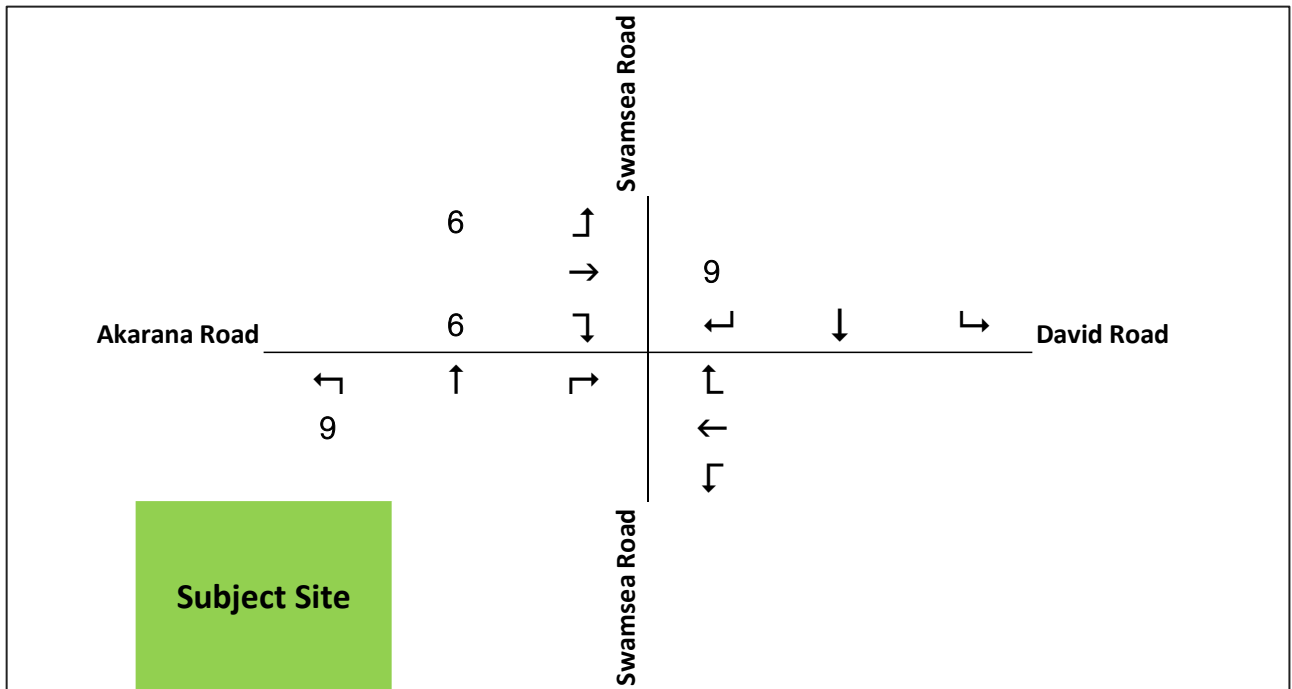


Figure 6.2: Weekday PM Peak Hour Development Generated Traffic Volumes



6.3 Post Development Conditions

By adding the development traffic to the existing traffic flows we can obtain the Post-Development traffic volumes. These are shown in Figure 6.3 and Figure 6.4.

Figure 6.3: Post-Development AM Peak Hour Traffic Volumes

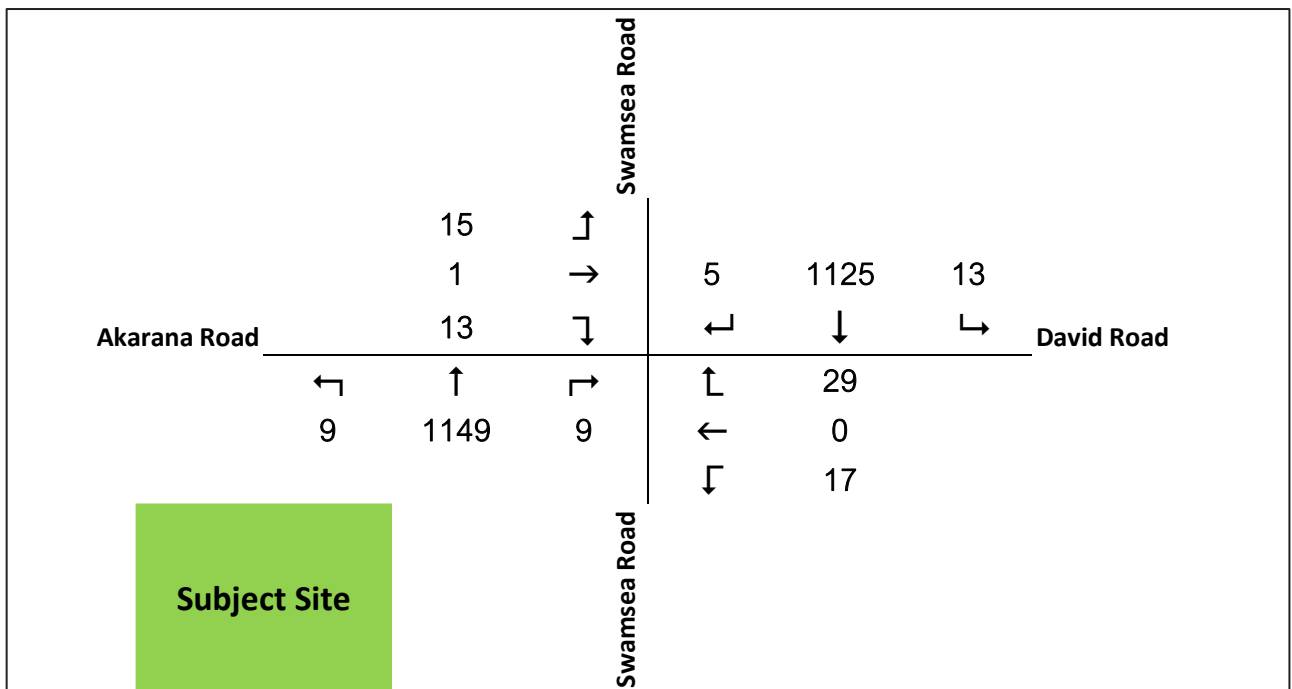
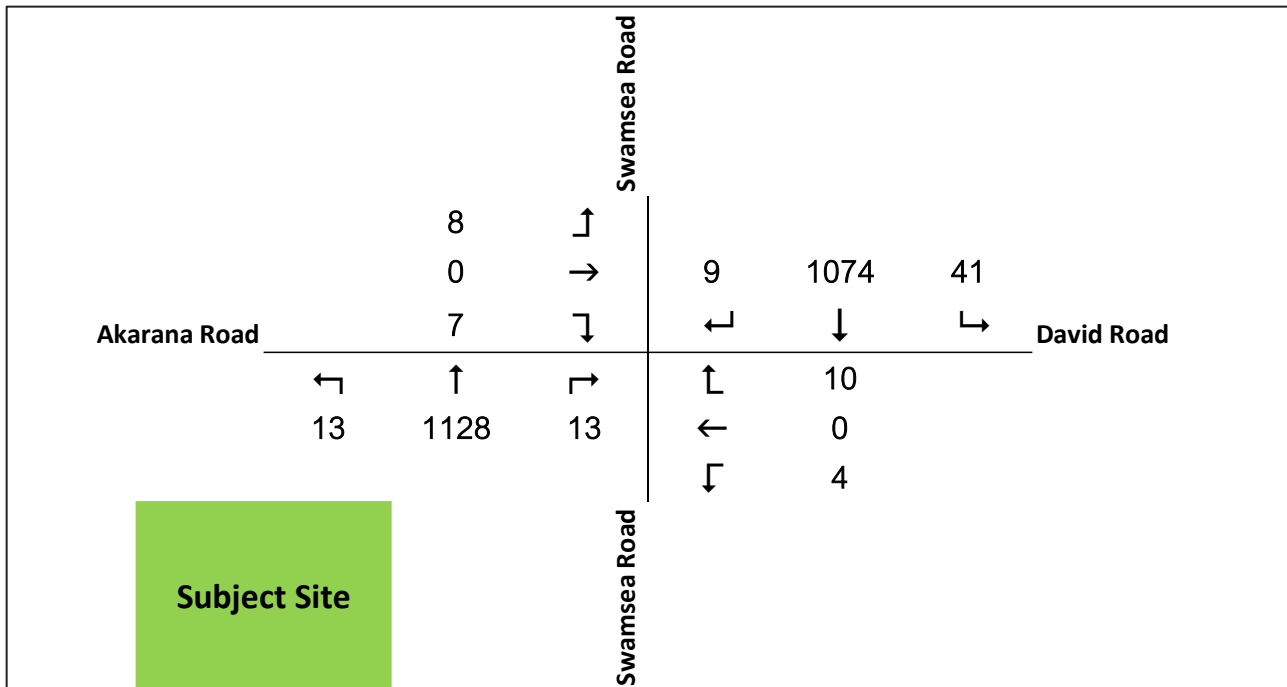


Figure 6.4: Post-Development PM Peak Hour Traffic Volumes



6.4 Post Development Traffic Impact Analysis

6.4.1 Akarana Road

As noted above, it is estimated that the proposed development will add up to 30 vehicle movements in the AM and PM peak hours to the Swansea Road/Akarana Road/David Road unsignalised intersection. This represents one additional vehicle movement at the intersection every two minutes.

As mentioned in Section 2.2 of this report, on-site observations indicate that a number of gaps are available in Swansea Road due to the platooning of vehicles caused by the intersection of Swansea Road and Hull Road located approximately 800m south of the Swansea Road/Akarana Road/David Road intersection. This platooning activity will assist with entry and exit movements to and from the proposed development.

Accordingly, the additional traffic is expected to have minimal impact on the operation of the intersection, and vehicles are expected to be able to exit Akarana Road satisfactorily.

6.4.2 Swansea Road

Swansea Road is an arterial road and carries approximately 28,600 vehicles per day², north of Akarana Road. It is estimated that the proposed development will add up to 432 daily vehicle movements to Swansea Road, of which approximately half will travel to/from the south and half will travel to/from the north. Therefore, following the completion of the proposed development, the volume of traffic using Swansea Road at any one location will increase by less than 1%. Consequently, the proposed development is expected to have minimal impact on the operation of Swansea Road.

6.5 Traffic Impact Analysis Summary

On the basis of the analysis and investigation undertaken as part of this assessment, it is considered that the traffic from the proposed development can be accommodated on the road network in the vicinity of the subject site and could not be expected to compromise its function or safety.

² Based on the peak hour traffic counts undertaken by Stantec at the Swansea Road/Akarana Road/David Road unsignalised intersection on Tuesday 6 February 2018 and assuming a peak-to-daily ratio of 8% for arterial roads and 10% for local roads.

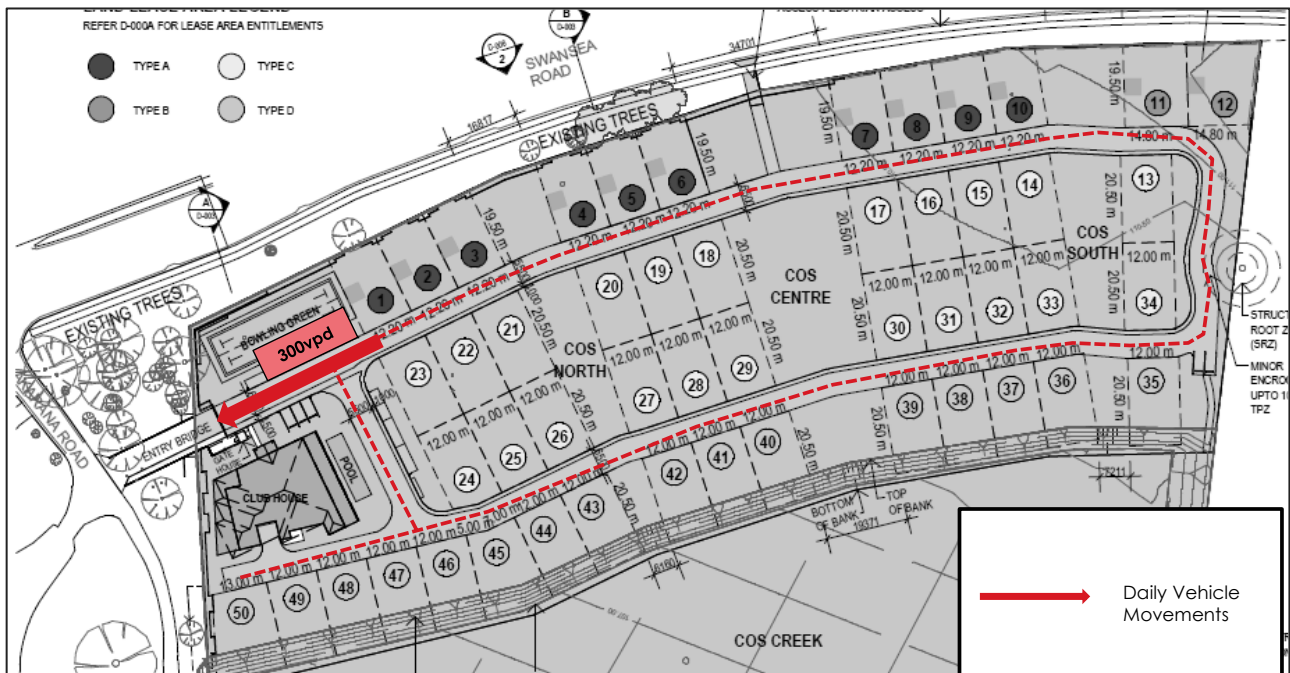
7 Internal Road Network

7.1 Daily Traffic Volumes

As outlined in Section 6 of this report, it is anticipated that upon completion of the full development the internal road network will be required to accommodate up to 300 vehicle movements per day.

The estimated distribution of the development generated daily traffic volumes along with the internal roads is shown in Figure 7.1.

Figure 7.1: Internal Road Network - Estimated Daily Traffic Volumes



7.2 Internal Road Design

The internal road network will be privately managed by an Owners Corporation. Notwithstanding, the proposed internal road network will function as an 'Access Lane' as described at Clause 56.06 of the Yarra Ranges Planning Scheme. The internal carriageway will include a carriageway width of 5.5m plus separate 1.5m and 1.0m pathway provisions on the heaviest traffic sections. Based on forecast traffic levels these separate pathway provisions are not required and should provide a higher than required level of service and operational performance.

The internal road network has been designed to avoid cul-de-sacs or court bowls in order to maximise vehicle circulation.

The proposed design aligns with the neighbourhood street network objective contained at Clause 56.06-4, the walking and cycling network objectives contained at Clause 56.06-5, the neighbourhood street network detail objective contained at Clause 56.06-7, and the lot access objective contained at Clause 56.06-8 of the planning scheme noting that these clauses relate to street sections which are vested as Council roads.

In this case, the internal road system is planned to remain as private property upon which strict application of the clause requirements are not mandatory but rather discretionary subject to a satisfactory demonstration of operational performance and function. Commentary provided elsewhere in this report demonstrates this level of performance.

8 Conclusion

Based on the analysis and discussions presented within this report, the following conclusions are made:

- i The development proposed has a statutory requirement of 75 car spaces, comprising 65 resident car spaces and 10 visitor car spaces.
- ii The proposed development will include 65 resident spaces and 12 residential visitor car spaces which exceeds the statutory requirement.
- iii The proposed development will include a walking and cycling network consistent with the objectives of Clause 52.06-10 and 56.06 of the Yarra Ranges Planning Scheme.
- iv The proposed car parking layout will generally comply with the dimensional requirements as set out in the Planning Scheme, and where appropriate, the relevant the Australian Standard.
- v The waste management plan prepared by Leigh Design (dated 15 November 2022) states that waste will be collected on-site by Council's regular waste collection services using the 10.5m long side-lift vehicle. A vehicle swept path assessment has been undertaken to show that the 10.5m long side-lift vehicle will be able to circulate within the internal loop road in an acceptable manner.
- vi The internal road layout will not prejudice emergency vehicle access to any part of the development.
- vii There is no statutory requirement to provide any bicycle parking. Residents owning a bicycle will be expected to store them within their property.
- viii The proposed development is expected to generate up to 30 peak hour vehicle movements and 300 daily vehicle movements.
- ix The additional traffic volumes from the proposed development are unlikely to have a perceptible impact on the performance of the Swansea Road/Akarana Road/David Road intersection and the surrounding road network.

The proposed internal loop road will be capable of comfortably accommodating the daily traffic volume estimated to be generated by the proposed development.



Appendices

We design with community in mind



Appendix A Vehicle Swept Path Assessments



SWEPT PATH KEY

VEHICLE CENTRE LINE

VEHICLE TYRE PATH

VEHICLE BODY PATH

500mm CLEARANCE
FROM VEHICLE BODY

ASSUMED SPEED 5km/h

10.50

2.10

4.40

MK-8 Panther

Width : 3.00
Track : 3.00
Lock to Lock Time : 6.0
Steering Angle : 22.2

meters

The site plan illustrates a residential development with 50 numbered lots. Swept paths for MK-8 Panther vehicles are shown, indicating the movement of vehicles through the site. The paths are defined by the vehicle's centre line, tyre path, and body path, with a 500mm clearance from the vehicle body. The plan includes a legend, vehicle dimensions, and a north arrow.

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES
ONLY SUBJECT TO CHANGE
WITHOUT NOTIFICATION

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE
APPROXIMATE ONLY AND THEIR EXACT POSITION
SHOULD BE PROVEN ON SITE. NO GUARANTEE IS
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

DESIGNED
P. NGUYEN

APPROVED BY
J. KIRIAKIDIS

DESIGN CHECK

DATE ISSUED
10 NOVEMBER 2022

SCALE
A3
0 7.5 15
CUSTOM 750
CAD FILE NO.
300303575-AT01-P1.dgn

RESIDENTIAL DEVELOPMENT
375 SWANSEA ROAD
LILYDALE
SWEPT PATHS ASSESSMENT
DRAWING NO. 300303575-AT01-P1 SHEET 01 OF 01 ISSUE P1

DESIGN WITH COMMUNITY IN MIND

Communities are fundamental. Whether around the corner or across the globe, they provide a foundation, a sense of place and of belonging. That's why at Stantec, we always design with community in mind.

We care about the communities we serve—because they're our communities too. This allows us to assess what's needed and connect our expertise, to appreciate nuances and envision what's never been considered, to bring together diverse perspectives so we can collaborate toward a shared success.

We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships. Balancing these priorities results in projects that advance the quality of life in communities across the globe.

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2025 ANNUAL GRANTS - INITIATION

Report Author: Manager Creative and Connected Communities

Responsible Officer: Director Communities

Ward(s) affected: (All Wards);

The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.

CONFIDENTIALITY

The report is presented at a public meeting of Council.

SUMMARY

The purpose of this report is to:

1. Present the 2025 Annual Grants program and budget for endorsement.
2. Provide an update on changes to the Monthly Grants program.
3. Note the decision-making process for the Annual Grants due to the local government elections in October.

RECOMMENDATION

That Council:

1. ***Increase funding to the Annual Grants program as follows:***
 - (a) ***Increase the Community Development stream by \$25,000 to a total pool of \$275,000.***
 - (b) ***Increase Festival and Events and Arts and Heritage streams by \$50,000 to a total pool of \$300,000.***
 - (c) ***Raise the limit for large festivals from \$10,000 to \$15,000.***
2. ***Increase the maximum for Monthly Grants to \$1,500 and increase the budget for these grants as follows:***
 - (a) ***Increase the Business and Trader Group Development stream from \$10,000 to \$18,000 per year and for grants up to \$1,500 each.***
 - (b) ***Allocate \$12,000 for capacity building support for not-for-profit Business and Trader Groups.***

- (c) Increase the Connected and Vibrant Communities Monthly Grants stream by \$20,000 to support small projects that focus on social connection.**
- 3. Provide in-principle support for the creation of a separate emergency relief stream in the 2027 multi-year Partnership round and increase the funding limit to \$45,000 per year for larger agencies that demonstrate this is required.**
 - 4. Plan for an estimated increase of \$80,000 in the next Multi-year Grants, with the amount reviewed in 2027-28 budget process. This recognises and responds to cost pressures on community organisations and will:**
 - (a) Create capacity for Panels to assess and recommend applications for multi-year funding from proven and iconic festivals that have received Annual Grant funding over successive years.**
 - 5. Monitor changes and the benefits to the community and make recommendations for further improvements as needed.**
 - 6. In line with Council's Election Policy, delegate ELT, as the decision-making body, to consider the recommendations from the Panels prior to making the final funding decisions for the 2025 program.**

RELATED COUNCIL DECISIONS

A Review of Council's grant programs was requested at the 22 August 2023 Forum. Officers presented the Review for feedback at Forum on 5 February 2024 and at a further Forum meeting on 16 April. The Councillors' feedback is incorporated into this report and the design of the 2025 Annual Grants.

Council endorsed its governance rules on 22 August 2023. These rules include the Election Policy which is relevant to the recommendations. There are no other Council decisions relevant to this item.

DISCUSSION

Council's suite of grant programs is generous and sector leading. The diverse and numerous community organisations, artists and services that are awarded grants, deliver high quality, creative and social outcomes in their communities. These outcomes align closely with Council's vision and strategies for a healthy, connected and thriving Yarra Ranges. Council's Grant Policy states its grants are:

"Designed to equip communities with the resources they need to thrive, Council's grant programs also foster social inclusion, develop community capacity and support resilient, responsive communities."

Communities consistently demonstrate their talent, passion, skills and commitment through the grant programs. Council grants enable them to deliver great things that make a positive difference.

The 2025 Annual Grants round includes a range of improvements following a recent Review. The Review informed updates to the application form, selection criteria and guidelines (see Attachments 1–3 for Guide to each stream). The primary aim of these changes is to simplify the process of applying for grants for community volunteers.

The changes also seek to ensure the centrality of a long-standing intention of the grants to support and enable community-led projects that address community priorities.

Purpose and Background

The report seeks Council endorsement of recommendations to initiate the 2025 Annual Grants round, which opens on 15 May 2024. The recommendations include changes to the budget, the revised application forms, guidelines and selection criteria.

Proposed changes to the Monthly Grants program are also included and the revised structure for these grants, to now incorporate Economic Development, is attached (see Attachment 4).

The proposed approach to decision making during this election year is also addressed in the report with delegation to ELT recommended.

Options considered

A range of options and improvements were considered as part of the Review process then applied to the 2025 round. These changes were canvassed with stakeholders and cover the Monthly Grants program, the 2025 Annual Grants program including the application form, selection criteria and guidelines and proposed increases to grants budgets.

Officers also engaged on the strategic criteria to make them more relatable, while still encouraging projects that support the evidence based, community informed, strategic goals of Council.

Timing and the Local Government Election

Timing of the 2025 round needs to consider the upcoming local government election in October 2024, and align with Council's Election Policy which provides clear guidance and states the following:

“Guidance on Decisions

9.6 *Council will avoid making decision that is intended to influence, or is likely to influence, voting at an election or decisions that may unreasonably bind an incoming Council and could be deferred until after the election. Examples of inappropriate decisions include:*

- (a) *Allocating community grants or other direct funding to community organisations.”*

Recommended option and justification – Grant Programs

This section of the report has two parts: the recommended way forward for the grant programs and the decision-making process in context of the election in October.

The recommended changes to the Annual and Monthly Grant programs are as follows:

Increase funding to the Annual Grants:

- Festival and Events and Arts and Heritage streams by \$50,000.
- Increase the Community Development stream by \$25,000.
- Raise the limit for large festivals from \$10,000 to \$15,000.

Increase the budget for the Monthly (Small) Grants:

- The maximum for monthly grants increased to \$1,500.
- Economic Development stream increased from \$10,000 to \$18,000 per year and for grants up to \$1,500 each.
- Allocate \$12,000 to capacity and governance strengthening programs for not-for-profit Business and Trader groups (n =12).
- Connected and Vibrant Communities stream increase by \$20,000 to help accommodate small projects that focus on social connection after the winding up of RCRC and other recovery grant programs.

It is also proposed that changes to the next multi-year funding round (formerly the Partnership Grants) are considered in the appropriate budgets:

- Support creation of a separate stream in the 2027-28 multi-year grants round for material relief and referral agencies and increase the funding ceiling per grant in this stream to \$45,000 per year for larger agencies that demonstrate need.
- Plan for an estimated increase of \$80,000 in the next multi-year grants, with the amount reviewed in 2027-28 budget process. This recognises and responds to cost pressures on community organisations and will:
 - Create capacity for Panels to assess awarding applications for multi-year funding to proven and iconic festivals that have received Annual Grant funding over successive years.

An increase above budget to the current Partnership grants was endorsed by Council in 2023. This is a commitment of an additional \$59,000 per year plus rate-based increases, until 2027-28.

Recommended option and justification - Election and Decision Making

A further recommendation is made based Governance advice and Council's policy, that the recommendations of the Panels be presented for consideration before endorsement, to the Executive Leadership Team. There will be no Council meeting report or decision on this matter, in line with the Council's Election Policy. A Forum report to keep Councillors informed will be presented.

Assessment Panels

Assessing Annual Grant applications involves the following steps:

- Eligibility checks (officers complete).
- Officer reflections (for the panels to draw on if needed).
- Individual panel member online assessment.
- The Deliberation Day where the Panels develop their final recommendations together.

The 2025 panel members bring a range of expertise in grant making, community work and the arts. They bring different perspectives, represent a range of age groups and are from different regions of the municipality.

Given the complexity of the assessment task and the election year context, experienced panel members will again participate including some who were involved in the Review process. They will be in the position to give informed feedback on the effectiveness of the changes made for the 2025 round.

FINANCIAL ANALYSIS

The budget considerations in this report propose the following:

- Increases to the Annual Grants budget and in the 2024-25 budget to better meet community demand; and
 - Inclusion of in-kind venue hire into the Annual Grant application form.
 - Inclusion of in-kind waste in the Annual Grants application form.
- Increases to the Monthly Grants budget noting there may be pressure points in this program including increases to in-kind waste costs, which will be monitored.
- An increase to the Economic Development monthly grants pool and an allocation of funds for capacity building.

An increase to the 2025 Annual Grants budget is proposed. The distribution of the proposed increase of \$75,000 is outlined in Table 1 below:

Annual Grant Stream	Previous Budget	New budget with increase
Community Development	\$250,000	\$275,000
Arts and Heritage	\$125,000	\$300,000 The Panel to assess both streams and allocate flexibly across streams as needed.
Festivals and Events	\$125,000	

Table 1

The proposed increases to the Monthly Grant program are outlined in Table 2 below.

Monthly Grant Stream	Previous Budget	New budget with increase
Connected and Vibrant	\$100,000	\$120,000
Economic Development	\$10,000	\$18,000
Economic Development Capacity Building	\$0	\$12,000

Table 2

APPLICABLE PLANS AND POLICIES

This report contributes to the following strategic objective(s) in the Council Plan:

- Council's strategic objective to create "*Connected and Healthy Communities*" and the Ignite Strategy stated aim that:
 - "*COMMUNITY is at the heart of all we do. Our goal is for our diverse communities to be at the heart of every decision and service we deliver, to ensure we are meeting the needs and hopes of our communities.*"

Two Council Plan actions are well supported by the Grants program:

- Strengthen relationships and networks to support local community groups and build their capacity to be active in achieving community outcomes (CP 5.10.1.1).
- Improve mental health outcomes for the community, strengthen social connections, and advocate for equitable and accessible mental health services across the municipality (1.5.2.3).

The program also delivers with communities, on Council's Creative Communities Strategy. As the pandemic years recede the impacts linger, specifically on mental wellbeing. The positive benefits of involvement in arts and cultural experiences for mental wellbeing and recovery is well documented. Council's grant programs will continue to provide support for community led recovery and resilience building.

The grants also support outcomes aligned with the following strategies, plans, and policies:

Health and Wellbeing Plan

Healthy and Active Ageing Plan

Creative Communities Strategy

Liveable Climate Plan & Environment Strategy

Equity Access and Inclusion Strategy

Draft Reconciliation Action Plan

Child and Youth Strategy

Recreation, Open Space Strategy

Municipal Recovery Plan

RELEVANT LAW

Other than the Local Government Act and the Gender Equality Act there is no other specific legislative provision that directs the grant programs of Council. Child Safe Standards requirements are an important component of Council's commitment to the safety and wellbeing of all children. Support is available for community organisations to understand and meet these requirements.

SUSTAINABILITY IMPLICATIONS

Section 9(2)(c) of the Local Government Act 2020 states:

"The economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted".

The grant programs encourage applications that support sustainability.

Economic Implications

Economic wellbeing is a key determinant of health. There is economic benefit of Council funded festivals and events to local communities. This includes increased visitation and spend at local businesses and the employment of artists, musicians, performers, and food vendors.

The proposed Monthly Grants for Business and Trader Groups are intended to support good governance and sustainability for these not-for-profit groups. While their focus is different to other community organisations, they make an important contribution to building more connected, creative, and productive communities.

Social Implications

Council's grant program provides an important boost to the work of volunteer organisations across the municipality. The Yarra Ranges grant program is one of the largest in the eastern and southern metro region. The Annual Grants and Monthly Grants offered by Yarra Ranges strike a balance of responsive grants for small projects and support for larger projects. Both forms of grant can have significant impact for community groups and organisations.

Environmental Implications

The Annual Grants have a tick box question for applicants about actions they can consider that will reduce the environmental impact of their project or event. While not mandatory it is in line with Council's commitment to protecting and enhancing our natural environment.

COMMUNITY ENGAGEMENT

Feedback through a survey completed by participants and other feedback from applicants informs the 2025 program. The 2025 round is also informed by community panel members and Councillors, who provided robust feedback to improve the application and assessment processes.

COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT

The changes to the 2025 Annual Grants are informed by participation in the Southern and Eastern Region Grants Network and a benchmarking exercise from 2019. No other formal collaboration was sought. Officers scan for ideas and improvements as part of a continuous improvement approach.

Continuous Improvement

The Attachments present the revised 2025 Annual Grant Guidelines and Selection Criteria. They also outline the changes to the Monthly Grants program to incorporate Economic Development and introduce an Asset Based Community Development (ABCD) model to these grants. For the Annual Grants, the in-kind components of projects are now included in the same application form.

Applications for in-kind support can still be made through Monthly Grants. Changes have been made to enable both in-kind and cash grants up to the annual limit, where the in-kind amount is less than maximum grant. It is also recommended that more than one application can be made to the Monthly Grants over the course of a financial year, up to the maximum of \$1,500.

RISK ASSESSMENT

The recommendations are intended to increase the effectiveness and accessibility of the Annual and Monthly Grants and later the Multi-year Grants, in supporting communities to meet their own goals and aspirations. The risks related to the report recommendations are assessed and outlined in the table below.

Risk	Mitigation
Not enough funding to meet community need	<p>Manage communications with applicants transparently.</p> <p>Provide feedback to assist unsuccessful applicants to succeed next time. Refer to other funding opportunities.</p> <p>Monitor outcomes of program changes and adapt future rounds to improve.</p>
Not enough funds in the community development stream for Annual Grants.	Monitor and bring relevant recommendations to Council for the 2026 round. The ability to move funds across streams will assist.
Increased costs for in-kind waste mean less funds for other Monthly Grants.	The increase of \$20,000 to the program should mitigate this risk. Monitor.
Demands of increased programs exceeds officer time and resources and requires increased support from others.	Monitor. Develop appropriate responses if needed.
Economic Development Monthly Grants fail to attract applications.	Officers to support and encourage Business and Trader Groups to take up the grants, monitor uptake & outcomes.
Changes in the not-for-profit sector and wider environment place more pressure on organisations and community groups.	<p>In coming years, changes could be positive (decreased cost-of-living rises) or negative (increase in cost-of-living pressures). Consider how to support organisations to harness volunteers and pro-bono support. Monitor the service and community volunteer sectors.</p> <p>Continue to deliver a broad skill building program to support capacity of not for profits and community leaders.</p>

CONFLICTS OF INTEREST

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

ATTACHMENTS TO THE REPORT

1. 2025 Guide to Annual Grants: Arts and Heritage
2. 2025 Guide to Annual Grants: Community Development
3. 2025 Guide to Annual Grants: Festivals and Events
4. Overview of Yarra Ranges Council Monthly Grants



Yarra Ranges Grants 2025 Annual Grants Guide Arts and Heritage

Create a vibrant
Yarra Ranges
together!





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1. Acknowledgement

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways.

We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.

2. Introduction

The Annual Grants program harnesses community energy and ideas to promote a more connected and healthy Yarra Ranges.

These grants help groups and organisations respond to opportunities, creative inspiration and local needs to deliver outcomes in communities.

Grant funded projects leverage local knowledge, nurture networks, and support organisations, community groups and artists to promote community wellbeing.

To be successful, applicants need to meet the eligibility requirements, demonstrate alignment with strategic priorities, meet the selection criteria and demonstrate a willingness to work collaboratively.

3. Key Dates

Grant round opens	15 May 2024 yarraranges.smartygrants.com.au
Online Grant Information Sessions (Valley, Hills, Urban & Upper Yarra)	9 May 2024 1pm - 2.30pm & 6.30pm - 8pm (Online)
Applications close	17 June 2024 (3pm)
Funding announcements	November 2024
Grant celebration/networking event	December 2024
Grant payments	30 days after funding agreement is returned
Grant projects to commence	1 January 2025

4. Grant Categories and Priorities

The Grants for Community program provides funding in the following categories:



1. Festival and Events



2. Arts and Heritage



3. Community Development



5. Eligibility Criteria

Applicants need to meet the following eligibility requirements:

Applicants need to be:

- An incorporated not-for-profit community group*/organisation with an ABN; OR
- An unincorporated not-for-profit community group/organisation (you must be auspiced by an incorporated organisation); OR
- An individual/artist, in the Arts & Heritage funding category only (must be auspiced by an incorporated organisation);
- Organisations, community groups and artists/individuals applying for a grant must demonstrate how their project will directly benefit residents of the Yarra Ranges. Applicants based outside the region can apply if the project outcomes benefit and occur in Yarra Ranges.
- Applicants must commit to obtaining all necessary permits related to the funded activity, particularly for festivals.
- Applicants must have successfully completed all reporting requirements for previous Yarra Ranges Council grants and have no outstanding debts with Council. If unsure, please contact the Grants Team.
- Applicants must provide evidence of at least \$10 Million Public Liability insurance.
- **Child Safe Standards** compliance is required if projects involve direct or incidental contact with children.
- Applicants agree to acknowledge funding from Yarra Ranges Council in promotion, consistent with Council's branding guidelines.
- Applicants must consent to providing evidence of how funds were spent and outline project benefits through an acquittal process.
- Purchase of food associated with community relief projects is capped at \$500.
- The grant activity must take place during 2025.
- Applicants must submit all supporting material when applying. Late submission of supporting documents will not be accepted.
- **Applicants must talk through their project ideas with a Council Officer before applying. Please see contact details at the end of this document.**

2024 Successful Grant Recipients

Applicants are encouraged to view last year's successful grants to see the range of projects funded.

A list of funded 2024 projects is available [here](#)

* Please refer to the definition of a community group as it relates to our Grants Program in the Jargon Buster section of these guidelines.

Funding will not be granted for:

- A program, service or activity that is primarily considered the responsibility of State or Federal Government; for example, the core business of schools, hospitals or other services.
- Activities that take place outside the Yarra Ranges (including touring costs).
- A new building, capital works or facility maintenance works.
- Ongoing staff salaries or administration costs not specific to the project.
- Purchase of equipment only. Funding for equipment will be considered for a small component of the project (up to 30% of the requested grant amount).
- Activities that take place at inappropriate venues; for example, gambling venues.
- Activities that are sponsored by gambling businesses.
- Political organisations will not be funded.
- Applications with the singular purpose of promoting religion.
- Training, study or academic research in Australia or overseas.
- Applications that are solely for attending forums, workshops, conferences or for organising conferences.
- Overnight camps/activities for children and young people
- Competitions, prizes, award exhibitions or exclusively fundraising events.

Programs cannot be funded retrospectively (i.e. they cannot have already occurred).

Major Council Partners are not eligible to apply and have been notified. This **does not** refer to 2023-27 Partnership Program recipients.



6. Arts and Heritage



6.1 Overview

The Arts & Heritage stream of the Annual Grants program supports local groups, not-for-profits organisations, individuals, and artists to express themselves in diverse ways, connect with each other and to the place they live through projects that contribute to the rich arts, culture and heritage of the Yarra Ranges.

Arts, cultural and heritage activity, and engagement are integral to community identity, social connection and wellbeing. Projects may include exhibitions, performance, public art, workshops, heritage and historical projects, storytelling, documentation, and digital work. These projects may respond to community needs, support artistic practice, and/or enable creation of new work.



6.2 Project Outcomes

The Arts & Heritage stream supports the Creative Communities Strategy and delivers in three key areas:

People & Experience

- Deepen community understanding of local people, history and culture.
- Broaden knowledge of Aboriginal and Torres Strait Islander history, continuity and culture in Yarra Ranges.
- Facilitate programming that puts audience experience and their participation at the centre.

Production & Industry

- Provide opportunities for our local creative talent.
- Raise the profile, reach and impact of Yarra Ranges Aboriginal and Torres Strait Islander artists and creative professionals.

Place and Environment

- Increase public visibility of contemporary and historical Aboriginal and Torres Strait Islander culture.
- Increase visibility of the cultural, historical and artistic diversity of the region within townships
- Activation of community and cultural venues and public spaces through creative and cultural engagement.

6.3 Selection Criteria

Applications will be assessed against the desired outcomes and priorities for the Arts and Heritage stream and following criteria:

Project Outcomes

- Deliver a high-quality project that meets Council's identified strategic priorities.
- Environmental Sustainability – incorporate actions that improve project sustainability and minimise environmental impacts.

30%

Diversity & Inclusion

- Demonstrate consideration of inclusion principles, specifically including culturally and linguistically diverse group, Aboriginal and Torres Strait Islander community members, gender diversity, and people living with disability.

15%

Partnership and collaboration

Where appropriate:

- Public outcomes demonstrating creative collaborations with community, artists, heritage practitioners and/or other groups.
- Evidence of how community could engage with the project consultation.
- Aboriginal and Torres Strait Islander consultation and permissions.

25%

Organisational capacity

- Demonstrate capacity to deliver the project including experience, people and resources.

15%

Budget

- Include a clear and well documented budget.
- Be achievable within the proposed budget.
- Ensure all workers / artists are paid at industry rates.
- Have funding and/or in-kind support from other sources, where appropriate.

15%



7. Application Process

7.1 How to apply

Applications for Grants for Community can be made by completing an online application form at yarraranges.smartygrants.com.au

The form will be made available once the grant round is open.

Please ensure that applications and all supporting material are submitted by 3.00pm on 17 June 2024. Submissions will not be accepted after this time.

If you have difficulty using the online application form, please contact the Grants Team for assistance on 1300 368 333.

If you are having difficulty accessing SmartyGrants or require support please contact SmartyGrants directly on (03) 9320 6888 or service@smartygrants.com.au.

7.2 Budget

The Annual Grants program is a significant investment by Council and there are reporting requirements to account for this use of public funds.

Applicants are required to provide a budget aligned with outcomes for the project. Budgets need to balance and demonstrate planning, be realistic and justified for the proposed application. A quote is required for each expense item that exceeds \$750.00 (only for expense items requested as part of this grant).

If your organisation is registered for GST with the Australian Tax office, Council will add 10% GST to the grant which must then be paid to the Tax Office as per usual GST processing. If you have a project auspice, they will process the GST on your behalf.

7.3 Supporting Documentation for Applications

All applicants must upload the following supporting documents as part of their submission through SmartyGrants:

- Most recent Annual Report, including annual financial statement. If an application is being auspicied, these will need to be provided by the auspicied organisation.
- A copy of the certificate of cover of the applicant's public liability insurance. (\$10million Public Liability). If an application is being auspicied, this may be provided by the auspicier.
- Evidence of partnerships, such as a letter of support (on letterhead) from individuals/organisations detailing their contributions and why they support, the project.
- You may also wish to include any evidence (reports or other documents) that demonstrate the need and support for the project.
- If an application is auspicied, an auspicied agreement signed by both parties, must be uploaded with the application.

7.4 Yarra Ranges Council Venues & Open Spaces

Yarra Ranges Council has a variety of venues & open spaces available for community use.

PLEASE NOTE: If your project or event requires the use of a Yarra Ranges Council venue or open space you will need a quote to include with your application within the budget. Please note in kind support is only available on some venues. If available this will be confirmed when you place your booking.

Quotes may take up to two weeks so please prepare early.

Availability and enquiries for Councils Cultural Venues, Community Halls can be made [here](#)

A full list of Open Spaces can be found on councils website [here](#)

All Phone enquires: 9294 6681

7.5 Unincorporated Applicants & Auspice Organisations

Applicants that are not incorporated must have their application 'auspiced' by an eligible incorporated organisation.

The auspice organisation is legally responsible for the funds and enters into a Funding Agreement with Council.

Information on the auspicing body will need to be provided in the application, including their ABN, financial report, and contact details.

It is important that the auspicer and the applicant enter into an agreement to ensure clarity around roles and expectations of each party. Applicants can allocate a small auspicing fee as part of budget in the application.

Please note that unincorporated applicants must still demonstrate that they have experience delivering similar projects.

Further information on auspicing arrangements can be found at: www.nfplaw.org.au/auspicing

7.6 Assessment and Approval

All applications undergo a pre-assessment eligibility check conducted by a Council Officer.

All eligible applications are assessed by an independent panel of community members and Council officers with subject matter expertise.

Please note: it is not appropriate to ask Councillors to provide letters of support or lobby them about a grant application.

Successful and unsuccessful applicants will receive formal notification.

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Successful grant recipients must have robust governance structures in place.

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Women, men and gender diverse community members can face different expectations and challenges based on social conditioning and subtle biases. Consequently, designing or delivering a project treating all people as the same may not necessarily result in equal inclusion and impact.

It is important that grant applicants apply a 'gender lens' when drafting their application. This involves considering the different needs and circumstances of people of all genders within the target group.

Further information on running gender-wise projects can be found at: fundingcentre.com.au/help/gender-lens. Alternatively, applicants are invited to contact Council's Gender Equity Officer on 1300 368 333 for ideas on integrating gender-aware practices into your organisation's work.

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Yarra Ranges is renowned for its natural beauty and Council is committed to maintaining the health and significance of the region's environment.

All applications are encouraged to consider activities that improve sustainability and minimise unnecessary environmental impacts. For more information or support on this please contact Council's Sustainability Officer on 1300 368 333.

8.5 Diverse and Inclusive

Diversity is a strength within Yarra Ranges and something grant projects can promote. Grant submissions from groups and individuals of all backgrounds, cultures, age groups, genders and sexual orientation are strongly encouraged.

Including people with diverse needs

Council is committed to increasing access and participation by people with disability and their carers. Grant projects can lead the way in this.

Consideration of how projects will reach out and include people with a disability is encouraged e.g. promotion, physical access, including performers with disability and on your organising committee.

For practical ideas and considerations please contact Council's Disability Inclusion Officer or Indigenous Development Officer on 1300 368 333.



9. Acknowledgement of Council

Acknowledgement of support provided by Council should be made in accordance with the Yarra Ranges Council Acknowledgement Guidelines. Successful grant recipients will be provided with further information as part of the Funding Agreement package.

10. Acquittal

All Annual Grants recipients are required to report on the success, outcomes, lessons learnt, and financials through a final report. Any interesting stories or photographs are also welcomed!

A template will be provided by Council through SmartyGrants to support grant recipients with this process.

Successful recipients will be required to substantiate financial information. Please note you will only be required to provide receipts for expense items above \$750 as part of the acquittal process.

Please note that random audits may occur.



11. Key Documents and Contacts

Council has goals for improving the social connection and community wellbeing across Yarra Ranges. Grants are an important tool in realising these goals. It is important to consider how your proposed projects contributes to the overall achievement of these goals.

The table below details key strategy documents and the relevant Council Officer you can speak to about these community focused Council priorities. Council Officers can be contacted on 1300 368 333.

Council Strategy or Plan	Relevant Council Officer
Creative Communities Strategy 2019	Arts & Culture - Emma Buckley Festivals and Events - Treise Armstrong Public Art - Yolande Pickett Exhibitions - Bronwyn Ward Heritage - Sarah Sato
Community Development Officer contact details	Community Development (Hills) - Janette Scott Community Development (Urban) - Santha Press Community Development (Upper Yarra) - Michael Goodrich Community Development (Valley) - Kellie McPherson
Health and Wellbeing Strategy Plan	Community Mental Wellbeing - Rachael Giddens
Reconciliation Framework for Action 2013-2023	Indigenous Development - Garry Detez Arts focused Indigenous projects - Sam Piper
Environment Strategy 2015-2025	Sustainability - Kym Saunders
Child and Youth Strategy Youth Strategic Action Plan	Youth Development - Dudu Orman
Middle Years Strategic Action Plan	Early and Middle Years - Loren Hedger
Healthy and Active Ageing Plan	Healthy & Active Ageing - Caroline Perry
Equity Access & Inclusion Strategy	Disability Inclusion Officer - Amanda May

Need further assistance?

For further information on the Annual Grants Program please contact a member of the Grants Team on 1300 368 333.

Privacy Statement

Yarra Ranges Council (Council) is committed to protecting your privacy. In compliance with the Privacy and Data Protection Act 2014 (Vic) Council will use the Personal Information (name, address, phone number, email) collected from you is for the primary purpose of processing your grant application and related purposes such as providing information about other funding opportunities and events that may support you or your organisation. Information is held securely and used solely by Council for this specific purpose and/or a limited directly related purpose, and will not be otherwise disclosed without your consent or as required or permitted by law. Your personal information is only accessed by authorised persons and may be stored in Yarra Ranges Council records management database, used for statistical research, information provision, promotion or evaluation of Council's grant programs. If your application is incomplete, Council will not be able to process your grant application.

By submitting an application you consent to Yarra Ranges Council publishing the Group/ Individual name, project description and amount funded on Council's public website.

You may access your information by contacting the Grants Team on 1300 368 333 or grants@yarraranges.vic.gov.au. For more information, see Council's [Privacy Policy](#).



12. Jargon Buster

The following section breaks down some key terms when talking grants and grant requirements.

Acquittal – a written report submitted following the completion of a project. The acquittal should detail what was achieved by the project, lessons learnt and how the grant funding was spent. Council will provide grant recipients with an acquittal form.

Advocacy – is the act of promoting, supporting or arguing in favour of an idea, need, cause or policy.

Auspice – an organisation that receives and manages grant money on behalf of an unincorporated grant applicant. To be eligible and auspicing body must be incorporated and have a current ABN.

Community group – a group of people working collectively in a voluntary capacity to deliver accessible community activities for the benefit of the broader community.

To apply for Yarra Ranges Council funding, a community group must be able to provide evidence, on request, that they have:

- multiple people involved in planning activities (including the provision of contact details, details of relevant skills/experience to deliver the initiative)
- delivered at least one community initiative (exceptions may be considered in the case of an urgent need or newly established group)
- been in existence for at least 3 months (exceptions may be considered in the case of an urgent need or newly established group)

Capacity – refers simply to the skills or abilities of an individual or organisation to plan, deliver and achieve project outcomes.

Capacity building – is more than just training. It refers to the process by which communities, organisations or individuals strengthen competencies and abilities to identify and achieve their development objectives. It is an ongoing and dynamic process.

Evidence based – Provides the proof that a project or approach is best placed to respond to a community need. This may include research, community consultation or data.

Incorporation - is a voluntary process where a not-for-profit or community group can apply to become its own 'legal body'. This means that the group can enter into a contract, sign a lease or employ people. For further information please contact the Consumer Affairs Helpline on 1300 55 8181 or visit the Not-For-Profit Law Information Hub's [website](#).

In-kind support – is in place of monetary support. It could take the form of goods from businesses through to services and time from volunteers. Examples of in-kind support provided by Council include free training, networking and promotion opportunities.

Outcomes – are the changes, benefits or other effects that occur as a result of the project. Examples could include increased skills as a result of involvement in a project, increased confidence in nutritional meal preparation or increased event management skills.

Project – is a set of organised activities or steps that are planned to achieve a particular aim or outcome. It will have a start and end date.

Reconciliation – is about building positive relationships between Aboriginal and Torres Strait Islander people and the wider Australian community.

Social enterprise – is a commercially viable business with the clear and stated purpose of generating positive social or environmental impact. They exist primarily to benefit the community, rather than shareholders or owners.

Social disadvantage – People have limited/no access to the services, resources, opportunities and capabilities they need to learn, work, engage and have a voice.

SmartyGrants – is an online grants management platform. All Council grant submissions must be made through this system. The system is easy to use and supports the goals of an effective and efficient, transparent granting process.

Variation – is any change to the project compared to the original grant application, Council understands that sometimes variations are required; however these changes must be discussed with the Community Partnerships Officers before the completion of the funding period.





Create a vibrant
Yarra Ranges
together!





Yarra Ranges Grants 2025 Annual Grants Guide Community Development

Create a vibrant
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1. Acknowledgement

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways.

We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.

2. Introduction

The Annual Grants program harnesses community energy and ideas to promote a more connected and healthy Yarra Ranges.

These grants help groups and organisations respond to opportunities, creative inspiration and local needs to deliver outcomes in communities.

Grant funded projects leverage local knowledge, nurture networks, and support organisations, community groups and artists to promote community wellbeing.

To be successful, applicants need to meet the eligibility requirements, demonstrate alignment with strategic priorities, meet the selection criteria and demonstrate a willingness to work collaboratively.

3. Key Dates

Grant round opens	15 May 2024 yarraranges.smartygrants.com.au
Online Grant Information Sessions (Valley, Hills, Urban & Upper Yarra)	9 May 2024 1pm - 2.30pm & 6.30pm - 8pm (Online)
Applications close	17 June 2024 (3pm)
Funding announcements	November 2024
Grant celebration/networking event	December 2024
Grant payments	30 days after funding agreement is returned
Grant projects to commence	1 January 2025

4. Grant Categories and Priorities

The Grants for Community program provides funding in the following categories:



1. Festival and Events



2. Arts and Heritage



3. Community Development



5. Eligibility Criteria

Applicants need to meet the following eligibility requirements:

Applicants need to be:

- An incorporated not-for-profit community group*/organisation with an ABN; OR
- An unincorporated not-for-profit community group/organisation (you must be auspiced by an incorporated organisation); OR
- An individual/artist, in the Arts & Heritage funding category only (must be auspiced by an incorporated organisation);
- Organisations, community groups and artists/individuals applying for a grant must demonstrate how their project will directly benefit residents of the Yarra Ranges. Applicants based outside the region can apply if the project outcomes benefit and occur in Yarra Ranges.
- Applicants must commit to obtaining all necessary permits related to the funded activity, particularly for festivals.
- Applicants must have successfully completed all reporting requirements for previous Yarra Ranges Council grants and have no outstanding debts with Council. If unsure, please contact the Grants Team.
- Applicants must provide evidence of at least \$10 Million Public Liability insurance.
- **Child Safe Standards** compliance is required if projects involve direct or incidental contact with children.
- Applicants agree to acknowledge funding from Yarra Ranges Council in promotion, consistent with Council's branding guidelines.
- Applicants must consent to providing evidence of how funds were spent and outline project benefits through an acquittal process.
- Purchase of food associated with community relief projects is capped at \$500.
- The grant activity must take place during 2025.
- Applicants must submit all supporting material when applying. Late submission of supporting documents will not be accepted.
- **Applicants must talk through their project ideas with a Council Officer before applying. Please see contact details at the end of this document.**

2024 Successful Grant Recipients

Applicants are encouraged to view last year's successful grants to see the range of projects funded.

A list of funded 2024 projects is available [here](#)

** Please refer to the definition of a community group as it relates to our Grants Program in the Jargon Buster section of these guidelines.*

Funding will not be granted for:

- A program, service or activity that is primarily considered the responsibility of State or Federal Government; for example, the core business of schools, hospitals or other services.
- Activities that take place outside the Yarra Ranges (including touring costs).
- A new building, capital works or facility maintenance works.
- Ongoing staff salaries or administration costs not specific to the project.
- Purchase of equipment only. Funding for equipment will be considered for a small component of the project (up to 30% of the requested grant amount).
- Activities that take place at inappropriate venues; for example, gambling venues.
- Activities that are sponsored by gambling businesses.
- Political organisations will not be funded.
- Applications with the singular purpose of promoting religion.
- Training, study or academic research in Australia or overseas.
- Applications that are solely for attending forums, workshops, conferences or for organising conferences.
- Overnight camps/activities for children and young people
- Competitions, prizes, award exhibitions or exclusively fundraising events.

Programs cannot be funded retrospectively (i.e. they cannot have already occurred).

Major Council Partners are not eligible to apply and have been notified. This **does not** refer to 2023-27 Partnership Program recipients.



6. Community Development



6.1 Overview

Yarra Ranges Council's Annual Grants help community organisations to deliver projects that build more inclusive, healthy and connected communities. These grants are for not for profit organisations to help harness community strengths, opportunities and aspirations, and respond to local needs with confidence and creativity.

What is Community Development?

Community development recognises the many strengths in communities, tapping into the wisdom and experience of communities to build resilience. It draws on the principles of justice, equity, inclusion and respect. Importantly, in the context of Council grants, community development is also about connecting with others and building a sense of belonging through funded projects.

This includes initiatives that focus on the participation of diverse groups within our communities, including: people living with disability, unpaid carers and families, people across ages groups/life stages, Aboriginal and Torres Strait Islander people, LGBTIQA+, women and girls, and those experiencing social isolation.

For community development enquiries please contact our

[Urban Community Development Officer](#)

[Hills Community Development Officer](#)

[Valley Community Development Officer](#)

[Upper Yarra Community Development Officer](#)

For enquiries about disability access and inclusion please contact our [Disability Inclusion Officer](#) or call 1300 368 333

The following areas reflect key priorities in our communities. Some projects may support the ongoing recovery from the pandemic and storms/natural disasters. Your application should tell us how your project will address one or more of the following priorities .

Health and Wellbeing

Council invites applications that address the priorities of the Health and Wellbeing Plan.

One of the most powerful ways to support good health and wellbeing is through building social connections and a sense of belonging. Almost all grant projects aim to do this in some way.

Council encourages applications that are locally focused, creative and respond to

health and wellbeing issues. We invite strength-based projects that tap into local skills, knowledge, and energy to meet needs and take up opportunities to build more connected and vibrant communities.

For example: Yarra Ranges residents can increase social connection through participation in group activities. This can be particularly important for people who may be more vulnerable or isolated.

This category looks to foster connected and healthy communities through projects that:

- Build and enable mental wellbeing by supporting strong and sustainable social connections.
- Promote and support physical health.
- Nurture thriving local communities.
- Build our food system, increasing access to healthy food and skills to grow and cook food.
- Build respect and inclusion.
- Increase participation of people living with disability.
- Welcome people from all backgrounds.
- Build disaster resilience by strengthening social connection and networks, and increasing knowledge, skills, and planning for emergencies.
- Include people from diverse cultural backgrounds, Aboriginal and Torres Strait Islanders and LGBTQIA+ community members.

Applicants can find out more by exploring Council's Health & Wellbeing Strategy [here](#).

Applicants applying for projects that focus on Health and Wellbeing must first speak with the Health and Wellbeing team.

*Please contact Rachel Giddens
r.giddens@yarraranges.vic.gov.au
or ph 03 9294 6882*

Environment

This category supports environmental sustainability.

Priority will be given to applications that address one or more of the following:

- Nature Conservation: projects that restore, protect and enhance local biodiversity.
- Environmental Stewardship: initiatives that raise community awareness about environmental issues, fostering conservation and sustainability understanding.

- Climate Resilience: projects that improve community resilience and adaptation to climate change and extreme weather.
- Water Resource Management: initiatives that conserve water, improve water quality, and/or protect freshwater ecosystems.
- Innovative Sustainability: projects that use innovative tech and practices for sustainability, such as waste reduction, energy efficiency and sustainable transport, with clear impact measurement outcomes.

Applications can find out more by exploring Council's Environmental Strategy [here](#).

Reconciliation

Projects in this category will strengthen the relationships between Aboriginal and Torres Strait Islander and non-Aboriginal and Torres Strait Islander communities.

Priority will be given to applications that address one or more of the following:

- Celebrate and protect Aboriginal and Torres Strait Islander culture and heritage.
- Break down stereotypes and discrimination.
- Increase understanding of Aboriginal and Torres Strait Islander ways of knowing, being and doing.
- Enhance community driven initiatives that contribute to community wellbeing, economic participation, and cultural strengthening.

Applicants applying for projects that focus on Reconciliation must talk with a member of [Council's Indigenous Development team](#) before submitting an application.

Young People

If you are a not-for-profit organisation, you can apply. Your program must support Yarra Ranges young people aged 12 to 25 years.

The need for your program must be identified by young people. This can be done by a co-design process, data, research, or consultations with young people.

Programs that engage young people in the diverse locations of Yarra Ranges will be prioritised. These include Warburton, Healesville, and the small townships across the region.

Priority will be given to projects that:

- Promote opportunities for young people to engage in their community, build social connections, and give young people a voice in decision-making.
- Target culturally diverse, Aboriginal and Torres Strait Islander, all ability and LGBTQIA+ community members.
- Strengthen respectful relationships and focus on building resilience and promoting gender equality.
- Increase soft skills and pathways to employment for young people.

Applicants must talk with the Youth Development Coordinator Dudu Orman on 03 9294 6134 or d.orman@yarraranges.vic.gov.au prior to applying.

Note: Council will not fund camps and overnight camps/activities for children and young people.

Early Years, Middle Years and Families

This category is for innovative projects that enhance the wellbeing and resilience of children and young people 0-14 years, and their families living in the Yarra Ranges.

Priority will be given to applications that address one or more of the following:

- Children, young people and their families have access to initiatives that are culturally safe and support connection.

- Design and deliver initiatives with a focus on improving wellbeing outcomes and promoting access to supports for children, young people and their families.
- Design and provide opportunities for children, young people and families to actively engage in their community and be involved in decision making.

Applicants must talk with the Early or Middle Years officer Loren Hedger l.hedger@yarraranges.vic.gov.au prior to applying.

Note: Child Safe Standards compliance is essential. **Council does not fund overnight camps /activities for children and young people.**

For more information about Child Safe Standards see [here](#).

For more information about Council Grants Child Safe requirements see attachments [here](#).

Healthy and Active Ageing

The Healthy Ageing category aims to promote innovative activities and initiatives that support individuals aged 50 years and over living in Yarra Ranges.

Priority will be given to projects that:

- Provide opportunities for people aged 50 years and over to actively engage in their communities of choice.
- Support Aboriginal and Torres Strait Islander, culturally diverse, LGBTQIA+, people living with dementia and all abilities.
- Address issues of ageism
- Improve outcomes for individuals experiencing social isolation and loneliness.

Applicants must talk with the Healthy and Active Ageing Officer Caroline Perry c.perry@yarraranges.vic.gov.au prior to applying.

6.2 Selection Criteria

Applications will be assessed against the desired outcomes and priorities for the Community Development Stream and following criteria:

Project Outcomes

- How the project responds to community need/s
- Alignment with one or more Council key strategies or priorities
- Backed by evidence (data, letters of support) where appropriate
- Identifies short or medium term impacts of the initiative

30%

Partnership and collaboration

- Demonstrates strategic partnerships between existing and new groups, or across sectors
- Includes evidence of community engagement in project design and delivery
- Harnesses volunteer effort and builds community capacity to respond to local issues, needs and opportunities

25%

Organisational capacity

- Demonstrates capacity to effectively deliver the program or service, including evidence of strong governance (transparent, documented policies) and a well-defined project plan
- Clear measures of success are outlined

15%

Budget

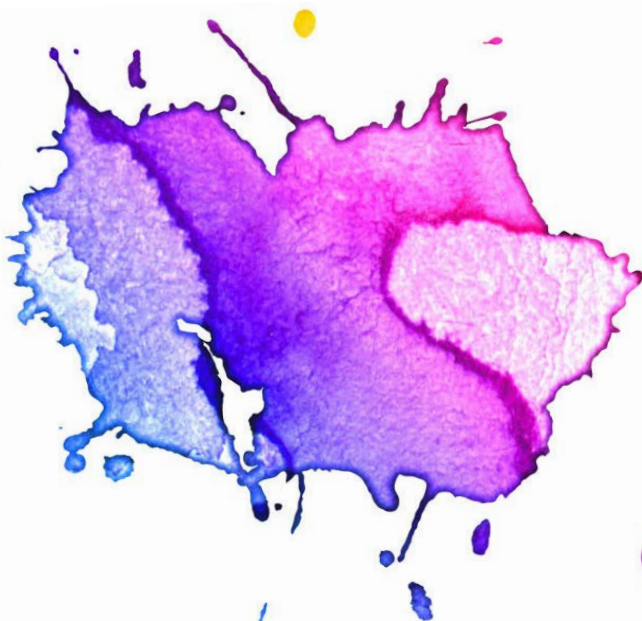
- Includes a clear and well documented budget
- Project is achievable within the proposed budget
- Project has funding and/or in-kind support from other sources, including a contribution from the applicant¹

15%

Inclusion

- Demonstrates consideration for inclusion including culturally and linguistically diverse groups, gender diversity, LGBTIQ+, people living with disability and Aboriginal and Torres Strait Islander

15%



¹ Please indicate in your budget if you have applied for other funding and mark whether the funding is confirmed.

7. Application Process

7.1 How to apply

Applications for Grants for Community can be made by completing an online application form at yarraranges.smartygrants.com.au

The form will be made available once the grant round is open.

Please ensure that applications and all supporting material are submitted by 3.00pm on 17 June 2024. Submissions will not be accepted after this time.

If you have difficulty using the online application form, please contact the Grants Team for assistance on 1300 368 333.

If you are having difficulty accessing SmartyGrants or require support please contact SmartyGrants directly on (03) 9320 6888 or service@smartygrants.com.au.

7.2 Budget

The Annual Grants program is a significant investment by Council and there are reporting requirements to account for this use of public funds.

Applicants are required to provide a budget aligned with outcomes for the project. Budgets need to balance and demonstrate planning, be realistic and justified for the proposed application. A quote is required for each expense item that exceeds \$750.00 (only for expense items requested as part of this grant).

If your organisation is registered for GST with the Australian Tax office, Council will add 10% GST to the grant which must then be paid to the Tax Office as per usual GST processing. If you have a project auspice, they will process the GST on your behalf.

7.3 Supporting Documentation for Applications

All applicants must upload the following supporting documents as part of their submission through SmartyGrants:

- Most recent Annual Report, including annual financial statement. If an application is being auspicied, these will need to be provided by the auspicied organisation.
- A copy of the certificate of cover of the applicant's public liability insurance. (\$10million Public Liability). If an application is being auspicied, this may be provided by the auspicier.
- Evidence of partnerships, such as a letter of support (on letterhead) from individuals/organisations detailing their contributions and why they support, the project.
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Yarra Ranges Council has a variety of venues & open spaces available for community use.

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Successful recipients will be required to substantiate financial information. Please note you will only be required to provide receipts for expense items above \$750 as part of the acquittal process.

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11. Key Documents and Contacts

Council has goals for improving the social connection and community wellbeing across Yarra Ranges. Grants are an important tool in realising these goals. It is important to consider how your proposed projects contributes to the overall achievement of these goals.

The table below details key strategy documents and the relevant Council Officer you can speak to about these community focused Council priorities. Council Officers can be contacted on 1300 368 333.

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Equity Access & Inclusion Strategy	Disability Inclusion Officer - Amanda May

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By submitting an application you consent to Yarra Ranges Council publishing the Group/ Individual name, project description and amount funded on Council's public website.

You may access your information by contacting the Grants Team on 1300 368 333 or grants@yarraranges.vic.gov.au. For more information, see Council's [Privacy Policy](#).



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The following section breaks down some key terms when talking grants and grant requirements.

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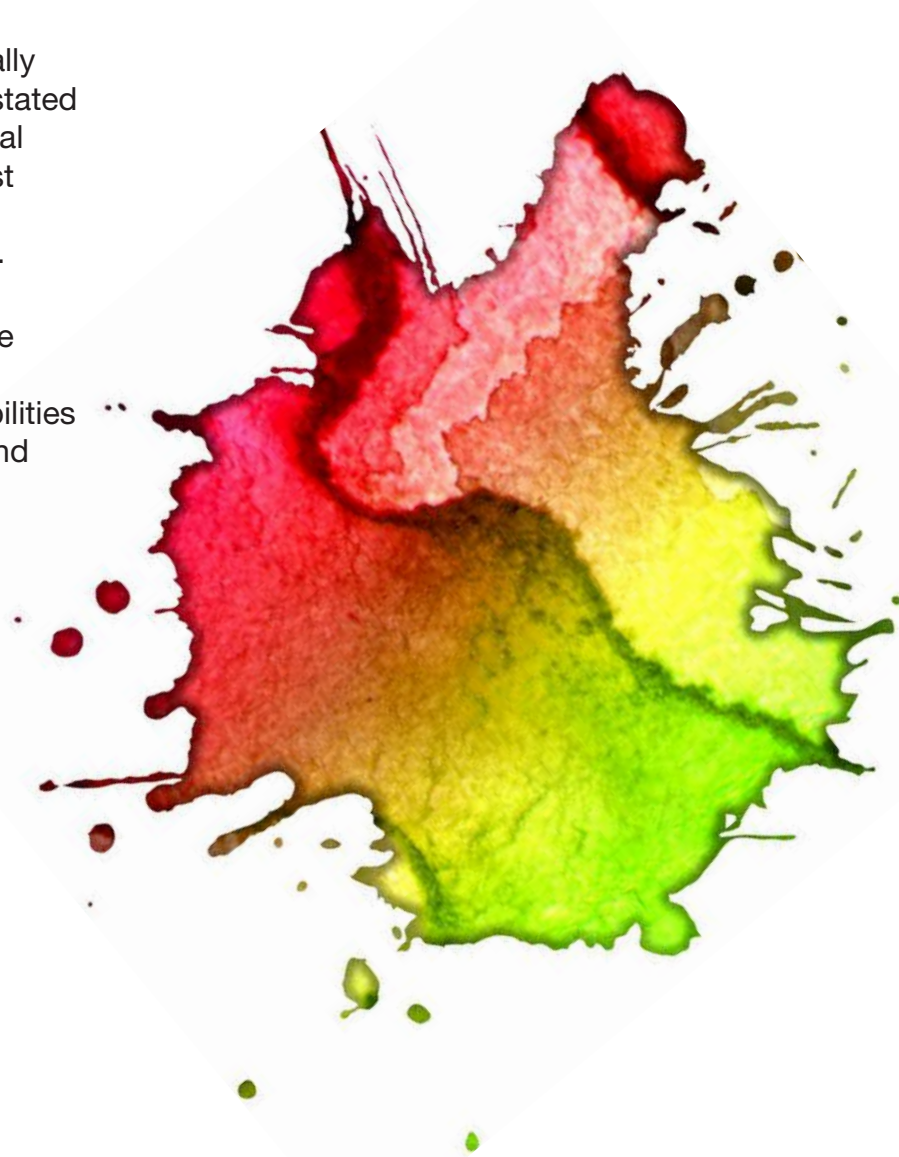
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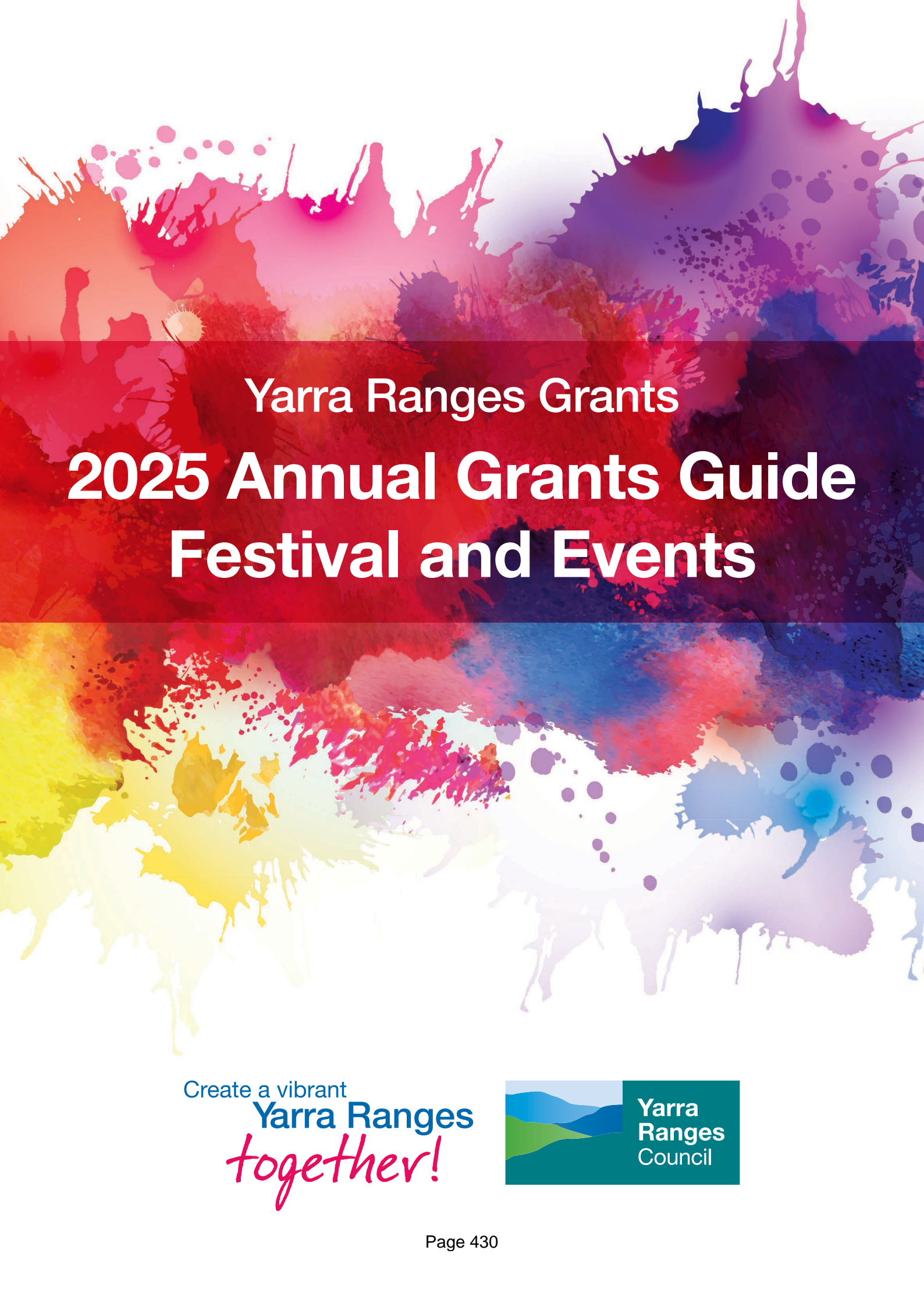
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together!





Yarra Ranges Grants 2025 Annual Grants Guide Festival and Events

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1. Acknowledgement

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands and waterways.

We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.

2. Introduction

The Annual Grants program harnesses community energy and ideas to promote a more connected and healthy Yarra Ranges.

These grants help groups and organisations respond to opportunities, creative inspiration and local needs to deliver outcomes in communities.

Grant funded projects leverage local knowledge, nurture networks, and support organisations, community groups and artists to promote community wellbeing.

To be successful, applicants need to meet the eligibility requirements, demonstrate alignment with strategic priorities, meet the selection criteria and demonstrate a willingness to work collaboratively.

3. Key Dates

Grant round opens	15 May 2024 yarraranges.smartygrants.com.au
Online Grant Information Sessions (Valley, Hills, Urban & Upper Yarra)	9 May 2024 1pm - 2.30pm & 6.30pm - 8pm (Online)
Applications close	17 June 2024 (3pm)
Funding announcements	November 2024
Grant celebration/networking event	December 2024
Grant payments	30 days after funding agreement is returned
Grant projects to commence	1 January 2025

4. Grant Categories and Priorities

The Grants for Community program provides funding in the following categories:



1. Festival and Events



2. Arts and Heritage



3. Community Development



5. Eligibility Criteria

Applicants need to meet the following eligibility requirements:

Applicants need to be:

- An incorporated not-for-profit community group*/organisation with an ABN; OR
- An unincorporated not-for-profit community group/organisation (you must be auspiced by an incorporated organisation); OR
- An individual/artist, in the Arts & Heritage funding category only (must be auspiced by an incorporated organisation);
- Organisations, community groups and artists/individuals applying for a grant must demonstrate how their project will directly benefit residents of the Yarra Ranges. Applicants based outside the region can apply if the project outcomes benefit and occur in Yarra Ranges.
- Applicants must commit to obtaining all necessary permits related to the funded activity, particularly for festivals.
- Applicants must have successfully completed all reporting requirements for previous Yarra Ranges Council grants and have no outstanding debts with Council. If unsure, please contact the Grants Team.
- Applicants must provide evidence of at least \$10 Million Public Liability insurance.
- **Child Safe Standards** compliance is required if projects involve direct or incidental contact with children.
- Applicants agree to acknowledge funding from Yarra Ranges Council in promotion, consistent with Council's branding guidelines.
- Applicants must consent to providing evidence of how funds were spent and outline project benefits through an acquittal process.
- Purchase of food associated with community relief projects is capped at \$500.
- The grant activity must take place during 2025.
- Applicants must submit all supporting material when applying. Late submission of supporting documents will not be accepted.
- **Applicants must talk through their project ideas with a Council Officer before applying. Please see contact details at the end of this document.**

2024 Successful Grant Recipients

Applicants are encouraged to view last year's successful grants to see the range of projects funded.

A list of funded 2024 projects is available [here](#)

* Please refer to the definition of a community group as it relates to our Grants Program in the Jargon Buster section of these guidelines.

Funding will not be granted for:

- A program, service or activity that is primarily considered the responsibility of State or Federal Government; for example, the core business of schools, hospitals or other services.
- Activities that take place outside the Yarra Ranges (including touring costs).
- A new building, capital works or facility maintenance works.
- Ongoing staff salaries or administration costs not specific to the project.
- Purchase of equipment only. Funding for equipment will be considered for a small component of the project (up to 30% of the requested grant amount).
- Activities that take place at inappropriate venues; for example, gambling venues.
- Activities that are sponsored by gambling businesses.
- Political organisations will not be funded.
- Applications with the singular purpose of promoting religion.
- Training, study or academic research in Australia or overseas.
- Applications that are solely for attending forums, workshops, conferences or for organising conferences.
- Overnight camps/activities for children and young people
- Competitions, prizes, award exhibitions or exclusively fundraising events.

Programs cannot be funded retrospectively (i.e. they cannot have already occurred).

Major Council Partners are not eligible to apply and have been notified. This **does not** refer to 2023-27 Partnership Program recipients.



6. Festival and Events



6.1 Overview

The Festival and Events stream of the Annual Grants program supports groups, and organisations to deliver activities that enhance local culture, celebrate community spirit and contribute to the liveability of Yarra Ranges.

Festivals and events provide an opportunity for community to celebrate their unique identity and contribute to the creativity and cultural diversity of the region. They build social connection through sharing knowledge and experience.

All projects funded must engage with Council's event registration process and ensure delivery of safe, compliant events with minimal environmental impact.

Council's three strategic area's are People & Experience, Production & Industry and Place & Environment.



6.2 Project Outcomes

Projects funded under this stream should deliver at least one of the following outcomes:

People & Experience

- Deepen community understanding of local people, history and culture.
- Broaden knowledge of Aboriginal and Torres Strait Islander history, continuity and culture in Yarra Ranges.
- Facilitate active community involvement in shaping events at every stage of delivery.

Production & Industry

- Provide opportunities for our local creative talent.
- Raise the profile, reach and impact of Yarra Ranges Aboriginal and Torres Strait Islander artists and creative professionals.

Place and Environment

- Increase public visibility of contemporary and historical Aboriginal and Torres Strait Islander culture.
- Increase visibility of the cultural, historical and artistic diversity of the region within townships
- Activation of community and cultural venues, recreation areas, play spaces and other public spaces through creative and cultural engagement.

6.3 Selection Criteria

Applications will be assessed against the desired outcomes and priorities for the Festival and Events stream and following criteria:

Project Outcomes

- Deliver a high-quality project that meets Council's identified strategic priorities.
- Environmental Sustainability – incorporate actions that improve project sustainability and minimise environmental impacts.

30%

Diversity & Inclusion

- Demonstrate consideration of inclusion principles, specifically including culturally and linguistically diverse group, Aboriginal and Torres Strait Islander community members, gender diversity, and people living with disability.

15%

Partnership and collaboration

Where appropriate:

- Public outcomes demonstrating creative collaborations with community, artists, heritage practitioners and/or other groups.
- Evidence of how community could engage with the project consultation.
- Aboriginal and Torres Strait Islander consultation and permissions.

25%

Organisational capacity

- Demonstrate capacity to deliver the project including experience, people and resources.

15%

Budget

- Include a clear and well documented budget.
- Be achievable within the proposed budget.
- Ensure all workers / artists are paid at industry rates.
- Have funding and/or in-kind support from other sources, where appropriate.

15%



7. Application Process

7.1 How to apply

Applications for Grants for Community can be made by completing an online application form at yarraranges.smartygrants.com.au

The form will be made available once the grant round is open.

Please ensure that applications and all supporting material are submitted by 3.00pm on 17 June 2024. Submissions will not be accepted after this time.

If you have difficulty using the online application form, please contact the Grants Team for assistance on 1300 368 333.

If you are having difficulty accessing SmartyGrants or require support please contact SmartyGrants directly on (03) 9320 6888 or service@smartygrants.com.au.

7.2 Budget

The Annual Grants program is a significant investment by Council and there are reporting requirements to account for this use of public funds.

Applicants are required to provide a budget aligned with outcomes for the project. Budgets need to balance and demonstrate planning, be realistic and justified for the proposed application. A quote is required for each expense item that exceeds \$750.00 (only for expense items requested as part of this grant).

If your organisation is registered for GST with the Australian Tax office, Council will add 10% GST to the grant which must then be paid to the Tax Office as per usual GST processing. If you have a project auspice, they will process the GST on your behalf.

7.3 Supporting Documentation for Applications

All applicants must upload the following supporting documents as part of their submission through SmartyGrants:

- Most recent Annual Report, including annual financial statement. If an application is being auspicied, these will need to be provided by the auspicied organisation.
- A copy of the certificate of cover of the applicant's public liability insurance. (\$10million Public Liability). If an application is being auspicied, this may be provided by the auspicier.
- Evidence of partnerships, such as a letter of support (on letterhead) from individuals/organisations detailing their contributions and why they support, the project.
- You may also wish to include any evidence (reports or other documents) that demonstrate the need and support for the project.
- If an application is auspicied, an auspicied agreement signed by both parties, must be uploaded with the application.

7.4 Yarra Ranges Council Venues & Open Spaces

Yarra Ranges Council has a variety of venues & open spaces available for community use.

PLEASE NOTE: If your project or event requires the use of a Yarra Ranges Council venue or open space you will need a quote to include with your application within the budget. Please note in kind support is only available on some venues. If available this will be confirmed when you place your booking.

Quotes may take up to two weeks so please prepare early.

Availability and enquiries for Councils Cultural Venues, Community Halls can be made [here](#)

A full list of Open Spaces can be found on councils website [here](#)

All Phone enquires: 9294 6681

7.5 Unincorporated Applicants & Auspice Organisations

Applicants that are not incorporated must have their application 'auspiced' by an eligible incorporated organisation.

The auspice organisation is legally responsible for the funds and enters into a Funding Agreement with Council.

Information on the auspicing body will need to be provided in the application, including their ABN, financial report, and contact details.

It is important that the auspicer and the applicant enter into an agreement to ensure clarity around roles and expectations of each party. Applicants can allocate a small auspicing fee as part of budget in the application.

Please note that unincorporated applicants must still demonstrate that they have experience delivering similar projects.

Further information on auspicing arrangements can be found at: www.nfplaw.org.au/auspicing

7.6 Assessment and Approval

All applications undergo a pre-assessment eligibility check conducted by a Council Officer.

All eligible applications are assessed by an independent panel of community members and Council officers with subject matter expertise.

Please note: it is not appropriate to ask Councillors to provide letters of support or lobby them about a grant application.

Successful and unsuccessful applicants will receive formal notification.

Unsuccessful applicants are encouraged to seek feedback from Council Officers.

7.7 Funding Agreement and Payment Arrangements

Funding agreements will be finalised and distributed within six weeks of Council approval. It is essential that all grant recipients and auspicing bodies enter into a funding agreement before the project commences and funds are released. Grant payments will be made within 30 days of the completed funding agreement being returned to Council.

8. Guiding Values

8.1 Good Governance

Yarra Ranges Council is dedicated to ensuring the Annual Grants Program is run in a fair and transparent manner. We commit to managing an effective grants program that responds to community opportunities, ideas and needs and is a sound use of public funds. This commitment is expressed through openness to constructive feedback and a desire for continuous improvement.

Successful grant recipients must have robust governance structures in place.

8.2 Child Safety Standards

The introduction of Child Safe Standards by the Victorian Government stipulates that all organisations that provide services for children or receive government funding are now covered by mandatory reporting requirements. Grant recipients that have direct and incidental contact with children during the course of their project, will be required to provide additional documentation if their application is successful.

8.3 Gender Equity

Yarra Ranges Council is committed to gender equity and works alongside our grant recipients towards achieving this.

Women, men and gender diverse community members can face different expectations and challenges based on social conditioning and subtle biases. Consequently, designing or delivering a project treating all people as the same may not necessarily result in equal inclusion and impact.

It is important that grant applicants apply a 'gender lens' when drafting their application. This involves considering the different needs and circumstances of people of all genders within the target group.

Further information on running gender-wise projects can be found at: fundingcentre.com.au/help/gender-lens. Alternatively, applicants are invited to contact Council's Gender Equity Officer on 1300 368 333 for ideas on integrating gender-aware practices into your organisation's work.

8.4 Environmental Impact and Sustainability

Yarra Ranges is renowned for its natural beauty and Council is committed to maintaining the health and significance of the region's environment.

All applications are encouraged to consider activities that improve sustainability and minimise unnecessary environmental impacts. For more information or support on this please contact Council's Sustainability Officer on 1300 368 333.

8.5 Diverse and Inclusive

Diversity is a strength within Yarra Ranges and something grant projects can promote. Grant submissions from groups and individuals of all backgrounds, cultures, age groups, genders and sexual orientation are strongly encouraged.

Including people with diverse needs

Council is committed to increasing access and participation by people with disability and their carers. Grant projects can lead the way in this.

Consideration of how projects will reach out and include people with a disability is encouraged e.g. promotion, physical access, including performers with disability and on your organising committee.

For practical ideas and considerations please contact Council's Disability Inclusion Officer or Indigenous Development Officer on 1300 368 333.



9. Acknowledgement of Council

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All Annual Grants recipients are required to report on the success, outcomes, lessons learnt, and financials through a final report. Any interesting stories or photographs are also welcomed!

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Attachment 6 - Overview of the Monthly Grant Program

Program Overview:

Yarra Ranges Council's Monthly Grants Program supports connected and healthy communities. The Program funds not-for-profit groups to develop and deliver projects that build on the strengths of their communities. Eligible community groups and individuals can apply and need to show how their project meets the selection criteria.

Applications are welcome in the following categories:

- **Connected and Vibrant Communities**
 - Projects and activities that strengthen communities and build social connection and inclusion. This includes support for artists and cultural projects.
- **Not for profit Business and Trader Group Support**
 - These grants support not for profit Business and Trader Groups to build sustainable governance and be successful in achieving their goals.
 - Events that are eligible for or have received funding under the Yarra Ranges Tourism Grants program, are not eligible for this grant program.
- **Youth Pathways**
 - Support for young people to engage in opportunities that build their potential and skills aligned with educational and career aspirations.

Sports

- **Sports Participation: Individual Teams and Incorporated Sports Clubs**
 - Assists young people and teams of young people under 25 years with costs of high-level sports participation.
- **Sports Inclusion Grants**
 - These grants are to increase access and participation in sport by young people in our region who are experiencing a financial barrier to participation i.e., club registration fees, uniform, equipment etc.

In Kind Support

- **In-kind Support - Council Venues**
 - Use of a hall or venue is for single hire and does not cover regular ongoing hire costs. If successful, this in-kind service will be paid on your behalf.
- **In-kind Support - Waste Management**
 - This is for small, free community events, held in a public space that promote social inclusion. Applicants can apply for assistance with waste management, through the provision of bins.

PARKING MANAGEMENT

Report Author: Manager Strategy and Transformation
 Responsible Officer: Director Built Environment & Infrastructure
 Ward(s) affected: (All Wards);

The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.

CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

SUMMARY

Over recent years, Council has been reviewing parking and transport across the municipality as part of delivering committed actions under Council's Integrated Transport Strategy 2020 – 2040.

Our community has also told us their concerns about congestion and the availability and safety of parking, particularly in our tourist locations during the summer months.

At the start of 2024, Council increased enforcement in major tourist areas to address these concerns. This included using number plate recognition technology, along with physically chalking vehicles.

Tourism is expected to double over the next 10 years. This means we need a clear approach to support our popular townships with this increase.

Currently, all Council owned car parks are free across Yarra Ranges, so visitors use the assets and facilities that ratepayers predominantly fund.

An assessment of parking utilisation in key tourism areas, coupled with community feedback, increased tourism and availability of Council land, has identified Warburton as presenting the strongest opportunity to address traffic congestion and parking issues.

It is proposed to pilot real-time parking information technology alongside a paid parking program for a period of up to 12 months to enhance the existing enforcement effort at Warburton. These actions are consistent with of Council's Integrated Transport Strategy 2020-2040 Implementation Plan.

Yarra Ranges residents would be exempt from parking fees.

The pilot program is expected to benefit the community by:

- Improving traffic flow, parking accessibility and safe parking behaviours
- Supporting local businesses with vehicle turnaround and patronage
- Providing clarity on the number of parking spaces available within the town
- Contributing funds to local Council assets

Paid parking would be for visitors (non-residents) only. A permit process would exempt all Yarra Ranges residents from paying to park within the municipality. Details around the permit process are yet to be finalised. This will be communicated to the community in advance of installation. Parking restrictions and enforcement will still apply to all users.

Future expansion of the pilot across other tourism hotspots would be subject to an evaluation process by Council that would consider operational performance, end to end system performance (including resident permit system), community and local business feedback and the endorsed Parking Management Framework.

RECOMMENDATION

That Council

- 1. Note the traffic and parking congestion challenges across the municipality, in particular areas with high tourism visitation.***
- 2. Note increased parking enforcement across the municipality as a key step to improve parking congestion and deter inappropriate, unsafe or illegal parking.***
- 3. Continue to improve parking outcomes through commencement of a pilot program for up to twelve months, which implements real-time parking information displays, in conjunction with paid parking for non-residents, consistent with the Yarra Ranges Council Integrated Transport Strategy 2020-2040.***
- 4. Commence the pilot program in the township of Warburton in 2024.***
- 5. Invest revenue from parking fees into the local community.***
- 6. Evaluate the pilot program, incorporating community and local business feedback and completion of Council's Parking Management Framework, prior to any decision by Council to expand the program, and***
- 7. Continue to investigate parking infrastructure opportunities with State departments and authorities in areas of high tourism visitation.***

RELATED COUNCIL DECISIONS

There are no related Council decisions relevant to this item.

DISCUSSION

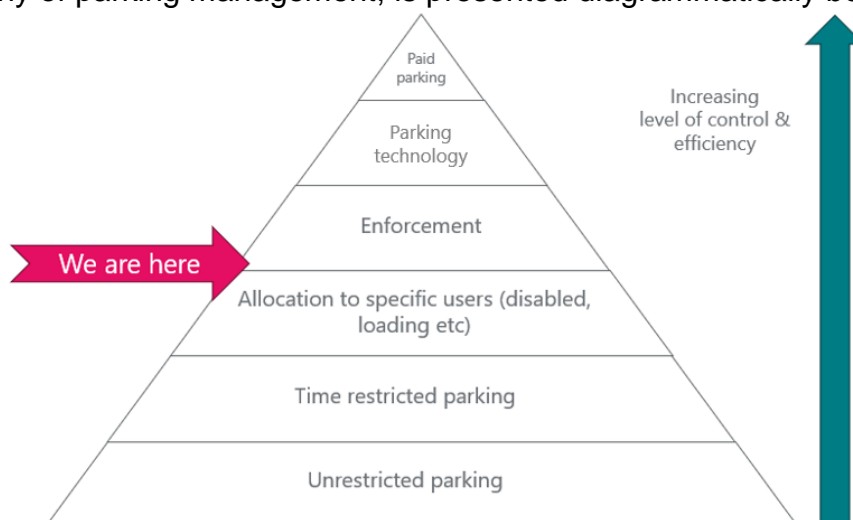
Purpose and Background

The Yarra Ranges is one of the most visited and iconic tourist regions in Victoria – and Australia. As the population of Victoria increases the expected growth of visitation to our municipality is also predicted to grow from 4.5 million to just over 9 million visitors over the next 10 years. Tourism is critical to the economy of our region and the state, but also creates a burden for local residents and a balance between the parking accessibility needs of residents and visitors to the region is sought.

This challenge and the need to address it, is recognised in Yarra Ranges Council's Integrated Transport Strategy 2020-2040 which can be accessed here: [Integrated Transport Strategy 2020-2040 \(2\).pdf](#)

Parking Improvement Hierarchy & Management Framework

The hierarchy of parking management, is presented diagrammatically below:



Moving upwards through each phase introduces a new level of parking control and efficiency.

The majority of our municipality already includes some unrestricted, time restricted and specific user restricted parking. For many towns, existing parking management tools meet current traffic demand and do not require changes. However, some of our highly visited areas are struggling to cope with visitation, and as a result parking availability, access and associated safety and amenity issues.

To create a consistent response to parking management, Council is developing a Draft Parking Management Framework. This document will provide high level

guidance in responding to parking challenges in a consistent manner across the municipality in line with community views, and is anticipated to cover parking allocation, availability, pricing, and permit management.

Example of parking management policies and frameworks in place in other LGAs are provided in the links below.

- Port Phillip: [Parking-Management-Policy-2020 \(portphillip.vic.gov.au\)](https://portphillip.vic.gov.au/Parking-Management-Policy-2020)
- Banyule: [On-street-parking-management-framework.pdf](#)

Community engagement on this framework is proposed to take place later in the second half of 2024.

Parking Investigation

Carpark utilisation data has been collected at several high visitation tourist destinations across the Shire to determine where congestion and safety could be improved through further application of the parking improvement hierarchy.

Utilisation data was examined alongside aspects such as diversity of parking users, suitability for parking technology, parking related enquiries/feedback and planned infrastructure changes.

Warburton was identified as presenting the strongest opportunity to improve congestion and safety issues related to parking.

Over the last 12 months, residents have submitted 98 requests to Council regarding parking issues in Warburton including safety, accessibility, and amenity impacts. In the same period 26 requests were submitted asking for changes to resolve traffic related issues in Warburton. Council has also received 369 comments on parking and vehicle movements through community engagement on Warburton UDF development. These comments seek solutions to peak hours traffic and parking congestion issues.

Site investigation and parking surveys during weekends in Warburton to analyse traffic and parking patterns found that:

- Parking occupancy on Thomas Avenue between 7am and 4pm exceeds 90%, with typically only 0 to 2 spaces available. Motorists unable to find a space, have to turn around at the end of Thomas Avenue to return to Warburton Hwy, which can take over 6 minutes during peak periods.
- The parking area off Station Road showed an average occupancy of 44% (17 spaces available) throughout the day, with peak occupation reaching 82% (7 spaces available). There is a lack of information available to visitors regarding parking options at Station Street.
- Water World Car Park experiences 90-100% utilisation (0-1 space available) between 9am and 5pm from November to April, leading to significant congestion within the car park and queuing.

- The Warburton Recreation Reserve shows significant underutilisation of parking spaces, with between 30 to 74 spaces available during the period between 10am and 3pm.

Peak occupancy parking patterns contributes to significant safety and amenity hazards to both residents and visitors.

Parking Technology and Visitor Paid Parking

The assessment at Warburton identified that based on current data, 'real-time' parking information and communication can significantly improve traffic congestion and parking access. The technology to achieve this can include a combination of sensors, cameras, and signage, commonly in place across Melbourne. By navigating commuters towards available parking spots, warn them of car park availability early in their journey and as a result "steer" them away from parking in residential areas. Examples of typical arrangements likely suitable for Warburton are provided in Attachment 1.

As an example of potential application, a wayfinding sign upon entrance to Warburton could indicate a number and locations of car parking areas near the town centre as well as indicating further parking beyond. Thomas Avenue, Station Street car parks and Water World could all have Variable Message Sign (VMS) double sided boards showing live data on number of available car bays, fed by parking sensor input. Entrance to Warburton Water world could also have a double-sided camera identifying the number of available parking bays.

Currently Council spends over \$100,000 annually to manage traffic in Warburton during peak season, and it is expected investment in this technology would substantially reduce this cost.

In addition to real time parking information displays, introducing a fee for parking for non-residents on weekends would also act to address capacity and safety issues as a result of tourism visitation during peak times.

Currently, parking at all tourist destinations within Yarra Ranges is free of charge, with maintenance costs predominantly subsidised by rates collected from residents. Paid parking offers a 'user pays' mechanism for visitors to contribute financially to the maintenance of infrastructure and associated services.

The benefits of paid parking include:

Parking Availability: Paid parking can help manage parking demand by incentivising higher turnover of spaces which increases availability, especially in high-traffic areas. This can reduce congestion and improve traffic flow.

Reduced "cruising" for parking: When parking is limited, drivers often spend time circling the block looking for a spot, leading to increased traffic and emissions.

Improved equity: Paid parking can help distribute the parking availability and access opportunity.

Revenue generation: Paid parking can generate revenue to share the burden of visitation more equitably between residents and visitors.

Increased patronage for local businesses: Paid parking can encourage drivers to park for shorter durations, freeing up spaces more frequently.

The Warburton UDF, approved by Council in March 2024, proposes to increase parking by approximately 228 car parks which is a growth of 73%. As the guiding document for Warburton Township, the UDF presents a vision that will be delivered over time. To address immediate needs, paid parking is proposed as an option to address current issues, with opportunities to invest revenue into other projects within Warburton Township.

Best practice paid parking solutions prioritise seamless customer experience. Any solution therefore needs to consider the nature of the visitation and reliability of the telecommunications network. Examples of potential parking meter infrastructure for Warburton is included in Attachment 1.

No personal data would be collected or stored by Council.

The proposed next step would be to go to tender for an appropriate provider. The final installed arrangement would be subject to the outcomes of that tender process.

Yarra Ranges Residents Exemption Permits

It is proposed that parking fees will only apply to visitors to the Yarra Ranges Municipality; residents would be exempt through a permit system. (Residents would still be required to adhere to any parking time restrictions).

It is proposed to issue digital permits per vehicle number plate with 3 free parking permits offered per household. It is anticipated there would be online and in-person options to apply for permits.

The permit system would form part of the tender request, including specialist advice on its administration and management. The system would then be finalised in the second half of 2024.

Community engagement would take place including with local businesses of Warburton through the draft Parking Management Framework to determine the way forward for businesses impacted by the changes in parking.

Options Considered

Council's options align with the parking improvement hierarchy:

Option 1: Augment parking enforcement with real time parking information displays

Option 2: Augment parking enforcement with real time parking information displays and paid parking

Option 3: Continue with parking enforcement only and reassess additional parking management controls at a later date

Recommended option justification

Option 1 is anticipated to improve traffic and parking through the installation of 'real time' parking information and communication technology. Through this option, commuters will:

- be made aware of parking areas early in their trip
- see numbers of available parking bays before they turn into the car park (navigate traffic away from congested areas)
- be infringed for illegal parking during parking patrols

As a result, it is expected traffic to improve, and utilisation of our parking areas to be more effective.

However, this option does not achieve the greatest level of parking and traffic congestion improvement, as there is no additional incentive to turnover parking spaces. A parking fee (Option 2) achieves this. Paid parking provides better results for parking and traffic management on days when parking capacity is close to 100%.

Paid parking also generates the additional benefit of creating revenue for the township required to keep up with increased asset utilisation by visitors.

Option 3 does not address the current and significant traffic congestion, parking safety and amenity problems currently experienced by high visitation in Warburton.

Option 2 is therefore recommended (the introduction of parking technology and paid parking concurrently). As part of this, it is recommended a pilot program of up to twelve months occur, with parking fee exemption for non-residents. The pilot would inform the completion of a Parking Management Framework.

There would be flexibility to adjust parking controls throughout the duration of the pilot if deemed necessary, taking into consideration the parking utilisation within the area.

The next steps with this option, over the course of 2024 would be:

- commencement of a tender process for an integrated parking solution (installation of equipment, digital parking fee and permit management system)
- targeted engagement with local businesses
- broad community engagement on a draft Parking Management Framework
- equipment installation and system set-up
- implementation of a resident (parking fee exemption) permit system

FINANCIAL ANALYSIS

Cost estimates for the implementation of Option 2 are in the range of \$400,000 to \$500,000. This expense will include all the parking equipment, installation, and configuration as well as the permit management system. The exact cost will be determined when the public tender process is completed, and a contract is awarded.

On-going costs to servicing such equipment and complete repairs is estimated at \$25,000 per year, with likely annual indexation.

It is also estimated that the approximate revenue from paid parking will be \$250,000 per year. This calculation is based on, including:

- parking study data (average occupancy data per car park)
- an assumed hourly fee between \$4 and \$6, noting that the fee for parking will be developed in the second half of the year, incorporating benchmarking, consultation and parking management objectives
 - Paid parking for visitors only activated during weekends
 - 70% of all parking users are visitors and will require to pay for parking.
 - 30% of parking users are Yarra Ranges residents and therefore excluded from paying

Council may also choose to activate paid parking during public holidays and use dynamic parking fees for visitors to better manage the traffic and parking during particularly busy days.

Anticipated improvement in traffic congestion through parking information displays would also reduce Council's operating expenditure on traffic management in Warburton during peak season (approximately \$100,00).

Revenue from parking fees is proposed to be directed to the local community.

RELEVANT LAW

Local Government Act 2020 (Vic) to find provisions related to a council's authority to introduce a paid parking system.

Section 9 of the Act outlines the overarching governance principles that councils must give effect to, including:

- (c) the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- (g) the ongoing financial viability of the Council is to be ensured;

These principles suggest that a paid parking system could potentially be introduced as a means to promote sustainable transport options, manage congestion and its environmental impacts, as well as provide a revenue stream to ensure the council's financial viability.

SUSTAINABILITY IMPLICATIONS

Economic Implications

The introduction of paid parking may have following economic implications:

- **Parking Turnover:** Paid parking encourages higher turnover of parking spaces, as drivers are incentivised to park for shorter durations to avoid higher fees. This can benefit local businesses by increasing the availability of parking for customers.
- **Revenue Generation:** Paid parking generates revenue that can be directed toward local asset maintenance, projects, and community initiatives.

Social Implications

The introduction of paid parking may have following social implications:

- **Affordability:** Paid parking can impact low-income individuals who may have fewer transportation alternatives or less ability to pay for parking. This can raise concerns about equitable access to public spaces and services.
- **Alternative Transportation:** If implemented effectively, paid parking can encourage the use of alternative modes of transportation, such as public transit, cycling, or walking, which can have positive social impacts in terms of increased physical activity and community interaction.

Environmental Implications

Wayfinding signs can help reduce emissions in a few different ways:

- **Reducing congestion and idling time:** Clear wayfinding signage helps drivers, cyclists, and pedestrians navigate more efficiently to their destinations. This reduces the amount of time vehicles spend idling in traffic or circling.
- **Encouraging walking/biking:** Good wayfinding makes it easier for people to navigate areas on foot or by bicycle rather than driving.
- **Optimizing traffic flow:** Effective wayfinding signage can optimize traffic patterns and reduce vehicle emissions.

COMMUNITY ENGAGEMENT

It is important to acknowledge that through Community engagement activities completed for the Warburton Urban Design Framework, Council has a good understanding of the community's stand on traffic and parking issues. Engagement activities are planned to take place with local businesses to finalise the paid parking approach around the Warburton commercial precinct if endorsed. Council will also engage with the wider community on the draft Parking Management Framework.

COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT

There has been a lot of benchmarking activities in regard to smart technology and paid parking conducted for this project. Parking permit policies from more than 20 councils were reviewed. Close work with Mornington Peninsula Shire highlighted opportunities as well as lessons learnt. Research conducted with technology providers also highlighted innovative solutions that are currently under review for the chosen car parks.

RISK ASSESSMENT

The risk of the recommendation needs to be weighed against the current traffic congestion, safety, and amenity risks.

There is an identified need in Warburton for parking improvement, demonstrated by traffic observations, parking utilisation data and resident feedback.

The development of a limited and time-bound pilot program, alongside proposed engagement on the draft Parking Framework, and a transparent evaluation process has been designed as mechanism to mitigate risks associated with introducing a change to the current parking information, fees and permit arrangements.

In addition, the recommendation does not rely on unproven or new equipment, technology, or systems; providers currently exist in the market with products and systems commonly in place elsewhere.

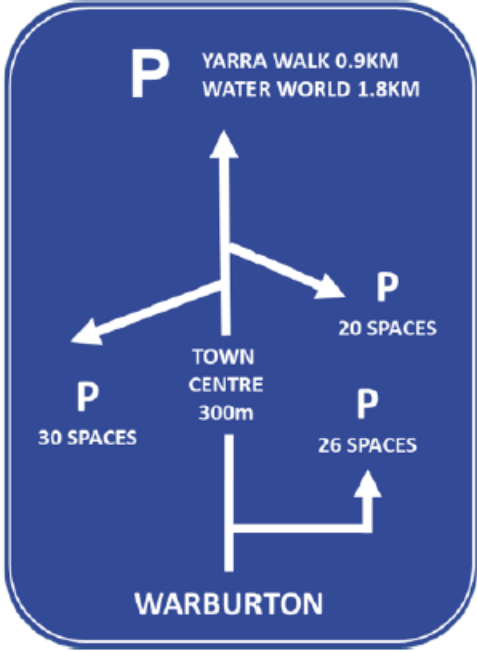
CONFLICTS OF INTEREST

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.


ATTACHMENTS TO THE REPORT

1. Examples of Parking Management Technology


Wayfinding Signs

 A blue rectangular sign with rounded corners. At the top, it says 'P YARRA WALK 0.9KM WATER WORLD 1.8KM'. Below this, a white arrow points straight up. To the left of the arrow, a white 'P' is followed by '30 SPACES'. To the right, a white 'P' is followed by '20 SPACES'. In the center, it says 'TOWN CENTRE 300m'. At the bottom, a white arrow points straight down, and below it, the word 'WARBURTON' is written in white. To the right of the down arrow, a white 'P' is followed by '26 SPACES'.	<p>Wayfinding parking signs are designed to help drivers easily navigate and find parking areas.</p> <p>These signs typically use clear symbols, arrows, and sometimes even dynamic displays to provide real-time information about the number of parking spaces or the direction to follow.</p> <p>The signs are strategically placed at key decision points, such as entrances, exits, and intersections.</p> <p>By following these signs, drivers can avoid the frustration of aimlessly circling around, searching for a parking area. The signs help streamline the parking process, reducing traffic congestion and making it easier for drivers to find their way to a parking lot.</p>
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VMS (Variable Message Signs) Double sided

 A blue rectangular sign with rounded corners. On the left, a large white 'P' is followed by 'STATION ST CARPARK'. Below this, there is a digital display showing '000' in orange, followed by 'SPACES'. To the right of the text, a large white arrow points to the right.	<p>VMS Double Sided are electronic traffic signs that display changeable messages or information to drivers. Double-sided VMS refers to signs that have displays on both sides, allowing messages to be visible to traffic approaching from opposite directions.</p> <p>These signs are commonly used to provide real-time information about traffic conditions, number of car parks available, accidents, road closures, detours, or special events.</p>
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In ground parking sensors

 A photograph of a parking lot with several white-painted parking spaces. Small black sensors are visible on the ground in some of the spaces. In the background, there is a green hedge and some trees.	<p>In-ground sensors for parking are a technology used to detect the presence or absence of vehicles in individual parking spaces.</p> <p>The in-ground sensors are connected to a central parking management system, which collects and processes the data from all the individual sensors. This system can then display the availability of parking spaces on dynamic signage or mobile apps, guiding drivers to the nearest vacant spot</p>
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Next-generation parking meters are an advanced version of traditional parking meters. Some of the features include:

- Offer cashless payment options. meters typically accept credit/debit cards, mobile payments, and even digital wallets
- Dynamic pricing: Some meters can adjust parking rates based on factors like demand, time of day, or special events. This helps manage parking supply and encourage turnover.
- No need to download the app and store personal data – pay by vehicle registration (number plate)
- Reduces reliance on patchy network to download the app, register and complete payment
- This can be coupled with number plate recognition technology to detect vehicle number plates and then identify vehicles that have not paid and do not have a permit or have overstayed the parking time limit.

FAIR ACCESS POLICY

Report Author: Recreation Development & Liaison Officer
 Responsible Officer: Director Built Environment & Infrastructure
 Ward(s) affected: (All Wards);

The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.

CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

SUMMARY

This report seeks to inform Council of the Melbourne East Regional Sport and Recreation Fair Access Policy for endorsement and implementation by the Recreation and Sport Team.

RECOMMENDATION

That Council endorse the Melbourne East Regional Sport and Recreation Fair Access Policy.

RELATED COUNCIL DECISIONS

There are no related Council decisions relevant to this item.

DISCUSSION

Purpose and Background

The Fair Access Policy Roadmap aims to develop a statewide foundation to improve the access to, and use of, community sports infrastructure for women and girls. From 1 July 2024, all Victorian Councils need to have gender equitable access and use policies in place to be considered eligible to receive infrastructure funding from the State Government. These policies will ensure that women and girls can fully participate in and enjoy the benefits of community sport, with fair opportunity and access to their local facilities.

To provide consistency in how the policy is applied across Melbourne East, seven Local Government Authorities that comprise the Melbourne East Region have developed an overarching Melbourne East Regional Sport and Recreation Fair Access Policy.

The Policy documents include:

- Melbourne East Regional Sport and Recreation Fair Access Policy (Appendix 1)
- Fair Access Policy and Evaluation Framework / Action Plan (Appendix 2)
- Fair Access Policy Background Report (Appendix 3)

The Melbourne East Regional Sports and Recreation Strategy 2022-2032 (MERSRS) was endorsed in 2022. The Strategy continues to guide a regional approach to key issues and opportunities for delivering sport and active recreation facilities and services in the Melbourne East Region. The update found a need to “improve participation for all genders and abilities”. The MERSRS Fair Access Policy responds to this finding.

The MERSRS Fair Access Policy has been guided by the Fair Access Policy Roadmap provided by the State Government and responds to Local Governments obligations to gender equality under the Sex Discrimination Act 1984 (C’wth), Equality Opportunity Act 2010 (Vic), Gender Equality Act 2020 (Vic) and the Victoria Charter of Human Rights and Responsibilities Act 2006 (Vic).

Specifically, Local Governments are required from 31 March 2021 to conduct Gender Impact Assessments on all new policies, programs, communications, and services, including those up for review, which directly and significantly impact the public (Gender Equality Act 2020).

Key Issues

The key reasons for the Policy:

- There is a substantial gap in both the participation of women and girls, trans and gender diverse people in sport and recreation and an identified gender imbalance in leadership positions across all levels of the sporting and active recreation sector.
- Overall participation trends show a significant increase in women and girls, trans and gender diverse people’s participation across sport and active recreation activities, including improved development pathways and competition structures. However, participation outcomes for women and girls, particularly in traditionally male dominated sports such as Australian Rules Football, Soccer and Cricket still indicate low levels of women and girls, trans and gender diverse peoples participation, and support is needed to reverse this trend.

- Women and girls, trans and gender diverse people continue to face barriers to accessing or participating in sport and active recreation.
- MERSRS has identified a need to improve participation for all genders and abilities. To do this a Fair Access Policy is needed that focuses on, infrastructure, programs, and governance.
- State Government policy mandates that all local government authorities and peak sporting bodies require a fair access policy to access state government funding opportunities.
- A partnership approach with State Sporting Associations, local sports associations and leagues, and local sport and active recreation clubs is important to improve gender equality in sport and active recreation.
- Recognition of the impact of initiatives within Melbourne East Region and associated campaigns like “This Girl Can” has increased visibility of participation opportunities and encouraged women and girls’, trans and gender diverse people to be active in various sports and active recreation activities.

The Fair Access Policy includes principles and a range of approaches to address known barriers experienced by women and girls, trans and gender-diverse people in accessing and using community sports and active recreation facilities, services and programs.

An intersectional approach underpins the delivery of the Fair Access Policy.

Next Steps

The next steps are:

- Council officers will implement proposed approaches to be delivered locally, once Council has endorsed the policy.
- Council officers work with the MERSRS Group to monitor and evaluate the outcomes of the Fair Access Policy.

Options considered

The State Government have not been prescriptive in what the content of the Fair Access Policy needs to be, however, have suggested that Councils undertake what is locally relevant to the organisation. This could be the development of a stand-alone Fair Access Policy or a Gender Impact Assessment on an existing policy.

When the Fair Access Policy Roadmap was announced, the Eastern Region Councils were in the process of updating the Melbourne Eastern Region Sport and Recreation Strategy. The working group for this Strategy, made up of leaders from each of the seven Councils, sparked the idea of creating a regionally based policy to inform policies made at a local level.

Recommended option and justification

A regional approach to Fair Access was chosen for the following reasons:

- Many sporting leagues and associations cross Local Government boundaries in the eastern region. Therefore, the overarching policy for all clubs competing in the Ringwood & District Cricket Association, Football Victoria or the Eastern Football Netball League, for example, will be consistent.
- Efficiency in use of resources. e.g. The cost of developing the policy has been shared between the seven councils.
- Collaborative approach with the seven Eastern Regional Councils to progress Gender Equitable sporting environments as a region rather than individual LGAs.
- Continued collaboration and strengthening of relationships across the Eastern Region Councils, provides united and clear messaging to Clubs.

FINANCIAL ANALYSIS

No additional financial considerations are associated with this report, with ongoing policy development activities funded from Council's Recreation and Sport team operational budget.

APPLICABLE PLANS AND POLICIES

This report contributes to the following strategic objective(s) in the Council Plan:

1. Connected and Healthy Communities.
2. Quality Infrastructure and Liveable Places.

These two key strategic pillars of the Council Plan relate to ensuring community services and the infrastructure that they are delivered from are accessible, gender equitable and inclusive of all.

Sporting clubs that are reflective of the community they represent, family friendly, safe, and welcoming to all create environments where everyone has the opportunity to participate, connect and contribute to their local community. Sporting clubs play a large part in providing social connectedness for their communities and with support in creating gender equitable environments, the social, physical, and mental health outcomes these organizations contribute for their participants and members will continue to improve.

Furthermore, this policy will respond to and assist Council in achieving Health and Wellbeing outcomes, as outlined in the Health and Wellbeing Plan. Specifically:

Priority 4 – Increase active living. Supporting gender equity in sport and recreation provides more opportunities for more people to be more active more often.

Priority 5 – Improve mental wellbeing and social connection. As outlined above, the social impact of sporting clubs cannot be denied. They play an integral role in connecting and supporting their communities via participation as a player, volunteer, official or supporter.

Priority 6 – Prevent violence against women and children. Sporting clubs have a unique position to impact social change and when we breakdown social norms, gender stereotypes and challenge ingrained beliefs and assumptions in sporting clubs we breakdown these structures in the broader society.

Local Government strategic and policy alignment with State Government legislation and policy on gender equality in sport and active recreation is critical to deliver outcomes locally and regionally.

As detailed in the State Government Fair Access Policy Roadmap, the Gender Equality Act 2020 (Vic) requires all Local Government Authorities to prepare and adopt Gender Equality Action Plans consistent with Council Plans (every four years).

The following graphic shows the relationships between the MERSRS Fair Access Policy with the Federal Government and State Government gender equality legislation and policy and Local Government strategies.

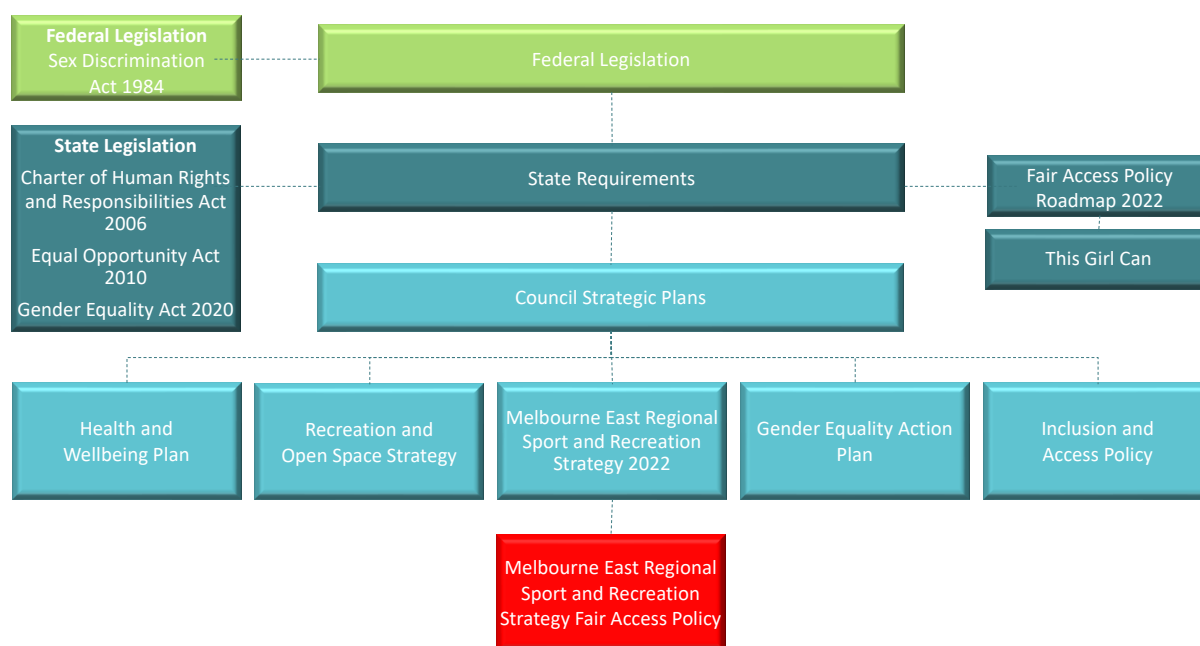


Figure 1: Relationships between legislation, policies and strategies

The Fair Access Policy requires Council to conduct a Gender Impact Assessment when reviewing future strategies and plans.

RELEVANT LAW

The Charter of Human Rights and Responsibilities Act 2006 sets out all people's basic rights, freedoms, and responsibilities in Victoria. The Charter requires public authorities, including local government, to act consistently with the human rights in the Charter.

The Fair Access Policy responds to Section 8 of the Charter, that protects the right to enjoy other human rights free from discrimination. It states that laws, policies and programs should not be discriminatory.

SUSTAINABILITY IMPLICATIONS

Economic Implications

Fair Access aims to improve and increase the sustainability of sporting clubs by guiding them to be more genuinely safe and welcoming to all members of the community. This will have important flow on effects for the longevity of clubs, their continued service to the community and opportunities for economic impact.

Social Implications

The Fair Access Policy will support Council and Clubs to create participation opportunities that are available to all. Improving access to and sustained participation in sport and recreation pursuits with important social, mental and physical health and wellbeing outcomes.

Environmental Implications

The commitment to gender equity by Council and sporting clubs across Council will contribute to the continued sustainability of sporting clubs and outcomes they deliver for their communities.

COMMUNITY ENGAGEMENT

The following stakeholders will be engaged in the implementation of the Fair Access Policy:

- Local Sports and Active Recreation Clubs will be consulted, including at two Sport Club Forums to be held in 2024.
- Local Sports Association and Leagues will be consulted to discuss their role in delivering the Action Plan.
- State Sports Association will be consulted to discuss their role in delivering the Action Plan.
- Sport and Recreation Victoria have been consulted during the development of the Melbourne East Region Fair Access Policy. They will continue to work with the MERSRS Group to report on progress against the Action Plan.

The Sport Team have been working with Clubs over several years to improve Gender Equity outcomes. The following actions have already been implemented that meet the requirements of the Fair Access Policy:

- Creating a “*Place for Women in Sport Tool-kit*” -and updates
- Club workshops to complete the tool-kit;
- Active Bystander Training Sessions;
- Gender Equity presentations at Seasonal and Leased Sports Forums; and
- Development of a Respectful Relationships Program to be delivered directly into sporting clubs throughout the Winter 2024 Season.

COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT

The regional approach to Fair Access facilitates continued collaboration, innovation and continuous improvement. This work will further strengthen the relationship of the Eastern Region Councils and the work for greater sport and recreation outcomes regionally.

RISK ASSESSMENT

Gender equity in sport and recreation and in the broader community can be a divisive topic, it can also trigger responses for many with lived experiences stemming from domestic violence/violence against women and children. Therefore, resistance from some is likely to be encountered.

The State Government has provided training in various areas of gender equity for sport and recreation officers across the state to assist with how to deal with resistance.

The actions that Council commit to under the Fair Access Policy could be seen as contentious to local sporting clubs and thus, education and expectations will need to be managed through thorough community consultation processes.

CONFLICTS OF INTEREST

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

ATTACHMENTS TO THE REPORT

1. Fair Access Policy (Appendix 1)
2. Fair Access Policy and Evaluation Framework / Action Plan (Appendix 2).
3. Fair Access Policy Background Report (Appendix 3)

Melbourne East Region Sport and Recreation Fair Access Policy

2024

Review Year: 2028

Local Government Authorities:

Boroondara City Council

Knox City Council

Manningham City Council

Maroondah City Council

Monash City Council

Whitehorse City Council

Yarra Ranges Council

Acknowledgement of Traditional Owners

The Melbourne East Region Councils acknowledge the Wurundjeri Woi-wurrung people as the Traditional Owners and original custodians of this land, and we pay our respects to their Elders past and present.

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1 Introduction

1.1 Purpose

The Melbourne East Region Sport and Recreation Fair Access Policy (the Policy) addresses known barriers experienced by women and girls, transgender and gender diverse people in accessing and using community sports and recreation infrastructure.

The Policy aims to progressively build the capacity and capabilities of the Melbourne East Regional Sport and Recreation Strategy (MERSRS) Group and associated stakeholders in identifying and eliminating systemic causes of gender inequality in policy, programs, communications, and delivery and allocation of community sports and recreation infrastructure.

This policy has been developed in response to the 2022-2032 MERSRS recommendation to implement the Victorian Government Fair Access Policy Roadmap consistently across the region.

The Policy provides a consistent platform for the integration of the requirements of the Gender Equality Act 2020, the Local Government Act 2020 and Public Health and Wellbeing Act 2008 across the eastern region Councils.

1.2 Scope

The scope of the Policy is to support the Melbourne East Region Councils to take positive action towards achieving gender equality in the access and usage of community sports and recreation infrastructure. The MERSRS Group of Councils will take the necessary and proportionate steps towards implementing the Policy.

The Melbourne East Region includes the following Local Government Authorities:

- Boroondara City Council
- Knox City Council
- Manningham City Council
- Maroondah City Council
- Monash City Council
- Whitehorse City Council
- Yarra Ranges Council.

1.3 Corporate framework

Local Government strategic and policy alignment with State Government legislation and policy on gender equality in sport and recreation is critical to a regional response to the issue.

The Policy responds to the following Federal Government and State Government gender equality legislation and policy and Local Government strategies:

- Federal Government legislation – Sex Discrimination Act 1984
- State Government legislation – Charter of Human Rights and Responsibilities Act 2006, Equal Opportunity Act 2010, Gender Equality Act 2020
- State Government Policy – Fair Access Policy Roadmap 2022
- Council Strategic Plans and Policies – Health and Wellbeing Plan, Recreation and Open Space Strategy, Gender Equality Action Plan, Inclusion and Access Policy
- Regional Strategic Plan and Policy – Melbourne East Regional Sport and Recreation Strategy 2022
- Council Child Safe Policy and Statement - Child Safe Standards, Child Wellbeing and Safety Act 2005.

2 Background

The seven Local Government Authorities that make up the Melbourne East Region have developed an overarching Melbourne East Region Sport and Recreation Fair Access Policy (the Policy) together with supporting resources to facilitate equitable access and allocation of community sport and recreation infrastructure. The Policy is also intended to help identify and eliminate systemic causes of gender inequality in programming, policies and strategies and to help ensure the equitable distribution of community sports and recreation infrastructure.

Sport is a highly visible and valued feature of Melbourne East Region's culture and identity. The sport and active recreation sector provide opportunities for enriching our communities through the promotion of respect and fair-mindedness for all people while also supporting the physical and mental wellbeing of all Victorians. The Melbourne East Region is well positioned to design and implement place-based gender equality in community sport and recreation.

2.1 Policy context

As a defined entity of the Gender Equality Act 2020, all councils will be required from 31 March 2021 to conduct Gender Impact Assessments (GIA) on all new policies, programs, communications, and services, including those up for review, which directly and significantly impact the public (Gender Equality Act 2020). The access and use of community sports and recreation infrastructure is an example of a policy that directly and significantly impacts the public.

Key reasons for the Fair Access Policy:

- MERSRS has identified a need to improve participation for all genders and abilities to improve the health and well-being of the community. To do this a Fair Access Policy is required which focuses on infrastructure, programs and governance.
- Overall participation trends show an increase in women and girls', transgender and gender diverse people participating across sport and recreation activities, including improved development pathways and competition structures. However, some sport specific trends still indicate low levels of women and girls', transgender and gender diverse people participation, and support is needed to reverse this trend.
- Women and girls, transgender and gender diverse people continue to face barriers to accessing or participating in sport and active recreation.
- State Government policy mandate for all Local Government Authorities requiring a Fair Access Policy to access State Government funding opportunities effective from 1 July 2024.
- A partnership approach with State Sporting Associations, local sports associations and leagues and local sport and active recreation clubs is important to improve gender equality in sport and active recreation.

3 Policy statement

Melbourne East Region Councils acknowledge:

- The disadvantaged position some individuals have had in the sport and recreation sector because of their gender and gender identity.
- Achieving gender equality will require diverse and intersectional approaches from Councils, State Sporting Associations, local sports associations and leagues, and local sports and active recreation clubs to achieve similar outcomes for people of all genders.

3.1 Statement of Intent

This Statement of Intent establishes the expectation that gender equality is considered and prioritised in all current and future Melbourne East Region Councils' planning, policy, service delivery and practice related to community sports infrastructure.

- The Melbourne East Region Councils recognise that gender equality is attaining equal rights, responsibilities, and opportunities for women and girls, men and boys, transgender and gender-diverse people. Equality does not mean that women and girls, men and boys, transgender and gender-diverse people will become the same but that their rights, responsibilities, and opportunities will not depend on their gender.
- The Melbourne East Region Councils recognise that gender equity is the provision of fairness and justice in distributing benefits and responsibilities based on gender. The concept recognises that people may have different needs and powers related to their gender, and these differences should be identified and addressed to rectify gender-related imbalances.

3.2 Vision

Women and Girls, Transgender and Gender Diverse People in Melbourne East Region will have equal participation, access, power, and resources in sport.

3.3 Objectives

Policy objectives include:

- Participation opportunities are inclusive for all.
- There is access to safe facilities and welcoming sport environments.
- Women and girls, transgender and gender diverse people have power and representation in leadership and decision making.
- Resources are distributed in a fair and transparent manner
- Addressing intersectionality through design and participation.
- Eliminating systemic causes of gender inequality and discrimination across the seven Melbourne East Region Councils' sport and recreation services.
- Women and girls, transgender and gender diverse people will be treated with respect and fairness.

3.4 Policy principles

The Policy Framework aligns with the State Government's six guiding principles under the Fair Access Policy Roadmap. These are:

- Principle 1 – Infrastructure
- Principle 2 – Roles in Sport
- Principle 3 – Allocation and Scheduling
- Principle 4 – Leadership
- Principle 5 – Culture and Environment
- Principle 6 – Reward, Celebrate and Prioritise.

Principle 1 – Infrastructure

The aim of this principle is for community sports and active recreation infrastructure to be genuinely welcoming, safe and inclusive.

Examples of how this principle may be implemented:

- Undertaking Gender Impact Assessments as part of the functional audit of community sports and active recreation infrastructure and to inform future design.

- Prioritising capital works budgets that increase and improve safe access to community sports and active recreation infrastructure, i.e., gender-neutral change rooms, upgraded security lighting, etc.
- Showcasing and communicating community sports and active recreation infrastructure that support women and girls, transgender and gender diverse people participation in sport.
- Advocacy to State Government for funding to support delivering gender equality initiatives.

Principle 2 – Roles in Sport

The aim of this principle is for women and girls, transgender and gender diverse people to be encouraged to participate in all aspects of community sport and active recreation including as a player, coach, administrator, official, volunteer and spectator.

Examples of how this principle may be implemented:

- Collecting categorised participation data by gender on the use of Councils' community sports and active recreation infrastructure through lease and licenses processes.
- Set targets for women and girls, transgender and gender diverse people participation in sport to close the participation gap compared to that of boys and men.
- Long-term investment into programs targeting women and girls, transgender and gender diverse people participation with a view to creating ongoing sustainable programs.
- Partner with peak sporting bodies and local community representative organisations for target groups such as, LGBTIQ+, cultural and linguistically diverse and First Nations people and tailor community sport and active recreation programs to meet their needs.

Principle 3 - Allocation and Scheduling

The aim of this principle is for women and girls, transgender and gender diverse people to have fair access to and use of community sport and recreation infrastructure which is of the highest quality, at the most convenient location and times and includes new opportunities and sports.

Examples of how this principle may be implemented:

- Collecting categorised usage data by gender for use of Councils' community sports and active recreation infrastructure through lease, license and booking processes.
- Developing or updating an allocation policy/framework which provides equal access to community sport and active recreation infrastructure. This should consider and promote ground rotation for training and games across all teams to ensure equitable access to the different standards of facilities.

- Collaborating with peak sporting bodies and local sports clubs and associations/leagues to ensure community sport and active recreation infrastructure is provided to women and girls, transgender and gender diverse people to the standard of infrastructure appropriate for the level of competition.
- Consulting with women and girls, transgender and gender diverse people to understand their preferred training and game facility and time preferences to influence scheduling by local sports associations/leagues and peak sporting bodies.
- Where demand exceeds supply, prioritising access to community sporting venues for clubs who demonstrate inclusive practices on and off field.

Principle 4 – Leadership

The aim of this principle is for women and girls, transgender and gender diverse people to be equitably represented in leadership and governance roles.

Examples of how this principle may be implemented:

- Collecting categorised data of leadership positions by gender of community sports and active recreation organisations.
- Setting targets for women in leadership positions. Specifically, Committee members and coaches.
- Partnering with peak sporting bodies and local sporting associations to facilitate access to governance training and development programs for women.
- Promoting organisational recruitment practices and processes that increase women in leadership positions.
- Showcasing women in decision-making positions and the outcomes they achieve.
- Encouraging clubs to have a discussion with women and girls, transgender and gender diverse people on facilitating a pathway that encourages them to take on a leadership position, i.e., Times of committee meetings, training and mentoring support, place of meeting, etc.
- Sharing consultation outcomes with peak sporting bodies and local sporting associations to support /influence women and girls, transgender and gender diverse people participation in leadership roles.

Principle 5 – Culture and Environment

The aim of this principle is to encourage and support all user groups who access community sport and active recreation infrastructure to understand, adopt and implement gender equitable access and use practices that are genuinely welcoming, safe and inclusive.

Examples of how this principle may be implemented:

- Using the Gender Equity Self-Assessment Tool and Gender Action Plans to guide and inform change in club culture and environment so it is welcoming, safe and inclusive.
- Partnering with peak sporting bodies in delivering club training and development programs i.e., Bystander training
- Changing the “look and feel” of community sport and active recreation places to recognise and celebrate the inclusion of all genders, abilities, and cultures. This may include allocation policy updates, updating the décor in clubs, including women and girls, transgender and gender diverse people on honour boards and having safe alcohol free, family friendly gatherings at clubs.

Principle 6 – Reward, Celebrate and Prioritise

The aim of this principle is to prioritise access, use and support to all user groups who demonstrate ongoing commitment to gender equitable access and use of allocated infrastructure.

Examples of how this principle may be implemented:

- Incentivising fair access to community sport and active recreation infrastructure, i.e., financial, recognition and reward, prioritisation of capital works, etc.
- Prioritising grant programs that support investment in women and girls, transgender and gender diverse people participation.
- Promote and reward community sport and active recreation organisations, that demonstrate commitment to gender equality outcomes e.g., Sport and Leisure Awards.
- Seeking out and partner with organisations and clubs, to market and promote fair access through all media platforms.

4 Policy Review and Evaluation

Melbourne East Region Councils continue to undertake Gender Impact Assessments of new and reviewed policies, programs and services that directly and significantly impact the community, in line with the Gender Equality Act 2020.

Assessing current policies and processes has identified opportunities to develop or strengthen gender-equitable access and use of community sports facilities in alignment with the Policy principles. The Policy will be reviewed every four years by the MERSRS Steering Committee.

Each council will implement the Policy principles into relevant sports and recreation infrastructure policies (new and updated), programs, frameworks and communications.

5 Definitions

Term	Definition
Committees	<p>For the purposes of this document, refers to committees of local sports clubs, local sports associations and leagues or reserve committees.</p> <p>Reserve committees include Committees of Management appointed by the Department of Land, Water, Environment and Planning under the Crown Land (Reserves) Act 1978 to manage recreation reserves.</p> <p>Reserve committees include Community Asset Committees appointed by Local Council under the Local Government Act 2020 to manage recreation reserves.</p>
Community Sports Infrastructure	Publicly owned local, rural, regional, or state-level sport and recreation infrastructure operated and maintained primarily for the purpose of facilitating community sport activities, including sporting grounds, surfaces, facilities, and pavilions.
Gender	How you understand who you are and how you interact with other people. Many people understand their gender as being a man or woman. Some people understand their gender as a mix of these or neither. A person's gender and their expression of their gender can be shown in different ways, such as through behaviour or physical appearance.
Gender Diverse	An umbrella term for a range of genders expressed in different ways. Gender diverse people use many terms to describe themselves. Language in this area is dynamic, particularly among young people, who are more likely to describe themselves as non-binary.
Gender Equality	The equal rights, responsibilities and opportunities of women and girls, men and boys, trans and gender-diverse people. Equality does

Term	Definition
	not mean that women and girls, men and boys, trans and gender-diverse people will become the same but that their rights, responsibilities, and opportunities will not depend on their gender.
Gender Equity	The provision of fairness and justice in the distribution of benefits and responsibilities based on gender. The concept recognises that people may have different needs and powers related to their gender, and these differences should be identified and addressed in a manner that rectifies gender-related imbalances.
Gender Impact Assessment, or GIA	A requirement under the Gender Equality Act 2020 to be carried out on policies, programs and services which have a direct and significant impact on the public. The assessment must evaluate the effects that a policy, program or service may have on people of different genders.
Intersectionality	Intersectionality is a term that helps us understand the multiple interacting influences of a person's identity, including but not limited to ethnicity, gender, disability, education, geographic location, sexual orientation, culture, religion, mental health, social class and age. These different aspects of a person's identity can expose them to overlapping forms of discrimination and marginalisation. It is important to acknowledge that everyone has their own unique experiences of discrimination and privilege.
Transgender	Someone whose gender does not only align with the one assigned at birth. Not all transgender people will use this term to describe themselves.
Women and Girls	For the context of this policy, women and girls refers to females and describes the various stages of life and development within the context of age.

Melbourne East Region Sport and Recreation Fair Access Policy – Evaluation Framework – Internal Document Only

The Evaluation Framework is an internal Melbourne East Region document which identifies the role and responsibilities of key stakeholders in delivering gender equality in sport and active recreation. The Framework includes example implementation items which may be undertaken by Melbourne East Region Councils and identifies potential measures for achieving the Melbourne East Region Fair Access Policy principles.

1. Accountabilities/Responsibilities

Achieving gender equality in sport and active recreation within local communities requires a coordinated effort from key stakeholders, including local councils, State Sports Associations, local leagues/associations and local sport and active recreation clubs. Together these stakeholders can create an environment that supports and encourages the participation of women and girls, trans-gender and gender diverse people in sport and active recreation safely and inclusively.

Melbourne East Region Councils will endeavour to improve gender equality in sport and active recreation by:

- Developing and implementing policies that promote gender equality in sport and active recreation, including equal access to facilities, resources, and opportunities.
- Supporting community sports and active recreation clubs and programs that specifically target women and girls, transgender and gender diverse people, encouraging their participation at all levels.
- Investing in sport and active recreation infrastructure that is accessible and inclusive, ensuring that facilities cater to the needs of all genders.
- Advocating and encouraging community sport and active recreation facilities to partner with State and Local Sport Associations, leagues and local sport and active recreation clubs in scheduling training, competitions and programs that are gender equitable.
- Collecting data on participation, use and resources by gender.
- Promoting gender-inclusive sport and active recreation initiatives, including women and girls, transgender and gender diverse people leaders and participants, sports programs, teams and events to the local community, encouraging attendance and participation from diverse groups.
- Aligning with the principles in the Fair Access Policy and genuinely create open, welcoming, safe and inclusive cultures and environments that encourage equal opportunities for participation.
- Working with SSA's leagues and local clubs to encourage and support their role in the delivery, measurement and success of the Fair Access Roadmap

Although this evaluation framework focuses on council implementation of the Melbourne Region Sport and Recreation Fair Access Policy only, the Melbourne East Region Councils acknowledge that Sport and Recreation Victoria, State Sporting Associations, local associations/league and local sport and active recreation clubs play a role in achieving gender equity across the sport and recreation sector. In most instances council is unable to influence gender equity implementation from the wider sport and recreation sector (Sport and Recreation Victoria, State Sporting Associations, local associations/league and local sport and active recreation clubs). The Melbourne East Region Council's recognise the wider sport and recreation sector may influence/improve gender equity by undertaking the following:

State Sport Associations

- Advocate for gender-inclusive practices across local grass root to elite level sport clubs and competitions.
- Schedule competitions and state programs and partner with local councils and local sport associations and clubs to ensure equitable access to facilities and that competitions and programs are scheduled at times that are best for the participant.
- Allocate funds to support grassroots programs that encourage women's and girls' participation.
- Conduct training and development programs for women's and girls' leaders (committee members and coaches), which encourages an inclusive culture and environment.
- Engage in talent identification programs to discover and nurture talented women and girls, transgender and gender diverse people athletes from local communities.
- Report on participation rates by gender.

Local Sports Associations and Leagues

- Schedule competitions in partnership with State Sports Associations to ensure equitable access to facilities and that competitions and programs are scheduled at times that are best for the participant.
- Promote gender-inclusive sports events and market them to the local community, encouraging attendance and participation from diverse groups.

Local Sport and Active Recreation Clubs

- Create inclusive sports programs that ensure equal opportunities for participation.
- Align with the principles in the Fair Access Policy and genuinely creates open, welcoming, safe and inclusive cultures and environments that encourage equal opportunities for participation.
- Provide coaching and mentorship programs to encourage more women to take on coaching and committee roles and serve as role models for aspiring women and girls, transgender and gender diverse people athletes and officials.
- Partner with State Sports Associations and local councils in the scheduling of training, competitions and programs to ensure equitable access to facilities.
- Report on participation rates by gender.

2. Internal Melbourne East Region Fair Access Policy Evaluation Framework

When evaluating the Melbourne East Region Councils' efforts to promote gender equality in sports and active recreation facilities and services, it's crucial to establish a comprehensive set of criteria to evaluate the impact of each principle.

The Evaluation Framework serves as a tool aimed at identifying example implementation items proposed by Melbourne East Region Councils for each principle and outlining the strategies to achieve these objectives. This framework incorporates key performance indicators tailored to each principle.

Furthermore, emphasises the inclusion of locally relevant Fair Access example implementation items by the councils, ensuring that initiatives are appropriate and responsive to the needs of the community. Note, it's not intended for all example implementation items to be undertaken by all Melbourne East Region Councils.

Regular monitoring and assessment are essential for refining example implementation items and achieving meaningful and enduring outcomes.

The Evaluation Framework will be reviewed every 4 years in-line with Policy review timeframes to inform Melbourne East Region Councils' alignment with the Fair Access Policy Roadmap and their reporting to the Gender Equality Commissioner.

Principles	Implementation Examples	Potential Measures	Progress Reporting
Principle 1 – Infrastructure Community sports and active recreation infrastructure are genuinely welcoming, safe and inclusive.	<ul style="list-style-type: none"> Councils to undertake Gender Impact Assessments as required in-line with Gender Equality Act 2020 Obligations. 	<ul style="list-style-type: none"> Council utilises Gender Impact Assessments to implement GIA recommendations for infrastructure and program projects. 	
	<ul style="list-style-type: none"> Prioritise capital works budgets that increase and improve safe access to community sports and active recreation infrastructure, i.e., gender-neutral change rooms, upgraded security lighting, etc. 	<ul style="list-style-type: none"> Council's adopted annual capital works projects provide equitable funding to female-friendly and universal design outcomes. 	
	<ul style="list-style-type: none"> Showcase and communicate community sports and active recreation infrastructure that support women and girls, transgender and gender diverse people participation in sport. 	<ul style="list-style-type: none"> Council promotes capital works projects that prioritise female-friendly and universal design outcomes via website and social media at project delivery commencement and closure/opening. 	
	<ul style="list-style-type: none"> Council to advocate to State Government for funding to support delivering gender equality initiatives. 	<ul style="list-style-type: none"> Council applying for State Government funding for projects that support fair and equitable access to facilities and participation opportunities. 	
Principle 2 – Roles in Sport	<ul style="list-style-type: none"> Collecting categorised participation data by gender on the use of councils' community sports and active recreation 	<ul style="list-style-type: none"> Council's lease and license application and reporting processes capture participation rates by gender 	

<p>Women and girls, trans and gender diverse people will be encouraged to participate in all aspects of community sport and active recreation, including as a player, coach, administrator, official, volunteer and spectator.</p>	<p>infrastructure through lease and licenses processes.</p>	<p>in different sports at various levels annually.</p>	
	<ul style="list-style-type: none"> Encourage clubs to set targets for women and girls, trans and gender diverse people participation in sport to close the gap between women/girls and men/boys participation. 	<ul style="list-style-type: none"> Increased participation of women and girls, trans and gender diverse people in sport and active recreation programs, competitions and administration/coaches' roles 	
	<ul style="list-style-type: none"> Long-term investment into programs targeting women and girls, trans and gender diverse people participation with a view to assisting clubs to create and deliver ongoing sustainable programs. 	<ul style="list-style-type: none"> Council to prioritise funding and/or seek funding to support women and girls, trans and gender diverse people participation. Funding support for women and girls, trans and gender diverse people programs is designed to support ongoing and sustainable delivery. 	
	<ul style="list-style-type: none"> Partner with peak sporting bodies and local community representative organisations for target groups such as, LGBTIQ+, cultural and linguistically diverse and First Nations people and tailor community sport and active recreation programs to meet their needs. 	<ul style="list-style-type: none"> Increase participation opportunities reflective of our diversity LGA areas. 	
<p>Principle 3 – Allocation and Scheduling</p>	<ul style="list-style-type: none"> Collecting categorised usage data by gender for use of councils' community sports and 	<ul style="list-style-type: none"> Council's lease and license applications, booking schedules and reporting 	

<p>Women and girls, trans and gender diverse people will have equitable access to and use of community sport and recreation infrastructure, which is of the highest quality, at the most convenient location and times and includes new opportunities and sports.</p>	<p>active recreation infrastructure through lease, license and booking processes.</p>	<p>processes capture usage data by gender in different sports at various levels annually.</p>	
	<ul style="list-style-type: none"> Develop an allocation policy/framework that provides equal access to community sport and active recreation infrastructure. The policy should consider ground rotation policy across all teams to ensure equitable access to the different standards of facilities. 	<ul style="list-style-type: none"> Council completes review of the allocation policy or implements a seasonal allocations policy or framework that includes provisions that provide equitable access to community sport and active recreation infrastructure. This means women and girls, trans and gender diverse people teams have fair access to sports facilities for training and competition at times that support their participation. 	
	<ul style="list-style-type: none"> Collaborate with peak sporting bodies to ensure community sport and active recreation infrastructure is provided to women and girls, trans and gender diverse people and that the standard of infrastructure provided is at the appropriate level of competition. 	<ul style="list-style-type: none"> Council to explore partnership opportunities with clubs and associations to facilitate fair access to sports facilities for women and girls, trans and gender diverse people competitions at the best time to participate for them. 	
	<ul style="list-style-type: none"> Consult with women and girls, trans and gender diverse people to understand their facility and time preference to 	<ul style="list-style-type: none"> Council to encourage clubs and associations to host engagement sessions with 	

	influence scheduling by local sports associations and peak sporting bodies.	women and girls, trans and gender diverse people.	
	<ul style="list-style-type: none"> Where demand exceeds supply, prioritise access to community sporting venues for clubs who have active women and girls participation on and off field. 	<ul style="list-style-type: none"> Review sportsground allocations and work with clubs and associations to ensure fair access to facilities is provided 	
Principle 4 – Leadership Women and girls, trans and gender diverse people should be equitably represented in leadership and governance roles.	<ul style="list-style-type: none"> Collect categorised data of leadership positions by gender of community sports and active recreation organisations. 	<ul style="list-style-type: none"> Council's lease and license applications, booking schedules and reporting processes capture leadership data by gender in different sports annually. 	
	<ul style="list-style-type: none"> Advocate for targets for women in leadership positions. Specifically, Committee members and coaches. 	<ul style="list-style-type: none"> Encourage clubs to increase representation of women in leadership positions within local sports clubs and associations 	
	<ul style="list-style-type: none"> Partner with peak sporting bodies and local sporting associations to facilitate access to governance and coaching training and development programs for women. 	<ul style="list-style-type: none"> Encourage and support clubs to increase in the number of female coaches in local community sport clubs and associations 	
	<ul style="list-style-type: none"> Promote organisational recruitment practices and processes that increase women in leadership positions. 	<ul style="list-style-type: none"> Increase in the number of women participating in governance training and development programs 	

	<ul style="list-style-type: none"> • Showcase women in decision-making positions and the outcomes they achieve. 	<ul style="list-style-type: none"> • Council to encourage and support local clubs and SSA's to promote women's and girls, trans-gender and gender diverse people impact in sport via communication channels e.g., website and social media 	
	<ul style="list-style-type: none"> • Encourage clubs to have a discussion with women and girls, trans and gender diverse people on facilitating a pathway that encourages them to take on a leadership position, i.e., Times of committee meetings, training and mentoring support, place of meeting, etc. 	<ul style="list-style-type: none"> • Council advocate to local sports and active recreation clubs to involve women and girls, trans and gender diverse people in club decision making. • Council involves women and girls, trans and gender diverse people in recreation planning activities. This task is identified in project briefs. 	
	<ul style="list-style-type: none"> • Encourage peak sporting bodies and local sporting associations to support /influence women and girls, trans and gender diverse people participation in leadership roles and share consultation outcomes. 	<ul style="list-style-type: none"> • Council partner with peak sporting bodies and local sporting association to develop initiatives to attract and retain women and girls, trans and gender diverse people participation in leadership role 	
Principle 5 – Culture and Environment	<ul style="list-style-type: none"> • Advocate usage of the Gender Equity Self-Assessment Tool and Gender Action Plans or like resources to guide and inform 	<ul style="list-style-type: none"> • Support clubs to use Gender Equality Self-Assessment Tool and Action Plan or like 	

Encourage and support all user groups who access community sport and active recreation infrastructure to understand, adopt and implement gender equitable access and use practices that are genuinely welcoming, safe and inclusive.	change in club culture and environment so it is welcoming, safe and inclusive.	resources e.g. Club development opportunities	
	<ul style="list-style-type: none"> Partner with peak sporting bodies in delivering club training and development programs. 	<ul style="list-style-type: none"> Council, clubs. associations to promote and/or facilitate training and development program that promotes gender-equality principles and approaches. 	
	<ul style="list-style-type: none"> Change the “look and feel” of community sport and active recreation places to recognise and celebrate the inclusion of all genders, abilities, and cultures. This may include usage policy updates, updating the décor in clubs, including women and girls, trans and gender diverse people on honour boards and having safe alcohol free, family friendly gatherings at clubs. 	<ul style="list-style-type: none"> Council to provide resources to local sport and active recreation organisations and promote good examples of community sport and active recreation places that celebrate the inclusion of all genders, abilities and cultures 	
Principle 6 – Reward, Celebrate and Prioritise Prioritise access, use and support to all user groups who demonstrate	<ul style="list-style-type: none"> Incentivise fair access to community sport and active recreation infrastructure, i.e., financial, recognition and reward, prioritisation of capital works, etc. 	<ul style="list-style-type: none"> Council encourages equitable access to community sport and active recreation infrastructure through incentives, recognition and rewards, resulting in an improvement in access. 	

an ongoing commitment to gender-equitable access and use of allocated infrastructure.	<ul style="list-style-type: none"> • Prioritise funding for programs that support investment in equitable participation. 	<ul style="list-style-type: none"> • Council to ensure clubs can articulate strategies and provide examples of equitable participation 	
	<ul style="list-style-type: none"> • Promote and reward community sport and active recreation organisations, that demonstrate commitment to gender equality outcomes e.g., Sport and Leisure Awards 	<ul style="list-style-type: none"> • Council to recognise and reward gender equitable clubs 	
	<ul style="list-style-type: none"> • Seek out and partner with organisations and clubs, to market and promote fair access through all media platforms. 	<ul style="list-style-type: none"> • Council promotes fair access initiatives hosted by local sport and active recreation clubs through Council media platforms. 	
	<ul style="list-style-type: none"> • Seek to achieve Equal representation of women and girls, trans and gender diverse people when naming building, places and statues (if applicable). 	<ul style="list-style-type: none"> • Council advocates for an increase in women and girls, trans and gender diverse people naming of buildings, places and statues. 	

3. Fair Access Case Study Examples

The Melbourne East Region Councils have previously implemented and continue to focus on improving gender equity in sport and active recreation. Examples of Melbourne East Region Sport and Recreation Fair Access Policy principle implementation are identified below:

Principle 1 – Infrastructure

Diversity, Inclusion and Participation Program (DIPP) – City of Boroondara

- A program of works developed by the City of Boroondara to make their sporting pavilions inclusive to all people has supported 120 user groups and over 20,000 participants.
- Works were completed across 13 pavilions including additional player and umpire change rooms with lockable showers and toilets, reserve and path safety lighting, privacy screens as well as adequate space for first aid.

Principle 2 – Roles in Sport

Go Soccer Mums – City of Manningham

Go Soccer Mums is an introductory soccer program for women. Each week up to 50 women participate in the Manningham United Soccer Mums program. The program facilitated improved access to soccer within the Muslim community.

Principle 3 – Allocation and Scheduling

This Girl Can Volleyball – City of Maroondah

Launched a women's volleyball competition that has seen growth in participation from four teams to two divisions, supporting numerous teams of all ages and abilities.

Principle 4 – Leadership

This Girl Can Exhibition – City of Knox

Three local exhibitions within Knox of local community members and athletes with the aim of inspiring future generations of local female sport participation.

Principle 5 – Culture and Environment

Creating a Place for Women in Sport – Yarra Ranges, Knox and Maroondah Councils, EACH and Inspiro Health

The Creating a Place for Women in Sport – Self Assessment Tool enables councils to work in collaboration with clubs to develop a gender equity action plan. It is a tool for community recreation and sporting clubs to promote equality.

The initiative has been well received and successfully run since 2018 with three to four clubs from each Council participating each year.

Principle 6 – Reward, Celebrate and Prioritise

Knox Sport and Leisure Awards “Women in Sport Leadership” award – Knox City Council

Established in 2016, the Knox Sport and Leisure Awards aim to create sustainable sporting groups through the retention of volunteers and promotion of award-winning club initiatives to the wider Knox community.

Blackburn Junior Football Club Gender Equality Action Plan – Whitehorse City Council

Whitehorse Sporting Club Gender Equality Pilot Program

- After attending a Community Action Working Group Session in 2018 that was part of the Whitehorse Sporting Club Gender Equality Pilot Program, two Blackburn Junior Football Club members drove a grassroots initiative to promote women and girls' participation at all levels.
- The Club sought buy-in from its membership, resulting in the shared development of a Club Action Plan that includes commitments to gender equality.

Supported by the Council through resourcing of education for members and encouraged by an all-of-club focus on creating an inclusive environment, women and girls rose from five teams to nine in three years, including the launch and sustainable growth of a senior women's program with three teams.

MELBOURNE EAST REGIONAL SPORT AND RECREATION - FAIR ACCESS POLICY BACKGROUND REPORT



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Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging. Otium is committed to national reconciliation and respect for indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.

Acknowledgement

Otium Planning Group would like to acknowledge the staff and community from the seven Local Government Authorities of the Melbourne East Region that have provided their expertise and input to the **Melbourne East Regional Sport and Recreation – Fair Access Policy**.

Their valuable insights and feedback have been instrumental in shaping the Policy.

Womenjeka

We respectfully acknowledge the Wurundjeri people as the traditional owners of the land on which we work and live. We pay our respect to their Elders both past, present and emerging.

We acknowledge Aboriginal people as the original inhabitants of the land and their long and continuing connection to Country.

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



Figure 1: Yarra River/Birrarung

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1. Introduction

The seven Local Government Authorities that comprise the Melbourne East Region have developed an overarching **Melbourne East Region Sport and Recreation Strategy – Fair Access Policy**. The Fair Access Policy includes:

- Volume 1 – Fair Access Background Report
- Volume 2 – Fair Access Policy and Evaluation Framework.

1.1 Why do we need a Fair Access Policy?

There is a sustainable gap in both the participation of women and girls in sport and recreation and an identified gender imbalance in leadership positions across all levels of the Victorian sporting and recreation industry.

17%
Men and Boys

9%
Women and Girls

Sports participation rates across all ages are higher for men and boys than women and girls.



Only 21% of girls aged 0-14 years participate in organised sport and active recreation outside of school hours 3 times a week.
Ausplay 2021

There has been a **decline of 22,000 women and girls'** participation after COVID-19 where **men and boys' participation rose by over 20,500 participants** in 2021 compared to 2019. Section 3.1 of this report includes the barriers and factors that could influence this decline.

Vic Health Sports participation in Victoria 2015 - 2021



29% Executive Officers
33% Board positions

Twenty nine percent of executive positions and 33% of board positions are held by women in State Sporting Organisations.

Inquiry into Women and Girls in Sport and Active Recreation - 2015

- **28%** of women have considered leaving their club due to inequitable treatment.
- Women are **2.5 x** more likely to report feeling unwelcome at their sporting club compared to men.
- Of people who played community sport, women were **less likely** than men to agree that club facilities were shared equally.

State of Play Survey 2022-23, Change Our Game

Many Victorian women and girls don't have access to the best courts or grounds, have facilities of lesser standard, or are relegated to less convenient competition and training times.

A mechanism for change

The Melbourne East Region is one of the largest regional groups of Victorian councils that includes: Boroondara, Manningham, Whitehorse, Monash, Knox, Yarra Ranges and Maroondah.

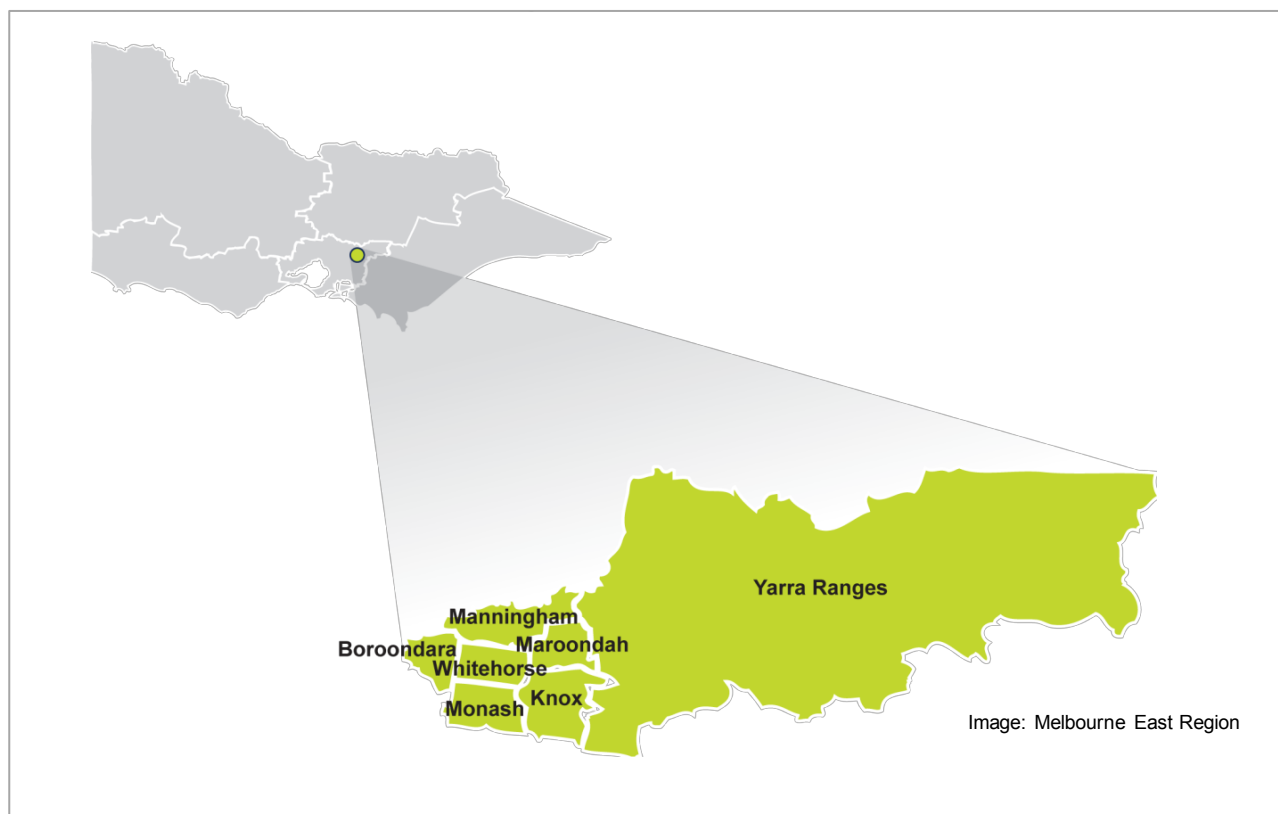


Figure 2: Melbourne East Region

The Melbourne East Regional Sports and Recreation Strategy (MERSRS) was recently updated in 2022-2032. The Strategy will continue to guide a regional approach to key issues and opportunities for delivering sport and recreation infrastructure and services in the Melbourne East.

The update has found a need to:

- Accommodate an increasing demand for stadium sports.
- **Improve participation for all genders and abilities.**
- Identify opportunities for shared or better regional use of facilities.

The **MERSRS Fair Access Policy** is a key recommendation of the updated Strategy with an aim to improving participation for all genders and abilities. It will be guided by the Fair Access Policy Roadmap provided by the State Government and will reference relevant State Government legislation such as *The Charter of Human Rights and Responsibilities Act 2006 (The Charter)*, *The Equal Opportunity Act 2010*, and the *Gender Equity Act 2020*.

Key reasons for Strategy:

- State Government policy mandate for all Local Government Authorities and peak sporting bodies requiring a Fair Access Policy to access State Government funding opportunities. This includes recognition of the impact the “This Girl Can” campaign has had on encouraging greater participation of girls and women in sport and recreation activities.

- MERSRS has identified a need to improve participation for all genders and abilities. To do this a Fair Access Policy is needed that focuses on, infrastructure, programs and governance.
- Engagement and partnership with sporting bodies, leagues and associations to define their role in improving equity.
- Participation trends show a significant increase in girls and women participation across sport and recreation activities, including improved development pathways and competition structures. Conversely, the trends also show that some sports have low levels of girls and women participation, and support is needed to reverse this trend.

The figure below from the MERSRS Strategy shows the relationship between key stakeholders to ensure a regional and collaborative approach to delivering on the strategic directions; and underpins the delivery of the Fair Access Policy.



Figure 3: MERSRS Strategy Regional Influences

1.2 A Policy for Change

The project will deliver a Gender Impact Assessment, Fair Access Policy and supporting Evaluation Tool for the Melbourne East Region. The following project methodology and project governance framework has been established for the project.

The Approach

Key project tasks include:

- Review of background documents from all seven MERSRS and identify consistent themes, trends, gaps and opportunities that will inform the development of a Fair Access Policy.

- Preparation of a Gender Impact Assessment for the MERSRS Fair Access Policy in line with the Commission for Gender Equity in the Public Sector requirements and templates.
- Development of a MERSRS Fair Access Policy and supporting resources.
- Development of an evaluation tool to measure the impact of the MERSRS Fair Access Policy.
- Workshop discussions at key stages with MERSRS Project Working Group.



Figure 4: Policy Development Process

Project Governance

The development of the project is a collaboration with the MERSRS Councils representatives (MERSRS Project Steering Committee) and key stakeholders including Sport and Recreation Victoria and Women's Health East.

The graphic below shows the governance framework for the project. The Fair Access Policy will be developed by the MERSRS Project Steering Group and supported by the Melbourne East Region Group of Council's (CEO's).

The draft policy will be provided to the Melbourne East Region Group of Councils (Mayor/CEOs) for project endorsement. Once endorsed, the Fair Access Policy will be considered by each individual council for adoption. The City of Boroondara sits outside the Eastern Region group and will consider adoption of the Fair Access Policy once completed.

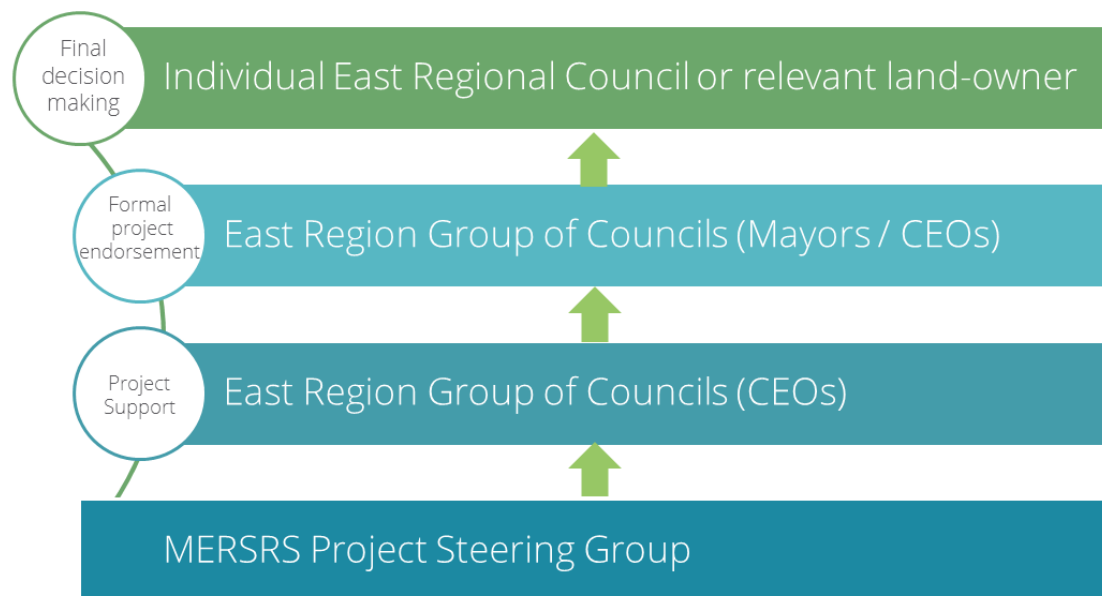


Figure 5: Project Governance Framework

2. Strategic Context

What are the strategic drivers that influence gender equity and access policies?

This section summarises the legal framework and strategic context and relationships for the MERSRS Fair Access Policy.

2.1 Legal Framework

The following State and Federal Government legislation provides the legal framework for the MERSRS Fair Access Policy.

Local Government have an obligation to gender equality, not only under State Government legislation but also under Commonwealth legislation. The State and Commonwealth Government legislation includes:

- *Charter of Human Rights and Responsibilities Act 2006 (Vic).*
- *Equal Opportunity Act 2010 (Vic).*
- *Gender Equity Act 2020 (Vic).*
- *Sex Discrimination Act 1984 (Cwth).*

Charter of Human Rights and Responsibilities Act 2006 (Victorian Charter)

The Charter is Victorian legislation that sets out the basic rights, freedoms, and responsibilities of all people in Victoria. The Charter requires public authorities, including local government, to act consistently with the human rights in the Charter.

Specifically, Section 8 of the Charter protects the right to enjoy other human rights free from discrimination. It states that laws, policies and programs should not be discriminatory.

The Equal Opportunity Act 2010 (Victoria)

The *Equal Opportunity Act 2010* provides protection from discrimination in public life in Victoria.

Specifically, under the Act, sports clubs and organisations have a positive duty to eliminate discrimination and victimisation as far as possible. When participating in sports, it is against the law for someone to treat you unfairly or bully you because of a personal characteristic (disability, race, religion, sex, sexual orientation) that is protected by law.

Gender Equality Act 2020 (Victoria)

Following the 2016 Royal Commission into Family Violence and extensive public and stakeholder consultation, *The Gender Equity Act 2020 (The Act)* was passed in parliament. *The Act* is a landmark piece of legislation that will drive gender equity in the public sector workforce and the broader Victorian community.

The Commissioner has a range of enforcement options available under the Act, including:

- Working directly with an organisation to achieve an informal resolution (section 22(3)).
- Issuing a compliance notice (section 22(1)).
- Recommending that the Minister takes action against the organisation (section 26(b)).
- Naming the organisation and their failure to comply on the Commission's website (section 26(c)).

- As a last resort, making an application to the Victorian Civil and Administrative Tribunal (VCAT) for an order directing the organisation to comply (section 26(d)).

The Act applies to certain organisations that have 50 or more employees, including the public sector, universities and local councils ('defined entities'). Defined entities will have obligations under the Act to promote gender equity in their policies, programs and services, and complete Gender Impact Assessments.

Sex Discrimination Act 1984 (Commonwealth)

Section 42 of the Sex Discrimination Act outlines the obligations of **sport**:

- Nothing in Division 1 or 2 renders it unlawful to discriminate on the ground of sex, gender identity or intersex status by excluding persons from participation in any competitive sporting activity in which the strength, stamina or physique of competitors is relevant.
- Subsection (1) does not apply in relation to the exclusion of persons from participation in:
 - The coaching of persons engaged in any sporting activity.
 - The umpiring or refereeing of any sporting activity.
 - The administration of any sporting activity.
 - Any prescribed sporting activity.
 - Sporting activities by children who have not yet attained the age of 12 years.

Commission for Gender Equality in the Public Sector

The Commission for Gender Equality in the Public Sector was established after the *Gender Equity Bill 2019 (Vic)* passed in February 2020. The Commission supports the Public Sector Gender Equality Commissioner to oversee the implementation of the *Gender Equality Act 2020* and promote gender equity in the public sector workforce and the broader Victorian community.

Local Government Authorities are required to complete Gender Impact Assessments and submit these to the Commission for Gender Equality. The Commission reports on progress made towards delivering on the *Gender Equality Act 2020*.

The Act requires defined entities to:

- Develop, publish and implement a Gender Equality Action Plan (GEAP) every 4 years based on the results of a workplace gender audit.
- Make reasonable and material progress in relation to the Act's workplace gender equality indicators, and publicly report on this progress every 2 years.
- Undertake gender impact assessments on all new policies, programs and services that impact the public and publicly report this activity every 2 years.
- Take into account that gender inequality may be compounded by other forms of disadvantage or discrimination and have regard to this when developing strategies for improvement.

The Act is the first formal integration of the concept of compounded discrimination (intersectionality) into Australian equality law. This means that defined entities must consider the disadvantage or discrimination that a person may experience on the basis of Aboriginality, age, disability, ethnicity, gender identity, race, religion and/or sexual orientation in addition to gender inequality across the majority of their obligations. This includes as part of their duty to conduct workplace gender audits, promote gender equality, develop their GEAPs, and undertake gender impact assessments.

2.2 State Government Strategies and Policies

The following figure details the strategic relationship of State Government's strategies and policies on gender equity in sport and recreation with relevant legislation described below. This framework underpins the MERSRS Fair Access Policy.

Gender inequity continues to be a major barrier to the realisation of rights and access to sporting facilities and opportunities for girls and women in the state. In the past two decades there has been significant government policy and legislative reform that seeks to address systemic and long-term issues of violence against women and gender diverse people.

The figure is an overview of the laws, legislation and policy that have evolved and applies to local government and the broader sporting community.



Figure 6: Strategic Relationships

Victorian Government Inquiry into Women and Girls in Sport (2015)

The Victorian Government initiated an Inquiry into Woman and Girls in Sport and Active Recreation which resulted in key monumental changes in the sector. The changes included the establishment of a Victorian Office of Women in Sport, followed by the Female Friendly Sport Infrastructure Guidelines (2017) and funding program and then the Change Our Game Initiative. These resources were developed to support LGAs to better engage and provide for women and girls in sport. In response to the Inquiry, The Office for Women in Sport and Recreation was created by the Victorian Government – the first Office of its kind in Australia.

Fair Access Policy Roadmap (2022)

Following the Inquiry and Change Our Game funding program the Victorian Government in 2022 released the Fair Access Policy Roadmap. The Fair Access Policy 'RoadMap' includes the following six principles.

1. Community sports infrastructure and environments are genuinely welcoming, safe, and inclusive.
2. Women and girls can fully participate in all aspects of community sport and active recreation, including, as a player, coach, administrator, official, volunteer and spectator.
3. Women and girls will have equitable access to and use of community sport infrastructure.
4. Women and girls should be equitably represented in leadership and governance roles.
5. Encourage and support all user groups who access and use community sport infrastructure to understand, adopt and implement gender-equitable access and use practices.
6. Prioritise access, use and support all user groups who demonstrate and ongoing commitment to gender equitable access and use of allocated community sport infrastructure.



The following graphic details the implementation roadmap.



Figure 7: Fair Access Policy Implementation Roadmap

“From 1 July 2024 all LGAs must have endorsed an Fair Access Policy to be eligible for State Government funding of sport and recreation facilities”

2.3 Local Government Strategies and Policies

As detailed in the roadmap above, legislation requires all Local Government Authorities (LGAs) to prepare and adopt Gender Equity Action Plans, consistent with Council Plans (every four years). These plans were provided and noted by the seven councils and this section summarises the strategies and policies that inform the individual councils current response to gender equity in sport and recreation.

Boroondara City Council Strategies

Table 1: Boroondara Strategic Commitments to Gender Equity in Sport and Recreation

Policy Name	Expiry Date	Relevant Sports	Detail the relevance to the MERSRS Fair Access Policy
2021-2031 Boroondara Community Plan	2031	All sports	<p>Strategy 1.1: Neighbourhoods and community spaces facilitate social connections and belonging by providing, maintaining and activating places for people to meet, organise activities and celebrate events.</p> <p>Strategy 1.2: Health and wellbeing is improved through delivering, facilitating and advocating for services and programs that are accessible and affordable.</p> <p>Strategy 1.5: Life-long learning is supported by delivering and working with our community and partners to meet the broad range of interests within the community.</p> <p>Strategy 1.7 Community resilience, safety and public health are improved by working in partnership with community and government organisations.</p>
2016 Boroondara Sport and Recreation Strategy and action plan	N/A	Sport and Recreation in general	<p>Facilitate sport and recreation opportunities that encourage and cater for participation regardless of gender (e.g., facility design, specific programming, and consideration of safety).</p> <p>Action 2.7 & 4.10.</p>
2019 Development and Funding of Community Pavilions - Sport and Recreation	Review 27 May 2025	All sport and recreation pavilions	Pavilion standard provisions.

Development and Funding of Community Pavilions Policy 2019 – 2025

What is the Policy?

This policy aims to ensure the responsible development and renewal of community pavilions. The policy principles focus on developing and funding pavilions in partnership with facility users and other levels of government, targeting investment in areas of demand, and aligning with ESD, CPTED and universal design principles.

Implications for Gender Equity:

Many existing sports grounds in the City of Boroondara are at capacity, due to increased participation and the landlocked nature of the area. This policy aims to work as a prioritisation framework supporting women and girls needs when developing community recreation facilities. It seeks to achieve access and inclusion objectives, by assessing a pavilion's functionality in the planning phases, to highlight areas which may require improved accessibility during renewals, upgrades or new buildings.

Sport and Recreation Strategy 2016

What is the Strategy?

The Sport and Recreation Strategy sets out Council's actions to further develop sport and recreation across the municipality to enable all people to be more active more often.

Six priority areas for action have been established, these include:

1. Health Wellbeing, Social Cohesion – focus on an active, healthy and connected community.
2. Diversity and inclusion – create opportunities for people who are traditionally less like to participate.
3. Participation – get more people active more often and balance use of facilities for structured and unstructured activities.
4. Partnerships – forge effective relationships with government, sporting groups, schools and peak bodies.
5. Sustainability – focus on environmental sustainability, financial sustainability and club/volunteer support.
6. Infrastructure and safety – maximise outcomes from investment in new and existing infrastructure.

Implications for Gender Equity:

The Sport and Recreation Strategy 2016 overall supports gender equity principles and within the Action Plan there are two items that will ensure the City of Boroondara supports women and girls' participation in sport.

- Action 2.7 – Ensure design principles for sport and recreation facilities are in line with Boroondara Open Space Technical Guidelines - Open Space Design Directions and the latest standards, guidelines and research (e.g., universal design, family friendly facilities, crime prevention through environmental design, multiuse, healthy by design, sustainable buildings policy) and these design principles are incorporated into project design briefs.
- Action 4.10 – Seek out partnership opportunities with peak sporting bodies, particularly those who received Access All Abilities (a state government funded program to increase participation among people with a disability) and VicHealth increasing female participation funding to improve pathways to participation and deliver local outcomes.

Knox City Council Strategies

Table 2: Knox Strategic Commitments to Gender Equity in Sport and Recreation

Policy Name	Expiry Date	Relevant Sports	Detail the relevance to the MERSRS Fair Access Policy
Guidelines for Developing Sports Facilities Policy	2022	Cricket, AFL, Soccer, Rugby, Baseball, Softball, Tennis.	Targeted access initiatives.
Sporting Reserve Facility Usage Policy	2026	Cricket, AFL rules, Soccer, Rugby, Baseball, Softball, Tennis, Netball	Highlights Council's effort in promoting gender equity in sporting clubs at management and participation levels.
Pavilion Strategy	2021	All sports	Provide a guide for standards components, including universal design approach.
Seasonal Licences agreements	Every Season	Cricket, AFL, Soccer, Rugby, Baseball, Softball, Tennis.	An agreement between Council and clubs on how management of the sporting facility adequately. Fees and charges for women and girls' teams (as specified in the license agreement) are 80% to 85% lower than those for their senior male teams.

Guidelines for Developing Sports Facilities 2019-2022

What is the Strategy?

The Guidelines establish a four-category hierarchy consisting of Regional, Municipal, Local and School level facilities which describes component size standards for its recreation venues.

Implications for Gender Equity:

The policy provides specific values for the design and fit-out of sporting reserve facilities, aiming to ensure gender equity and universal access principles are used in the planning of the following components:

- Changeroom, amenities and toilets
- Social rooms
- Kitchens and canteens
- Storage
- Sports fields (including maintenance schedules)
- Sports field lighting
- Car parking.



Sporting Reserve Facility Usage Policy

What is the Policy?

This policy mandates clubs to have women/girls' teams by the start of the 2024 winter season and the start of 2026 for summer club. Please refer to 6.1 (a)

Implications for Gender Equity:

The Policy seeks to encourage improved governance and sustainability within Knox sport and leisure clubs. Encouraging the continued increase in female participation in sport, so the membership of user groups is more reflective of the demographics of the Knox community.

Pavilion Strategy 2021

What is the Strategy?

The Knox Pavilion Strategy sets out how are responding to issues and opportunities that impact pavilions and club rooms at sporting reserves in Knox.

The objectives of the strategy are:

- identify the adequacy of existing pavilions
- maximise the usage, flexibility and multi-use potential of current facilities
- promote universal design for pavilion upgrades
- reassess the facility standards
- make recommendations for user group contributions to fund facility improvements
- prepare a framework to prioritise the timing of pavilion redevelopments.

Implications for Gender Equity:

The strategy recommends using a prioritisation framework for pavilion capital works, which suggests weighting projects with the following criteria, assisting with gender equity:

- Functionality
- Condition
- Usage
- Opportunity

The Strategy also includes using Pavilion Planning and Design principles to guide future design and development of community pavilions.

Manningham City Council Strategies

Table 3: Manningham Strategic Commitments to Gender Equity in Sport and Recreation

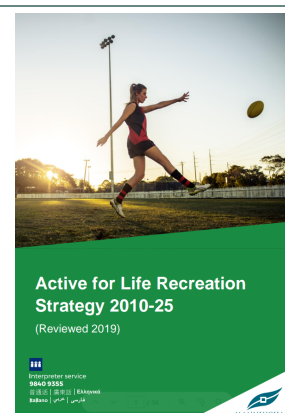
Policy Name	Expiry Date	Relevant Sports	Detail the relevance to the MERSRS Fair Access Policy
Active for Life Recreation Strategy 2010-25 (2019 Review)	2025	All sports and recreation	This strategy guides Manningham's work in sport and recreation.
Outdoor Sports Infrastructure Policy (2020)	Currently Under Review	AFL, athletics, baseball, BMX, bowls, cricket, soccer, hockey, netball (outdoor), softball and tennis. Please note that the review is likely to increase the scope of sports covered.	This policy governs the provision of infrastructure at each sporting reserve. It also looks at the funding contribution ratios for these infrastructure upgrades.
Sporting Facilities Allocations Policy	Currently Under Review	All outdoor sports (similar scope to the above policy)	Governs the way in which we allocate outdoor sports infrastructure.

Active for Life Recreation Strategy 2010-25 (2019 Review)

What is the Strategy?

This strategy guides the City of Manningham's work in sport and recreation and identifies four key priority areas defined as:

1. Provide flexible, multi-use and durable spaces for recreation to meet the needs of a growing community.
2. Collaborate with key partners and organisations.
3. Foster an environment of inclusion.
4. Build capacity for our community.



Implications for Gender Equity:

The strategy specifically identified a significant increase in female participation in sport, recording a 23% increase between 2014-15 and 2016-17 across 18 sports in the City, with further growth anticipated to continue.

Overall, the strategy supports gender equity in sport and notably has strategic priorities and outcomes focused on improving access for women and girls, some of which include the following:

- Priority 2.3 - Strategic collaboration with key sporting organisations to enhance participation opportunities in active sport, with particular focus on increasing participation by underrepresented groups (women and girls).
- Priority 3.1 - Improved access to Manningham's organised sport and active recreation opportunities, to encourage participation by all members of the community.

Outdoor Sports Infrastructure Policy (2020)

What is the Strategy?

The Outdoor Sports Infrastructure Policy seeks to provide a consistent approach to the provision of infrastructure, and related financial contributions, for outdoor organised sports.

Implications for Gender Equity:

The following design standards, amount other initiatives identified in the policy aim to support women and girls' participation in sport:

- Initiative 2.1.1 – Community Focus Council's facilities will be constructed to maximise community benefit, with a focus on community-accessed facilities as opposed to exclusive use elite facilities.
- Initiative 2.1.2 – Multipurpose Facilities will be designed to be multipurpose in nature, to enable maximum sustainable use. This will be applied to sports field and pavilion design, in conjunction with multi-use allocations.
- Initiative 2.1.3 – Equitable Use/Access Council's facilities will be accessible to all regardless of age, ability, gender and background. Universal design principles will be applied to all Council infrastructure.
- Initiative 2.1.4 – Environmental Sustainability Consistent with Council's approach towards environmental sustainability, environmentally sustainable design principles will be incorporated into Council's infrastructure.

Sporting Facilities Allocations Policy

What is the Strategy?

The Policy is based on the following Guiding Principles:

1. Equitable and inclusive access.
2. Sustainably maximising usage.
3. Transparent and consistent processes; and
4. Community focus.

Implications for Gender Equity:

Applications for sporting facilities and grounds allocations need to address the following criteria to support women and girls' participation:

- "Preference will be given to the applicant who provides a demonstrated need for the usage, demonstrates integration of people from under-represented groups (e.g., females, juniors, people with a disability, CALD and older adults) and will achieve optimal/maximum use of the requested facility".

Maroondah City Council Strategies

Table 4: Maroondah Strategic Commitments to Gender Equity in Sport and Recreation

Policy Name	Expiry Date	Relevant Sports	Detail the relevance to the MERSRS Fair Access Policy
Equally Active Policy	In overholding due to COVID		Council's commitment to increasing the physical activity of women and girls.
Equally Active Strategy (2019)	In overholding due to COVID	All	Actions to increase the physical activity of women and girls.
Physical Activity Strategy 2015 - 2020	Expired new under development	All	Council's commitment to increasing the physical activity of Maroondah residents

Policy Name	Expiry Date	Relevant Sports	Detail the relevance to the MERSRS Fair Access Policy
Community Facilities Occupancy Policy	Mar-24	All sports in seasonal, licenced and leased facilities	Rationale and principles that will guide the assessment of requests for use of Council-owned or managed land and buildings.
Sporting Facilities User Guide	Not specified	All sports in seasonal, licenced and leased facilities	Outline the processes undertaken when allocating sports grounds and pavilions.

Equally Active Strategy and Policy (2019)

What is the Strategy?

The Equally Active Strategy and Policy aims to increase the physical activity levels of women and girls, acknowledging their specific barriers to participation. The Strategy seeks to drive outcomes in the four key areas of gender equity in sport, women of CALD backgrounds, young women and women with care responsibilities.

Implications for Gender Equity:

The Equally Active Strategy and Policy are strong frameworks directly supporting women and girls' participation in sport. The Strategy and Policy aim to set standards, priority actions and guidelines related to:

- Investment in Infrastructure, resources, and policy.
- Priority of use guidelines for allocations of clubs at sporting grounds and venues.
- Structured intervention, resources and specific programs/initiatives targeting women and girls.
- Collaborating with sporting bodies and employment groups to promote opportunities for women and girls.



Maroondah has invested heavily in measuring and reporting on its progress of the Equally Active Strategy.

Physical Activity Strategy (2015 - 2020)

What is the Strategy?

In 2015, Council endorsed the Physical Activity Strategy 2015-2020 which comprises of 45 Council actions to address barriers to participation, make incidental exercise more accessible and provide further opportunities to participate in physical activity programs and activities.

Implications for Gender Equity:

In addition to these actions, the strategy recommended undertaking further targeted initiatives that are responsive to the needs of identified low-participation cohorts, including women and girls.

Community Facilities Occupancy Policy (2021 -2024) and Sporting Facilities User Guide (2018 -

What is the Strategy?

The Community Facilities Occupancy Policy and Sporting Facilities User Guide sets out the rationale and principles that guide the assessment of requests for use of Council-owned or managed land and buildings.

Implications for Gender Equity:

The Occupancy Policy and Sporting Facilities User Guide has outlined to sporting clubs the expectations for improved access for girls' and women's teams.

Monash City Council Strategies

Table 5: Monash Strategic Commitments to Gender Equity in Sport and Recreation

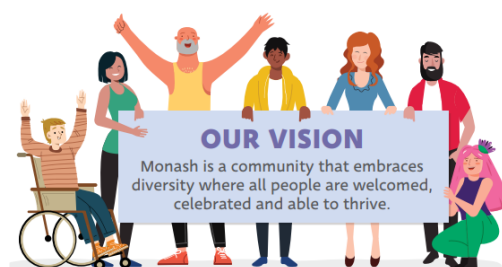
Policy Name	Expiry Date	Relevant Sports	Detail the relevance to the MERSRS Fair Access Policy
Active Monash Sports Club Framework	2026	All sports in Monash	Measures inclusive and sustainable clubs.
Active Recreation Opportunities Strategy	2031	Casual outdoor sport and recreation	Inclusive spaces for women and girls.
Clubs report	N/A	All sports in Monash	Report of CLUBS program.
LGBTIQA Action Plan	2027	All sports in Monash	Inclusive City.
Monash Soccer Plan	2031	Football (Soccer)	Strategic action plan for participation and facilities for this sport.
Monash Tennis Plan	2031	Tennis	Strategic action plan for participation and facilities for this sport.
Monash Gender Equity Framework	N/A	All sports in Monash	Gender Equity guidelines across the City.
Inclusive and Welcoming Environments Guidelines	N/A	All sports in Monash	Tenancy guidelines to achieve inclusiveness.
Sport participation study	N/A	All sports in Monash	Analysis of participation and investment inequities across Monash.

Active Monash Plans and Strategies

What is the Strategy?

Active Monash incorporates a series of frameworks and initiatives that aim to deliver on the vision and aspirations of Monash City Council, including:

- Sports Club Framework
- Monash Tennis Plan
- Monash Football (Soccer) Plan
- Community Sport, Premier League and Elite Sport Framework
- Active Communities Framework
- LGBTIQA Action Plan (2023 – 2027).



Implications for Gender Equity:

These strategies and plans provide strategic and operational guidance to ensure that Monash City Council delivers on the goals of Active Monash and ultimately improves the health of the residents.

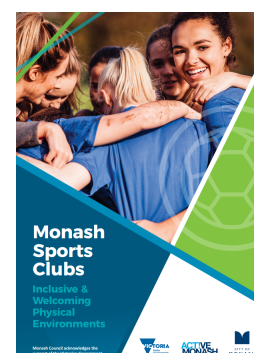
Active Monash Sports Club Framework 2022-2027

What is the Strategy?

The Framework has 16 standards across the three priority areas. Clubs are expected to meet all mandatory standards in each priority area. Beyond this it is hoped clubs will strive to improve in each standard, ultimately leading to being accredited an Active Monash Bronze, Silver, Gold or Platinum Club under the Framework.

Implications for Gender Equity:

Targeted areas in the framework include:



- Decision-making and leadership - Actively recruits diverse leaders e.g., women, people with a disability, and people from CALD communities.
- Growing Membership - Consults with existing and previous members, including specific groups e.g., women and girls, people with a disability, CALD community. Has links to schools/other clubs/elite.

Gender Equality Sports Pilot Program and Sport (2019)

What is the Strategy?

The Pilot Program worked with individuals from 18 clubs across two years to try to understand what the barriers were for women and girls taking part in club sport, and what changes could be made to create more inclusive and welcoming club environments.

Implications for Gender Equity:

The key findings of the pilot program were summarised and provided to clubs as a resource. The resource is being used to create inclusive and welcoming club environments for girls and women.

Whitehorse City Council Strategies

Table 6: Whitehorse Strategic Commitments to Gender Equity in Sport and Recreation

Policy Name	Expiry Date	Relevant Sports	Detail the relevance to the MERSRS Fair Access Policy
Sporting Facilities Provision Studies	2024	All, particularly sports field sports	<ul style="list-style-type: none"> - analysis of historical scheduling and women's participation opportunity - winter turf capacity analysis - participation data for popular disciplines - discussion of investment approaches. - Review of participation levels per sport of popular disciplines.
Pavilion Development Policy	TBD	Sports field sports	Outlines building standards for sports field sports (including amenities etc).
Sporting Facilities Guides - Seasonal and Casual Users (2019)	TBD	Sports field sports and supporting pavilions	Gives the terms and conditions for seasonal tenants, including allocation principle (sports field sports and supporting pavilions).
2023-24 LARS Fees and Charges			Provides rates of contribution for user groups and details discounts for inclusive practices including female participation.
Whitehorse Recreation Strategy 2015-2024	2024	All sport and recreation disciplines	Framework for Whitehorse City Council's approach to Leisure and Recreation.

Whitehorse Recreation Strategy 2015-2024

What is the Strategy?

The Recreation Strategy establishes the priorities for the City of Whitehorse to guide the planning of recreation services and facilities. Overall, the strategy works to improve recreation opportunities for women and girls addressed through the principles of providing a range of opportunities and adopting universal, inclusive design principles.

Implications for Gender Equity:

The Recreation Strategy is the overarching strategy that sets the principles for improving sport and recreation facilities, programs and services. The key principle of improving recreation opportunities for women and girls will filter to other recreation plans and influence the design of recreation facilities, programs and services.

Whitehorse Pavilion Development Policy 2019

What is the Strategy?

The aim of the Pavilion Development Policy is to outline the facility standards to guide the development and/or refurbishment of pavilions and provide a framework for the funding contributions towards pavilions. Whitehorse Council is committed to providing female friendly facilities and the policy contains a section that focusing on the development of Female Friendly Facilities.

All developments need to include the following design outcomes:

- Surfaces that are easily cleaned.
- Mirrors in change rooms including bench space and GPO's.
- Pans will be provided in toilets (no urinals).
- Cubicle showers with appropriate privacy.
- Seats and hooks in cubicle showers.
- Well-lit interior and exterior spaces.
- Safe access routes between the car park, building and playing fields, with clear lines of sight.
- Use of universal colour schemes.
- Selection of appropriate finishes promoting friendly and inviting environments for all users.
- Safety considerations consistent with Crime Prevention Through Environmental Design (CEPTED).

Implications for Gender Equity:

By including specific standards that support women and girls' participation in recreational facilities, it has ensured all developments are accessible and inclusive.

Sport Facilities Guide

What is the Strategy?

The following principles and objectives were identified to support women and girls' participation in sport and direct the Sporting Facilities Guide.

- Fees Council's fee structure will encourage participation from a variety of User Groups.
- To develop a fee structure that encourages different groups, including juniors, older adults and women. A 50% discount off full seasonal fees is applied if girls' and women's teams use the sports facilities.

Implications for Gender Equity:

Providing incentives to sports clubs to provide teams and programs for girls and women has ensured that more female teams are being introduced.

Yarra Ranges Council Strategies

Table 7: Yarra Ranges Strategic Commitments to Gender Equity in Sport and Recreation

Policy Name	Expiry Date	Relevant Sports	Detail the relevance to the MERSRS Fair Access Policy
Yarra Ranges Gender Equity and Inclusion Recreation and Sport Strategy	2020	Sport and Recreation across YR	Reiterates YRC's commitment to Gender Equity. Outlines the consultation findings through the Recreation and Open Space community consultation process. Identifies the key Strategic Pillars for Council in this space.

Policy Name	Expiry Date	Relevant Sports	Detail the relevance to the MERSRS Fair Access Policy
Yarra Ranges Pavilion Redevelopment Plan	2019	Seasonal Sports including AFL Football, Cricket and Soccer	Outlines the strategic approach to pavilion redevelopment due to ageing facilities that no longer meet the needs of the communities they serve.
Active Reserves Fees and Charges	2012	Seasonal Tenants, AFL Football, Soccer and Cricket	Outlines the discount process for Female Participation in clubs. The policy is currently being reviewed.
Seasonal Licence Agreement and Sports Club Handbook	Ongoing	All Clubs on Seasonal tenancies	Outlines the clubs' responsibilities as seasonal tenants.
Creating a Place for Women in Sport - Self Assessment Toolkit	Ongoing	All Sport and Recreation Clubs	Self-Assessment Toolkit that assists clubs in creating a safe and welcoming environment for Women and Girls. Includes pre-tool survey, assessment and gender equity action plan resources.
DRAFT Active Recreation Plan	Draft	Active Recreation Pursuits	Identifies specific opportunities to increase participation for girls, especially teenage girls.

Yarra Ranges Gender Equity and Inclusion Recreation and Sport Strategy

What is the Strategy?

The Yarra Ranges Gender Equity and Inclusion Recreation and Sport Strategy (The Strategy) demonstrates Yarra Ranges Council's commitment to removing barriers to enable a more inclusive and diverse community where women, men and gender nonbinary people have equitable access to resources and opportunities.

The Strategy is built on five key pillars, each with clear objectives and measurements of success as shown in the following table.

Table 8: Yarra Ranges Gender Equity and Inclusion Recreation and Sports Strategy.

	Cultural Change	Leadership and Opportunities	Facilities and Environment	Celebrate and Showcase Women and Girls	Promotion and Communication
What do we want to achieve?	Women and girls feel encouraged and empowered to be physically active through welcoming and inclusive environments.	Women and girls have equitable opportunities in sport and recreation participation, development and leadership positions.	Women and girls of all ages and abilities have equal and safe access to sport and recreation facilities and the natural environment.	The achievements of all women and girls in sport and recreation are celebrated and promoted through positive messaging and imagery.	Sport and recreation participation choices, opportunities and outcomes for all genders are promoted and communicated equally.
How will we measure success?	Equal engagement and participation from all genders for all Council-supported gender equality training by 2020.	100% of all clubs on Council-leased facilities meeting 40:40:20 guidelines by 2025.	100% of all clubs with female junior teams by 2025.	Minimum of two female Live. Move. Yarra Ranges ambassadors employed each year.	Proportion of females who meet physical activity guidelines increases from 46% to 50% by 2040.

Implications for Gender Equity:

The Yarra Ranges Gender Equity and Inclusion Recreation and Sport Strategy sets up Council with a strong commitment and strategic framework to implement and report on change in the sport and recreation community. Through the implementation of this Strategy and the subsequent Fair Access Policy, it will ensure systemic change is achieved and celebrated.

Yarra Ranges Pavilion Development Plan

What is the Strategy?

The Pavilion Redevelopment Plan (the Plan) is designed to inform and provide a strategic framework for future Council investment in redevelopment or significant upgrades to Council sports pavilions across its recreation reserves. The Plan will also guide Council staff and inform the broader community as to how Council is responding to evolving community expectations concerning the functionality, purpose and accessibility of these facilities to service a wide range of community sport, recreation, leisure and social activities.

Implications for Gender Equity:

The Plan identifies pavilions will be heavily influenced by the growing demand for female participation, together with the Female Friendly User Guide (from Sport and Recreation Victoria) Council will require support to ensure that these facilities feel safe and comfortable.

The plan outlines an assessment criterion for the prioritisation of future developments of pavilions based on:

- Policy and Plan – 10%
- Building Issues – 25%
- Functionality – 25%
- Usage – 10%
- Service – 10%
- Community Benefit – 10%
- Project Readiness – 5%
- Female Facilities and Culture – 5%

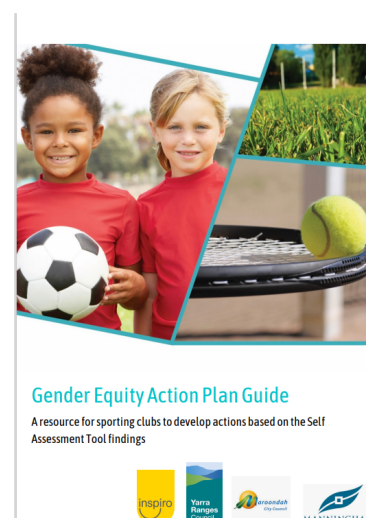
Gender Equity Action Plan Guide

What is the Strategy?

The Gender Equity Action Plan Guide has been designed to support sporting clubs to identify and implement key actions to promote gender equality and respectful relationships for women. The Guide is a resource to help sport clubs navigate change following the completion of the Pre-Tool Survey and Self-Assessment Tool. The Guide is not a mandatory policy.

Implications for Gender Equity:

The Guide is a resource for sports clubs to enact change and promote gender equality and respectful relationships that will lead to increased representation and participation by girls and women. with clubs.



2.4 Regional Health Strategies and Policies

Women's Health East Strategic Plan

What is the Strategy?

Women's Health East is one of nine regional and three statewide women's health organisations that make up the Victorian women's health sector. Women's health services across Victoria promote good health and wellbeing for Victorian women. They apply an expert gender lens to health issues and systems to influence the underlying contributors to women's health and wellbeing and improve outcomes for women.



Women's Health East (WHE) is the women's health promotion agency for the Eastern Metropolitan Region (EMR) of Melbourne. They are organisation focused on women's wellbeing and equality across seven Local Government Areas (LGAs) – Yarra Ranges, Knox, Maroondah, Manningham, Monash, Whitehorse and Boroondara.

The Strategy outlines three strategic priorities areas being:

1. Advance Gender Equality
2. Prevent Violence against women.
3. Improve sexual and reproductive health.

The Strategies intent and outcomes sought closely aligns with the Fair Access Policy and there is opportunity to strengthen the existing partnership and support collective social impact.

VicHealth strategy 2023- 2032

VicHealth has developed a 10-year strategy, with the vision to transform Victoria's health outcomes and reshape systems for a healthier, fairer Victoria. VicHealth was Established as an independent statutory authority by the Victorian Parliament in 1987 and as an agency they partner and invest with many organisations, including LGAs.

The Strategy focuses on three key areas including:

1. Health - Deliver healthier, longer lives for all Victorians.
2. Economy - Deliver value to the Victorian healthcare system and economy.
3. Equity – Drive fairer health outcomes with and for Victorian communities.



Directly relating to LGAs, within the VicHealth Strategic plan it states:

“VicHealth looks forward to continuing its deep, place-based partnerships as it invests long-term for those communities facing the greatest barriers to good health. This will involve building on existing partnerships and creating new ones. VicHealth can complement the work of local government through its power to convene, provide technical capability, contribute to funding, and evaluate impact.”

The VicHealth Strategic Plan strongly supports the need for a Fair Access Policy. Its third strategic priority is directly focused on fairer and more equitable health outcomes and is identified as an opportunity to possibly explore future partnerships and potential funding programs from VicHealth should they arise.

2.5 Peak Sporting Bodies Strategies and Policies

Some peak sporting bodies have been developing girls and women strategies to improve representation and participation of girls and women in their respective sports. The following sport strategies from Cricket Victoria, Football Victoria, AFL and Tennis Australia give an idea to what sport initiatives local governments will need to support in partnership with peak sporting bodies.

Cricket Victoria – Women and Girls Strategy 2023 -2028

The strategy vision is to be the favourite sport of all Victorians and it sets strong targets for the game by 2028 including a 100% increase in girls' participation across Club and Woolworths Cricket Blast Cricket to 30,000 participants.

The strategy also sets out a roadmap to 1,000 active female coaches in Victoria and earmarks the Premier Cricket competition to become a net exporter of contracted state players.

The strategy is built on three key pillars:

- Strengthening the existing footprint in community cricket.
- Creating a truly integrated competition in Premier Cricket.
- Building the leading female High-Performance system in Australian cricket.

AFL – Women's Football Victoria and Women and Girls Game Development Action Plan

The *Women's Football Vision* for participation is striving for equal participation and representation by 2030. This translates into:

- Equal opportunity for women and girls to play, coach, umpire, officiate and govern.
- A participation pathway that best supports the continued development of participants and enables lifelong participation in the game.



The *Women and Girls Game Development Action Plan* supports the delivery of the 2030 Women's Football Vision participation objectives and is currently in Phase One. Phase One action goals include:

- Dedicated women and girls' participation options in every region at every level, from Auskick to Senior Community Football.
- Consistent implementation of a Participation Framework that supports the needs of girls.
- Access to curriculum-linked football programs and school competitions for all school-aged girls.
- Gender-balanced leadership in all community football leagues and clubs.
- Women role models in community coaching positions, with women making up at least 40% of all accredited coaches.
- Inclusive and safe pathways for women in umpiring, with women making up at least 40% of accredited umpires.

- Sufficient capacity of gender-neutral community football facilities to support the growth of women's football.
- Equity in investment and allocation of resources.
- Education, tools and resources available for community clubs to build inclusive environments for women of all backgrounds.

Tennis Australia – Women and Girls Strategy 2022-2027

The *Women and Girls Strategy* vision is for “no limited for women and girls on and off the court”. To achieve this vision, Tennis Australia have developed four focus areas:



- Lead – Drive accountability through:
 - Ensuring equitable investment across tennis.
 - Applying a gender lens to funding strategies, policies and agreements in tennis and with partners.
 - Publicly reporting progress in Australian tennis annually.
 - Engaging and inspiring the tennis community to embrace change.
 - Providing leadership to achieve equality in sport globally.
- Influence – Create an equal voice through:
 - Strengthening career and volunteer pathways and opportunities on and off the court.
 - Creating sustainable networks to influence and advance women.
 - Inspiring and developing women to be a public voice for tennis from grass roots to the world stage.
 - Ensuring equal and appropriate representation of women in the media.
 - Advancing governance structures to ensure equal representation of women at all levels and roles.
- Play – Enrich playing experiences through:
 - Ensuring safe, inclusive and welcoming environments that value and empower women and girls.
 - Applying a gender lens to enrich the playing experience across life stages.
 - Empowering women and girls to excel and thrive in tennis.
- Underpinning everything we do are the principles that:
 - Women and girls are central to shaping and influencing Australian tennis.
 - Courageous and relentless improvement and innovation drive sustainable change for women and girls.
 - Safe environments enable women and girls to feel empowered and valued on and off the court.
 - Systems, policies, practices and resources are available to progress equality for women and girls.
 - Unconscious bias and current practices that constrain women and girls must be exposed and changed.

- Equality is embedded into the performance expectations of leaders and team members across Australian tennis.

Football Australia – Legacy ‘23

Legacy ‘23 is Football Australia’s strategic plan to grow women’s football and deliver enduring benefits for football beyond 2023, including becoming the first community sport to reach gender parity in participation.

There are five key pillars with supporting programs and initiatives that will deliver on this vision:

- Participation: Growing football through expanded community programs to ultimately achieve gender parity, with 400,000+ new female participants.
- Facilities: Building football through improved grassroots infrastructure to ensure equitable female facilities to meet surging demand.
- Leadership and development: Leading football through capacity in women’s leadership to shape the future of Australian sport and foster a culture that welcomes more women and girls to the game.
- Tourism and international engagement: Expanding football to boost tourism, trade and international relations when co-hosting 30 nations and their leaders at the FIFA Women’s World Cup 2023.
- High performance: Elevating football with world-class preparation to support the Matildas, whilst also developing the next generation of talent.

Football Victoria – Football Her Way

The *Football Her Way’s vision* is a whole of Football Family objective that must impact culture, values, policies, practice, planning and programs with each and every one committed to achieving true gender equity in Football.

This plan goes beyond participation. Football Victoria has set the ambitious target to reach 50/50 gender balance by 2027. FV is striving to drive change among the football industry and ultimately develop women leaders at all levels in our game – players, coaches, referees and administrators.

The Plan follows a strategic framework with five key priority areas, these include:

- Clubs – Change the dynamic of our clubs to be more inclusive within the spirit of diversity.
- Facilities and Infrastructure – Our Football Homes will cater for families, women and girls, elevating our standing in the community that football is the sport of choice for women and girls.
- Enjoy our game – ensure women and girls can participate in football whenever and wherever they choose.
- Promoting our game – Create a movement that encourages women and girls to engage with football.
- Our People - Invest in advancing gender equity.

2.6 Planning Frameworks and Guidelines

UN Human Rights Council Resolution 40/5 – International Human Rights Framework on the Elimination of Discrimination against Women and Girls in Sport

The UN Human Rights Council passed resolution 40/5 on the elimination of discrimination against women and girls in sport. Australia is a signatory to the resolution.

The resolution includes the following statements relevant to the Fair Access Policy that supports reducing inequality in sport based on race and gender:

- Recognise the potential value of sport as a universal language that contributes to educating people on the values of respect, dignity, diversity, equality, tolerance and fairness and as a means to combat all forms of discrimination and to promote social inclusion for all.
- Recognise further the imperative need to engage women and girls in the practice of sport and to enhance their participation.
- Noting with concern that many women and girls face multiple and intersecting forms of stigma and discrimination in sport.
- Recognise that sports regulations and practices that discriminate against women and girls from competing on the basis of race, gender or any other ground of discrimination can lead to the exclusion of women and girls from competing.

A report was prepared by the UN High Commissioner for Human Rights titled “Intersection of race and gender discrimination in sport”. In her report, the High Commissioner discusses relevant international human rights norms and standards and the obligations of States and the responsibilities of sporting bodies towards women and girl athletes, identifies possible gaps in the protection of the human rights of women and girls in sports and provides recommendations aimed at enhancing protections.

<https://www.ohchr.org/en/documents/thematic-reports/ahrc4426-intersection-race-and-gender-discrimination-sport-report-united>

The resolution and supporting report call for States to ensure sporting bodies implement policies and practices in accordance with human rights norms and practices.

Guidelines for the Inclusion of Transgender and Gender Diverse People in Sport, 2019

The Australian Human Rights Commission, together with Sports Australia and the Coalition of Major Professional and Participation Sports (the coalition includes AFL, Cricket Australia, Football Australia, National Rugby League, Netball Australia, Rugby Australia and Tennis Australia), released the Guidelines for the Inclusion of Transgender and Gender Diverse People in Sport to provide guidance to sporting organisations on promoting the inclusion and participation of transgender and gender diverse people in sport.

The guidelines provide information about the operations of the Commonwealth Sex Discrimination Act 1984, and practical guidance for promoting inclusion in line with fundamental human-rights-based principles of:

- Equality
- Participation in sport
- Freedom from discrimination and harassment
- Privacy.

Guidance is provided across the following focus areas:

- Leadership
- Inclusion policies
- Codes of conduct
- Uniforms
- Facilities
- Information collection processes.

These Guidelines should be used to help inform local governments and sporting organisations of their obligations under the Commonwealth Sex Discrimination Act 1984.

Of specific relevance to the MERSRS Fair Access Policy, the Guidelines recommend developing an inclusion policy for the following reasons:

- Help a transgender or gender diverse person identify a sporting organisation that will welcome them.
- Encourage a transgender or gender-diverse player to remain engaged in sport throughout their transition or affirmation.
- Provide guidance to staff and volunteers at a sporting organisation on how to include transgender and gender-diverse participants and respond appropriately to any issues that may arise.

Guidelines for Trans and Gender Diverse Inclusion in Sport – Complying with the Equal Opportunity Act 2010, 2017

The Victorian Human Rights Commission issued the Guidelines for Trans and Gender Diverse Inclusion in Sport – Complying with the Equal Opportunity Act 2010, an update to the Commission’s 2015 Guidelines for Transgender People in Sport. It provides guidance for sporting organisations about promoting an inclusive environment, being active in preventing discrimination and responding appropriately if it occurs.

The guidelines provide information about the operations of the State *Equal Opportunity Act 2010* (now 2020 following a review) and practical guidance for sporting organisations on how to comply with the Act.

The following minimum steps to comply with a sporting organisation's positive duty include:

- Develop a policy that deals with equal opportunity in sport, employment, club membership and service delivery.
- Ensure the policy is communicated to all players and staff at induction and through refresher training, and that players and staff understand their obligations and what they mean in practice.
- Review the policy at regular intervals to ensure it is up to date.
- Ensure players and staff know their rights and responsibilities, as well as your policies on inclusion and member protection.
- Develop a fair, effective and confidential complaints procedure for players and staff, and make sure people know about it.
- Regularly monitor your club or organisation’s activities, employee knowledge of legal obligations and any complaints received, in order to promptly deal with any issues that arise and improve compliance.

Sport Australia Women and Girls Strategic Advice

Sport Australia support the UN Human Rights Council Resolution 40/5, “From grassroots to the elite level, it’s imperative that the sport sector increases the representation of women and girls in sport to better reflect Australian society and create a fairer and more inclusive environment”.

Sport Australia identify the following strategies:

- Advocate for equal representation at all levels including coaching and on club committees.
- Create a safe and welcoming place.
- Promote initiatives for females to the public i.e., profile female role models, and ensure equal representation in imagery and social content.

- Provide accessible activities and facilities such as equal access to courts/pitches, female-only activities, appropriate changing rooms and toilets.
- Allow participation in flexible uniforms such as hijabs for Muslim females.
- Instigate a zero-tolerance policy towards any type of prejudice or behaviour that puts the wellbeing of women and girls at risk.
- Provide a pathway and opportunities for progression and career development.
- Emphasises and supports the social aspects of sport.
- Offer alternative/modified formats.
- Ask women and girls for input and feedback.
- Deliver group activities.
- Providing activities at the right time of the day/week.
- Reduce financial barriers.
- Promote women into decision-making roles in your club.
- Create a pipeline for women contenders for committee roles and promote gender balance in selection processes.
- Provide training opportunities to increase women's capabilities for advancement.
- Develop policies that are gender inclusive, and that club culture promotes gender equality.
- Ensure the requirements for committee membership are free from discrimination and bias.
- Create opportunities to educate boys and men about the benefits of gender equality through sport.

Making Space for Girls

In the past, design for sport and active recreation facilities and services has been more suited to male participation. The following design guidelines and resources respond to extensive research and engagement with girls and women that focus on barriers faced when participating.

The 'Make Space for Girls' is a resource that includes research, design principles and case studies for making space for girls and women in a public space.

Specifically, the website refers to research and guidelines developed by the University Leads titled Safer Parks – Improving Access for Women and Girls". The guidelines included extensive research and reports the concern about safety as the "biggest single barrier to women and girls' enjoyment of parks and green spaces". The guidelines include the following design principles:

- Eyes on the park:
 - Busyness and activation – Provide alternative seating options, locate spaces popular with women and girls in busier areas of the park, encourage businesses to use the park increases activity, a broad range of activities to activate the park and encourage new users and circular running or walking routes.
 - Staffing and authority figures – Arrange working patterns to maximise staff presence.
- Awareness:
 - Visibility and openness – Provide canopies above head height to enable a clear view, maintain bushes and shrubs alongside paths to ensure visibility, locate facilities close to main routes and busy areas of the park, mounds and high points give good prospects.

- Escape – Provide wide and clearly visible park entrances and park edges as open and accessible as possible with regular breaks and regular exits with clear signposts.
- Lighting – Provide human-scaled lighting rather than floodlights - low and even light can be safer than bright lights that create strong contrast and glare. Using lighting helps activate key routes and spaces, and lighting should enable good colour rendering.
- Wayfinding and layout – Provide a clear hierarchy of paths that connect with routes beyond the park, a circular path around the perimeter with regular exit points, paths should connect key facilities with each destination and clear signage with directions to key destinations.
- Inclusion:
 - Belonging and familiarity – The naming of facilities to signal multiple uses broadens their appeal, statues and artworks can indicate belonging, and specific facilities aimed at women and girls signal that they are welcome.
 - Image – A tidy park signals care, remove graffiti and repair any vandalism, well-maintained vegetation around paths and well-maintained signage and information boards.
 - Access and location – Access should be via safe and well-used routes. Prioritise entrances close to public transport connections and signpost nearby places as safe zones.
 - Co-production and engagement – Engagement with existing women’s and youth groups can be a good starting point for co-production, co-designing parks might change what is included and how spaces feel, engagement must be intersectional and involve existing and potential park users, and safety walks help to articulate perceptions of safety in the park.

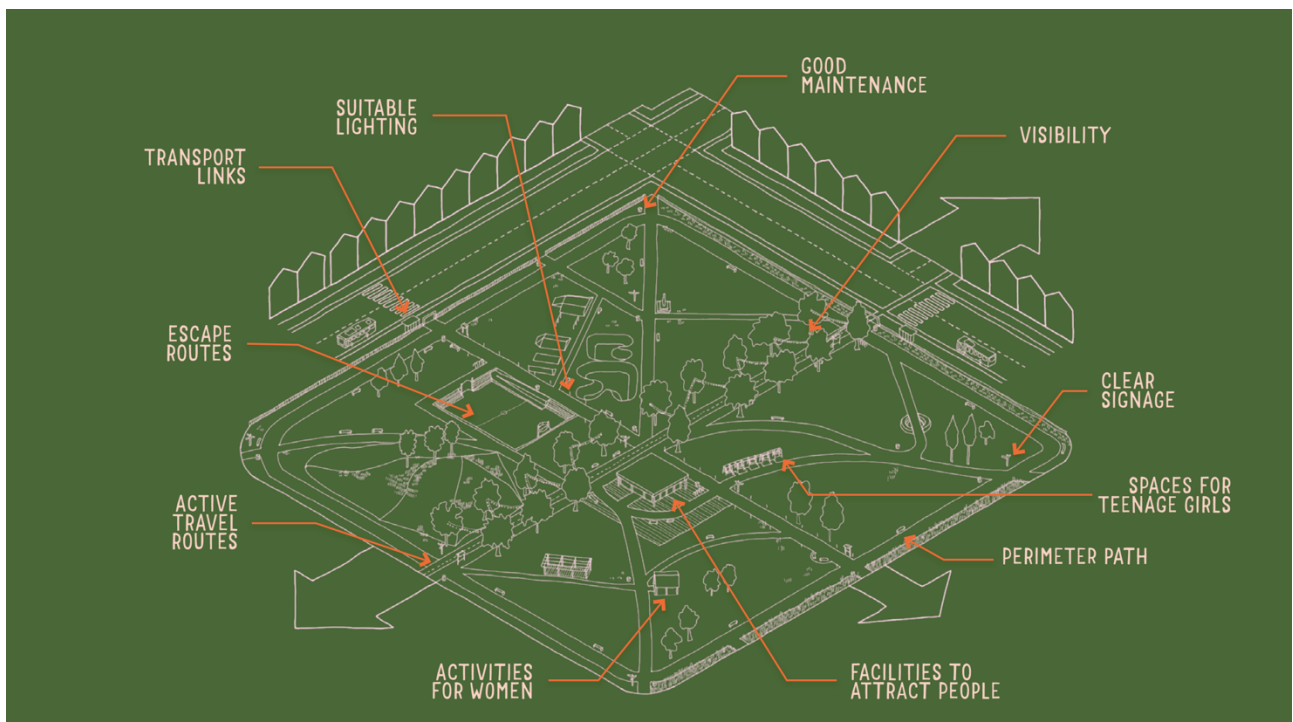


Figure 8: Design Advice for Improving Access to Parks for Women and Girls (Source: Safer Parks, 2023)

Female-Friendly Sport Infrastructure Design Guidelines

Female sports participation at the elite and peak of athlete pathways is increasing rapidly in line with an increase in grassroots participation in sport and physical activity. This represents an exciting time for Australia but also presents challenges for sports administrators and facilities.

Sport and Recreation Victoria has developed the Female Friendly Guidelines that include the following design principles to create female-friendly facilities:

- **Fit for purpose:** While promoting a flexible and multi-use approach, ensure female-friendly design elements and specific requirements meet the level and type of activities being delivered, as well as occupant, club or tenant needs.
- **Multi and shared use:** Infrastructure should be efficiently designed to promote equitable and flexible use by a mixture of users capable of sharing facilities and usage times. The facility space planning and design of public spaces should adopt a multi-purpose approach.
- **Compatibility:** Identification of compatible sports, teams, activities, clubs or organisations with similar objectives and requirements for facility design, use and management should be promoted.
- **Universal Design:** The principles of Universal Design should be applied to community sport and recreation facilities so that they accommodate users of all ages, genders, abilities and cultural backgrounds.
- **Public Safety:** Crime Prevention through Environmental Design (CPTED) takes into consideration the relationship between users and the physical environment in the design of public spaces in crime prevention and assists with public safety.
- **Health and safety:** The security and safety of users should be paramount. Sport and active recreation facilities and their surroundings should be designed, built and maintained in accordance with relevant occupational health and safety standards. They should also incorporate child-safe and safer design principles into facility design.
- **Functionality:** Facility design and layout should promote safe and optimal functionality to accommodate formal, competitive, social and recreational forms of usage and participation.

2.7 Key Findings of Strategic Review

Local Government strategic and policy alignment with State Government legislation and policy on gender equity in sport and recreation is critical to a regional response to the issue.

The following graphic shows the indicative relationship between the MERSRS Fair Access Policy with State Government's gender equity legislation and policy and Local Government strategies.

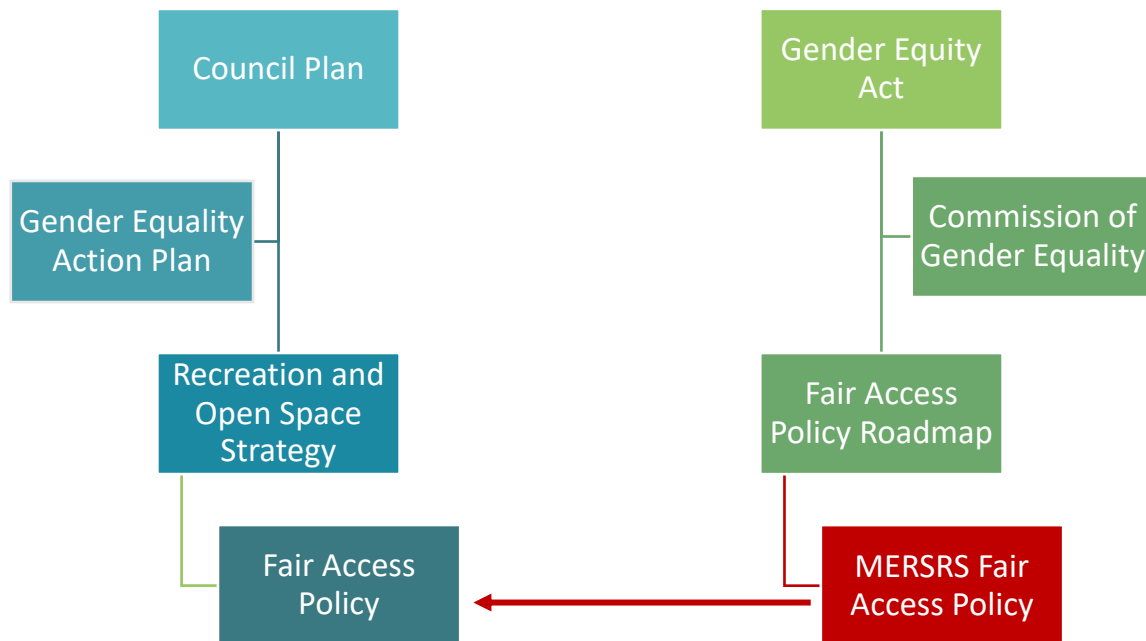


Figure 9: Relationships between legislation, policies and strategies

The review of all seven councils' current policies and strategies that influence gender equity in sport and recreation outcomes found the following key findings:

- Strategies and policy statements stating improved gender equity in sport were typically provided by each council Recreation Strategy and then reviewed at a high level as part of the Council Plan. These strategies are now supported by a Council Gender Equity Plan (usually a four-year cyclic strategic plan). These plans are mandated by the State Government through the relevant legislation.
- Three councils (Monash, Yarra Ranges and Maroondah Council) had adopted specific strategies focused on improving gender equity in sport and recreation facilities.
- Most of the Sporting Facilities Development Strategies or Policies reviewed, referenced Universal Design Principles and supported overall access to facilities. The policies that incorporated evaluation and prioritisation tools to access requests for works on sporting facilities demonstrated a stronger alignment supporting female participation.
- Two councils (Whitehorse and Knox) regularly meet and provide feedback to sporting associations, State Sporting Associations and leagues on competition and fixtures aiming to improve women and girls.
- All councils had Sport and Recreation Strategies that identified the long-term strategic priorities, objectives and actions the council would take to support female participation in sport. These Strategies will help support and inform each council's Fair Access Policy.

- Five councils (Manningham, Whitehorse, Yarra Ranges, Knox and Monash), use financial incentives or discounts to encourage female sport participation in the councils relative fees and charges policy or pricing strategy hire of sport facilities.
- All councils provide sporting clubs and associations with tool kits, campaigns and resources to support women and girls' participation in sport.
- The consistent strategic objectives relating to the Fair Access Policy identified in councils' strategies were:
 - Equitable use and access to sports facilities for women and girls.
 - Partnering and collaborating with local sporting clubs and associations and peak sporting bodies
 - The council has a responsibility to provide safe and inclusive infrastructure

New sports facilities should adopt industry planning frameworks and design principles that deliver inclusive, safe and welcoming sport and recreation facilities and programs.

The planning frameworks provide the following principles that will guide the design of future sport and recreation facilities, programs and services:

- **Accessible and Inclusive:** Sport and active recreation facilities and programming will be universally designed and inclusive, fostering participation in sport and active recreation by all our community, across all life stages, genders and cultures.
- **Diverse and Equitable:** Sport and active recreation facilities will offer a diverse mix of facilities, programs and experiences. The council will provide an equitable distribution of sport and active recreation precincts across the municipality and to girls' and women's sport and recreation.
- **Safe and Welcoming:** Sport and active recreation facilities and programs are designed to be visible, open and welcoming to the community, creating a safe place for girls and women to participate.
- **Multi-Use:** Sport and active recreation facilities will be multi-use, offering several activities, programs and experiences for users and enabling access to girls and women's sport and recreation.
- **Connected:** Sport and active recreation participation opportunities are connected to our communities, including our unique natural environments.
- **Sustainable:** Sport and active recreation facilities will be designed and operate efficiently, whilst being well managed and maintained.

The following reference documents and links are provided for guiding design principles:

- [Creating Places for People](#)
- [Making Places for Girls](#)
- [Healthy Active by Design](#)
- [Crime Prevention through Environmental Design](#)
- [Universal Design Principles](#)
- [Female Friendly Sports Infrastructure Design Guidelines](#).

The Fair Access Policy should include a partnership approach with State Sporting Association, and together develop policies, practices and resources that support, encourage, and incentivise the delivery of Sport Australia strategies for increasing women and girls' representation and participation.

These strategies together with the Victorian Government's Fair Access Policy Road Map are examples in how governments and peak sporting bodies are responding to Australia's obligations to the international human rights framework, specifically as a signatory to UN Human Rights Council passed resolution 40/5 on the elimination of discrimination against women and girls in sport.

Councils and State Sports Associations should partner in delivering Sport Australia strategies for increasing women and girls' representation and participation.

3. Current State of Play

What is the current state of play for improving gender equity and access?

This section summarises the current state of play for sport participation in the Melbourne East Region and a review of industry trends.

3.1 Demographic Factors in the Region

In both the Melbourne East Region, certain groups of women encounter higher levels of disadvantage and discrimination, as well as additional obstacles to achieving good health and well-being. These groups include Aboriginal women, immigrant and refugee women, trans and gender diverse people, women facing socio-economic challenges, and women with disabilities (Women's Health East, 2021).

We acknowledge that intersectionality can impact participation in sport and active recreation. Intersectionality refers to the ways in which different aspects of a person's identity can expose them to overlapping forms of discrimination and marginalisation. For example, an immigrant women also identifies as a person with a disability and is more likely to experience discrimination.

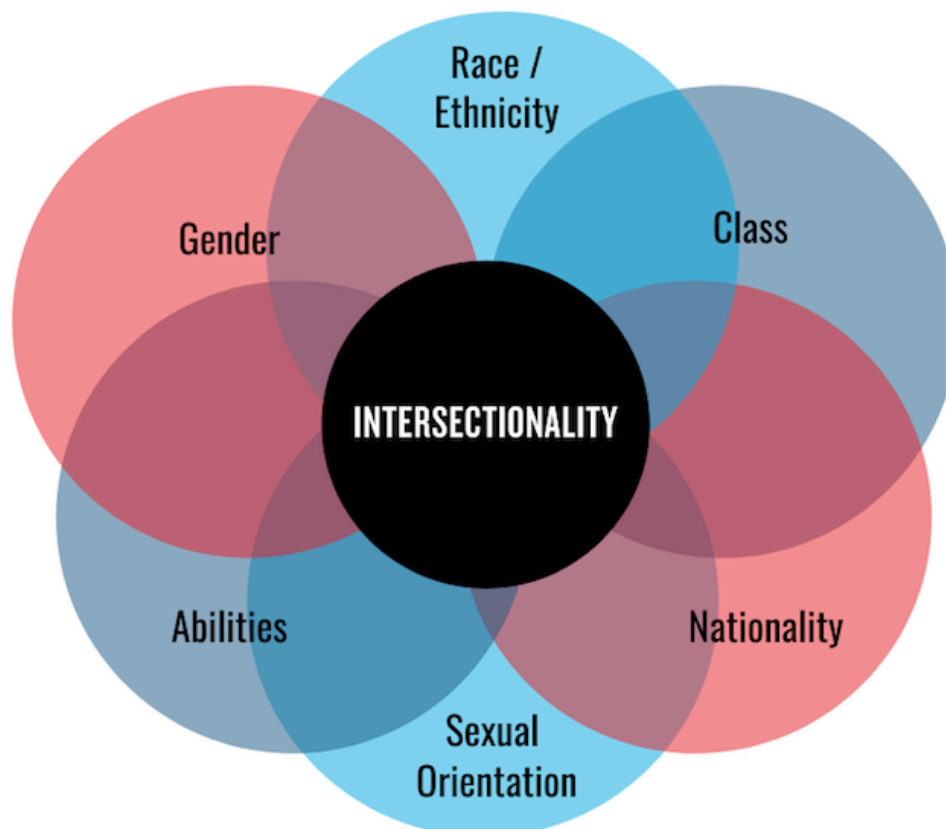


Figure 10: Intersectionality described as, the ways in which different aspects of a persons identity can expose them to overlapping marginalisation or discrimination.

The table below shows the latest Australian Bureau of Statistics (ABS) Census 2021 data, sourced from [id.com.au](https://www.id.com.au):

- Although the Melbourne East Region is generally considered as one of relative advantage, it is important to note that there are significant low socio-economic pockets in each municipality.
- A growing population is fuelling female participation in sport and recreation. The current female population will grow from 554,139 in 2021 to 692,220 in 2041.
- There are an estimated 317,686 females within the most active years age groups (5 and 49 years) that will demand access to sport and recreation facilities, programs and services.
- There are an estimated 2,697 Aboriginal females in the Melbourne East Region. Providing culturally sensitive programs and services that connect Aboriginal girls and women to Country, Community and Culture will be important to encouraging sport and recreation participation.
- There are an estimated 195,935 females from a CALD background (born overseas). Encouraging inclusive sport and recreation clubs and programs that recognise the needs of these diverse cultural communities are important to encouraging sport and recreation participation.

Table 9: Female Population Breakdown

Council	Total 2021 Pop.	Total 2041 Pop.	Total Pop. Change %	Female Pop.2021	Female Pop. 2021 %	Female Pop. 2041^	Female Pop. Diff.	Female Aboriginal Pop. 2021 >	Female CALD Pop. 2021 (Born OS) >	Female Active Years (5-49) Pop. >
Melbourne East Region	1,083,589	1,332,089	21.00%	554,139	51.21%	682,220	128,081	2697	195,935	317,686
City of Monash	190,397	250,219	22.50%	95,556	50.20%	125,610	30,054	277	48,216	61,911
City of Knox	159,103	185,226	16.40%	81,164	51%	94,465	13,301	523	26,819	45,132
Manningham City Council	124,700	148,318	17.80%	64,374	51.60%	76,532	12,158	156	27,998	33,440
City of Boroondara	167,900	205,203	22.20%	87,386	52%	106,706	19,320	229	28,351	49,678
Maroondah City Council	116,075	140,904*	21.30%	59,351	51.60%	72,706	13,355	379	15,016	33,535
Whitehorse City Council	169,346	216,317	27.70%	87,430	51.60%	111,620	24,190	269	36,283	50,154
Yarra Ranges Council	156,068	185,902	19.10%	78,878	50.50%	93,881	15,003	864	13,252	43,836

* Maroondah future population is for 2036.

^ If current proportion of females is maintained.

> If current proportion of target group; and current proportion of females is maintained.

Target Groups

The Women's Health East's Strategic Plan 2021-25 includes a review of the demographic factors for target groups for the Melbourne East Region relevant to the strategy.

Aboriginal women

Each council has a small percentage of its population identifying as Aboriginal, ranging from 0.2% to 1.1%. The largest female populations of those identifying as Aboriginal or Torres Strait Islander reside in the Yarra Ranges, followed by Maroondah and Monash.

Yarra Ranges Council is home to 1,711 Aboriginal people, highest in the region. Aboriginal women face systemic disadvantages. Compared to non-Aboriginal women, Aboriginal women are 32 times more likely to be hospitalised as a result of family violence¹ and are almost 10 times more likely to die from assault. Aboriginal women are also at far greater risk of homelessness and incarceration.

Women with disability

The latest Ausplay Survey 2021 found 70.2% of women (over 18 years) with a disability participate at least 1x per week (compared to 84.1% of other Australian women) and 53.7% three times per week (compared to 67.9%). There were 21.3% that do not participate in any sport or physical activity (compared to 9.1%).

People with a disability receive the same physical, mental, and social benefits from participating in sport and physical activity as those not having a disability. However, they are not participating at the same levels as all Australian women. Addressing barriers to participation for people with disabilities is essential to reversing this trend.

CALD women

The percentage of the population born overseas varies among the councils, with figures ranging from 16.8% to 50.4%. Over the last five years to 30 June 2020, some 26,391 additional females have settled in the region. Monash has the highest overseas-born population (50.4%) in the region, followed by Whitehorse and then to a lesser extent in Maroondah and Manningham. The top five non-English speaking countries of birth as reported at settlement were (in descending order): China, India, Sri Lanka, Malaysia and Iran.

From 2015 to 2020, 816 females settled in the region through the humanitarian migration stream, with 66.8% reporting their country of birth at settlement as Myanmar, with most of these women settling in Maroondah and Yarra Ranges.

Women from CALD backgrounds face additional barriers to education and employment and may have limited information about their rights. CALD women are over-represented in low-paid and insecure work and, coupled with family commitments, find it a challenge to participate in sport and recreation.

For example, migrant women are 7% less likely to be employed than those born in Australia. 37.5% of women accessing domestic violence support services are of non-English speaking backgrounds but represent only 17.3% of the total population in Victoria.

Age

The impacts of gender vary over a lifetime. For example, during adolescence, expectations of girls are increasingly shaped by gender norms that impact girls' social, educational and leisure choices.⁶ Women retire with half the superannuation savings of men, and older women are at greater risk of homelessness than older men.⁷

People in their active years tend to be the biggest participants in sports. All councils have a considerable population of people in their active years, ranging from 38% to 46%.

Women from low SES backgrounds

Women from low SES backgrounds face barriers in accessing services and supports which can compound other gendered disadvantages. For example, socio-economic inequity heightens the risk of violence against women. Women from low SES are less likely to participation in sport and recreation.

Table 10: Individual weekly incomes of females and males (above or below the minimum weekly wage) across the local government areas in Melbourne's East. Source- ABS Census of Population and Housing 2016

	Percent of females and males earning less than the minimum weekly wage (\$0 to \$649), 2016								
	Boroondara	Knox	Manningham	Maroondah	Monash	Whitehorse	Yarra Ranges	Eastern Metro	Victoria
Female	36.7	45.7	46.7	43.8	48.4	46.4	45	44.7	45.7
Male	26.7	29.9	32.9	27.8	36.1	33.5	28	30.7	32.5

LGBTIQA+

LGBTIQA+ communities face significant barriers to accessing essential inclusive services and supports in the community including in sport and recreation environments. The LGBTIQ community experience discrimination when attempts are made to access services, or when attempting to support friends, partners or other individuals who identify as LGBTIQA+ within the service system. This experience often leads to a fear that this will be experienced in other life settings like within a sports club or fitness program. This community experiences family violence, and significant discrimination, which have negative implications for individual and collective mental health, general health and wellbeing.

3.2 Participation

The updated MERSRS 2022-2032 sourced State Sporting Association registered participants (club members) across major participation sports. The 2031 projected sports participation is based on the current participation rate applied to the future population.

The table shows:

- The proportion of females that play listed major participation sports is 36% of the total registered participation in 2021, well below parity.
- The female participation for listed major participation sports will increase from 61,837 participants in 2021 to 70,224 participants in 2031 (an additional 8,387 female participants). This will mean access to more facilities, competitions, and programs will be needed to service this future demand.

- The following female participation rates (2021), across all listed major participation sports for each LGA area were:
 - Boroondara 14.89%
 - Knox 10.65%
 - Manningham 9.72%
 - Maroondah 12.56%
 - Monash 7.13%
 - Whitehorse 12.18%
 - Yarra Ranges 10.28%.

Improving on this participation rate will outperform the future 2031 participation projections in the table below.

Table 11: State Sporting Association Registered Participants 2021 and Future 2031 Projections

Sports	Total Particip. Rate 2021	Total 2021 Particip.	Total Particip. Rate 2036	Women and Girls Particip. Rate 2021	Women and Girls 2021 Particip.	Women and Girls Particip. Rate 2036	Diff.
AFL	3.00%	33,122	37,583	1.20%	6,739	7,653	914
Badminton	0.12%	1,295	1,469	0.08%	453	514	61
Baseball	0.11%	1,199	1,360	0.02%	132	150	18
Basketball	3.96%	43,668	49,549	2.26%	12,705	14,428	1,723
Bowls	0.52%	5,757	6,532	0.22%	1,223	1,389	166
Calisthenics	0.15%	1,618	1,836	0.29%	1,613	1,832	219
Cricket	1.66%	18,341	20,811	0.21%	1,205	1,368	163
Football	1.00%	11,025	12,510	0.35%	1,962	2,228	266
Gymnastics	1.07%	11,803	13,393	1.67%	9,403	10,678	1,275
Hockey	0.28%	3,063	3,476	0.22%	1,133	1,287	154
Netball	1.63%	18,006	20,431	3.12%	17,545	19,925	2,380
Rugby League	0.02%	189	214	0.0%	25	28	3
Rugby Union	0.10%	1,145	1,299	0.02%	96	109	13
Swimming	0.16%	1,806	2,049	0.20%	1,118	1,270	152
Tennis	1.40%	15,421	17,498	1.03%	5,823	6,613	790
Volleyball	0.13%	1,477	1,676	0.12%	662	752	90

A review of the participation data indicates:

- Basketball has the highest women and girls' participation rate (2.26%), with a total of 12,705 participants in 2021 and projected to grow to 14,428 in 2036. This was followed by Netball and Tennis.
- Rugby, along with Baseball, recorded the lowest women and girls' participation rate (0.02%). Rugby only had 25 participants in 2021, while baseball had 132. Both are projected to grow to 28 and 150, respectively.

Barriers to Girls and Women's Participation in Sport and Recreation

The *Moreland Active Women and Girls Strategy (2015)* reported on survey findings exploring the participation barriers faced by women and girls in sport and recreation and in leading an active lifestyle.

Whilst barriers vary for different people, some common barriers reported are:

- Fragmented time constraints – family commitments and household responsibilities.
- Availability of options at convenient times.
- Cultural norms.
- Inadequate infrastructure i.e., lack of suitable change rooms or women-only spaces.
- Family commitments and responsibilities.
- Existing injury or disability (for older women).
- Racism and discrimination towards women from a CALD background i.e., different cultural values and dress.
- Limited social network.
- Negative body image.
- Perceived lack of skills to undertake the activity i.e., swimming etc.
- Perceived safety issues i.e., accessing recreation facilities after dark, dogs, uneven pavements, etc.
- Lack of fitness and associated concerns about keeping up or doing the right thing.
- Tiredness due to family/childcare responsibilities.
- Cultural and religious barriers – inappropriate dress codes and lack of safe, comfortable, and accessible facilities.
- Lack of childcare and lack of awareness of childcare options.

The World Health Organisation recently conducted a study into the *Barriers and Facilitators of Physical Activity Participation in Adolescent Girls*. The report was released in March 2022 and found:

- Teenage girls quit sports because school and academic activities are too demanding. They tend to get involved in other activities that are less demanding than a competitive sport that requires training and competing two to three times each week.
- Participation of girls between 10 and 19 is in decline, and there is urgent action needed to reverse this trend to safeguard their long-term health. “Globally, around 85% of girls do not meet the WHO recommendations of at least 60 minutes per day of moderate to vigorous physical activity. Also, the participation of girls in exercise and sports declines throughout adolescence.
- WHO identifies providing for physical exercise (PE) in the school curriculum but also before, during and after school day. A whole-of-school approach that links the school curriculum with the broader school environment and local community programs can increase the participation of adolescent girls.

3.3 Local Governments Response to Gender Equity in Sport and Recreation

This section summarises the current state of play for the seven local governments and in particular, their response to gender equity in sport and recreation. The evidence cited in this section was sourced by surveying and seeking evidence from Sport and Recreation Council Officers at the seven LGAs.

Infrastructure Allocation

Of the seven councils surveyed, all heavily rely on Ausplay and State Sport Association participation data to understand the number of registered sports participants in their municipality. They do not directly capture gender participation data from municipality sports clubs and associations on what category of user i.e., junior girls or senior women's teams, use specific sporting facilities (fields, courts and greens).

However, the following councils capture and monitor participation data for most of its sporting facilities. These are:

- Knox City Council - AFL, cricket, rugby, tennis, baseball, softball.
- Yarra Ranges Council – AFL, netball, soccer and cricket.
- Monash City Council – Baseball, AFL, rugby, soccer, softball, cricket, tennis and lawn bowls.
- City of Boroondara - AFL, archery, baseball, cricket, croquet, lacrosse, lawn bowls, little athletics, hockey, netball, pétanque rugby, soccer, tennis and ultimate frisbee.
- Whitehorse City Council - Cricket, Baseball, Australian Football, Soccer, Rugby, Lacrosse

Interestingly, all five councils report, on average, a split of 78% of sports facilities allocated to boys and men's teams/participants and 22% of sports facilities allocated to girls and women's teams/participants.

There is an inequity in the allocation of sports facilities between boys and men's teams and girls and women's teams.

As girls and women's participation grows and more teams and programs are introduced, councils in partnership with state and local sporting associations will need to consider how to provide equitable allocations to sporting clubs to meet this demand/need. This may require re-prioritising or thinking differently about how sports facilities and competitions are distributed across a network, as opposed to allocating to a specific club for a summer or winter season. Improving usage data collection is a key consideration for the Fair Access Policy.

Most councils have an allocation policy that provides incentives i.e., discounts for girls and women's teams' use of sports facilities.

Sporting Bodies Governance

To gain future funding, state sports associations (SSAs) are now required to have 40% women on their boards, and this is a priority for many SSAs. Whilst this mandate is not currently directed for sporting associations and clubs yet, it is shows that the leadership gender split in the sports industry is increasingly a priority.

Of the seven councils surveyed, only one council (Whitehorse City Council) collects information on the gender distribution of local sports associations and club committees. Whitehorse Council acknowledged that this is a snapshot of a very limited data set, as it is about 10% of the clubs they have facility arrangements. They reported the number of paid and volunteer staff split by gender for the major sporting associations, leagues and clubs, as shown in the table below.

Table 12: Whitehorse Sports Association/Club Governance Survey Response

Sport Associations /Club Name	Paid Staff						Volunteers					
	Male		Female		Other		Male		Female		Other	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Box Hill Reporter District Cricket Association	1	100					15	88%	2	12%		
Eastern Football Netball League	6	75	2	25			7	70%	3	30%		
Nunawading Basketball Association	3	38	5	62			6	86%	1	14%		
12 various Community Sporting Clubs							91	76%	29	24%		

The Whitehorse example shows that this is not being achieved across key sports clubs and associations where only 20% of boards/committees are female.

Research shows that increased gender diversity on boards leads to improved organisational performance.

Whitehorse City Council is currently the only council in a position to report on progress to the State Government. **Improving governance data collection is a key consideration for the Fair Access Policy.**

Some councils have provided sports clubs with resources and self-assessment tool kits on improving the club environment for girls and women i.e., Creating a Place for Women in Sport Self-Assessment Tool (Yarra Ranges Council). This has often been through club development programs and workshops.

Knox, Yarra Ranges and Maroondah Councils have collaborated to create the Gender Equality (GE) assessment and action plan. Currently, Knox City Council is conducting workshops with clubs to help them understand these tools and put them into practice, as part of our support in response to the new Facility Usage Policy.

Resource Allocation

All councils surveyed have dedicated Sporting Pavilion and Facility Development Policies to inform the prioritisation, funding, provision and scale of renewal and upgrade works at their municipalities. Some councils' policies included specific outcomes and objectives to access and universal design principles that help support women and girls' participation.

All councils surveyed tracked total budget spend for:

- New builds (i.e., new pavilion)
- Redevelopments and renewals (i.e., renewal of sports courts)
- Maintenance and operations (i.e., turf maintenance, cleaning, utilities)
- Total annual council grant funding for sporting clubs.

Budgets varied each year and across councils. The following councils noted specific capital and operational funding and/or sports club grants and resources provided to sporting clubs that were dedicated to supporting gender equity outcomes in sport and recreation:

- Boroondara
- Yarra Ranges
- Monash City Council

- Maroondah
- Knox.

Specifically, Maroondah is the only council that reviews and reports on its female-friendly capital works projects. They have been reporting in this way since 2015. Female-friendly specific developments include gender-neutral change rooms, car parks and pathway security lighting. Since adopting this approach.

It noted in 2017, 78% of existing facilities at Council's sporting grounds did not adequately cater for female participation, and this has since improved, with now just 20% of existing facilities not adequately catering for female participation in 2023. The remaining 20% is identified for future redevelopment in the Capital Works Program.

Monash completed a detailed capital spend analysis, per sport and gender. Council staff identified this approach as is beneficial when discussing funding priorities. See Monash's reporting table below.

Table 13: Monash City Council budget breakdown by sport and gender (Source: Monash City Council, 2023)

Overall Spend Per Sport			Gender Analysis Of 2022/23 Capital Spend			
Sport	2022/23 Capital Works Spend on Sporting Facilities	Capital Spend Per Participant	Male Participants	Female Participants	Male Spend	Female Spend
Cricket	\$3,627,000	\$1,278	2629 (93%)	209 (7%)	\$3,373,110	\$253,890
AFL	\$1,238,000	\$626	1606 (81%)	374 (19%)	\$1,002,780	\$235,220
Soccer	\$600,000	\$310	1722 (89%)	210 (11%)	\$534,000	\$66,000
Rugby	\$357,000	\$506	575 (82%)	130 (18%)	\$292,740	\$64,260
Tennis	\$10,645,250	\$2,650	2209 (55%)	1808 (45%)	\$5,854,887	\$4,790,362
Golf	\$3,910,750	-	65%	35%	\$2,541,987	\$1,368,762
Total	\$20,378,000				\$13,599,504	\$6,778,494

The examples provided by Maroondah and Monash show that collecting data and reporting on funding to projects and programs based on gender can help inform decision-making that is more equitable.

These steps have led to sports facilities being designed in a way that can welcome and accommodate girls and women participants. **Improving Council expenditure data collection is a key consideration for the Fair Access Policy.**

3.4 Examples of Local Initiatives

What are we currently doing to make the change?

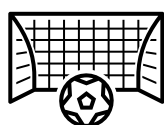
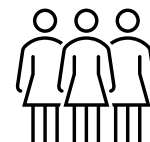


Boroondara City Council

Inclusive Clubs - Project builds club official's knowledge on how to make their club more inclusive by creating safe, equal and respectful environments for all members, particularly women and girls.

Knox City Council

This Girl Can - Three local Exhibitions of Knox community members and athletes with the aim of inspiring future generations of local female sport participation.



Manningham City Council

Go Soccer Mums –Introductory soccer program for women. Facilitating improved access to Muslim community in 2022

Maroondah City Council

This Girl Can – launched women volleyball competition that has seen the growth in participation from four teams to two division supporting numerous teams of all ages and abilities.



Monash City Council

Community Leaders United by Sports Club – pilot program funded by SRV to work with 18 clubs across two years to better understand the barriers for women and girls participate in sport.

Free dance party – free dance party group fitness class for all women at the Oakleigh Recreation Centre.

Yarra Ranges Council

She Can Ride – beginners mountain bike program for girls aged 7 to 17 to learn to ride.



Whitehorse City Council

Female-friendly pavilion - Walker Park Reserve pavilion redevelopment which provided improvements to the existing change room and amenities to a standard that supports the continued growth of female participation in sport.

Regional initiative - Yarra Ranges, Knox and Maroondah, Inspiro Health EACH Creating a place for women in sport – self-assessment tool for community recreation and sporting clubs to promote equality, enabling Councils to work in collaboration with clubs to develop a sports equity action plan.



3.5 Key Findings of Current State of Play

Women and girl's participation in sport and recreation is being fuelled by population growth and improved access to new competitions and programs.

The proportion of females in the Melbourne East Region is 51.21% or 554,139 people. If the current proportion of females is maintained, there is an estimated increase of 128,081 females by 2041, reaching 682,220 people. Female population growth will translate in more girls and women participants in sport and recreation that will demand access to sport and recreation facilities, programs, and services.

The most active years age groups in our community are between 5 and 49 years of age. There are an estimated 317,686 females within this age group that will demand access to sport and recreation facilities, programs and services.

The female participation for listed major participation sports in MERSRS 2022-2032 will increase from 61,837 participants in 2021 to 70,224 participants in 2031 (an additional 8,387 female participants). This will mean access to more facilities, competitions and programs will be needed to service this future demand.

Delivering culturally sensitive, accessible, and inclusive sports facilities, programs and services is important for parts of the Melbourne East Region.

There are 0.49% or 2,697 females that identify as Aboriginal or Torres Strait Islander. Providing culturally sensitive programs and services for Aboriginal girls and women that welcome and connect people to Country, Community and Culture will be important to encouraging sport and recreation participation. This is particularly true for Yarra Ranges Council, the City of Maroondah and the City of Knox which have a relatively high proportion of Aboriginal community.

There are 34.73% or 195,935 females that are from a CALD background (born overseas). Encouraging inclusive sport and recreation clubs and programs that recognise diverse cultural backgrounds and particularly customs that impact female participation will be important to encouraging sport and recreation participation. This is particularly true for the City of Monash, the City of Manningham and Whitehorse City Council which have a relatively high proportion of CALD community.

Females with a disability participate less than all female Australians. Limited opportunities to participate in a supported and modified way is restricted participation by people with a disability. Providing adaptive programs and services and accessible sport and recreation facilities are key ingredients to improving participation by females with a disability.

Melbourne East Region councils have improved access to facilities for girls and women, however, the lack of data on the use and representation of girls and women in sport and recreation is limiting progress.

There is a lack of data available from most councils. It will continue to be challenging to make meaningful change across the Melbourne East Region without an evidence base to inform decision-making. Key data sets include how many girls and women have access to sport and recreation facilities, programs and services, representation of women on boards and committees, and the council's funding of initiatives designed to improve access to sport and recreation facilities, programs and services.

The survey of Melbourne East Region councils found:

- Allocation of sporting grounds and facilities for competition and training is dominated by male participants, with the three councils supplying data reporting on average a split of 78% of sports facilities allocation to male teams and 22% of sports facilities allocation to female teams.

As girl's and women's participation grows and more teams and programs are introduced, councils will need to consider how to provide equitable allocations to meet this demand/need. This may require re-prioritising or thinking differently about how sports facilities are distributed across a network, as opposed to allocating to a specific team for a summer or winter season. Improving data collection is a key consideration for the Fair Access Policy.

- Only one council collected data on how many paid and volunteer committee members were female. Whitehorse found only 20% of committee members were female. This is well short of State Sporting Associations requiring 40% of boards to have female representation to gain State Government funding.

Female governance leadership of sporting bodies has been identified as a key priority for the Government through the adopted Gender Equity Strategies and State Sporting Associations.

- Resource allocation and funding of renewal or capital works for sporting facilities varied at each council. Only one had completed a detailed capital spend analysis, per sport and gender. This council's approach has been beneficial when discussing funding priorities, including when seeking the adoption of their Fair Access Policies.

4. Next steps

The next steps for the project are:

- MERSRS Project Steering Committee to consider the findings of the Background Report, discuss what this means and what are important themes for the MERSRS Fair Access Policy.
- Following this workshop, the Fair Access Policy will be prepared and include a policy document containing why we need a policy, what we found, what is the policy for, what we want to achieve, and what steps we will take to achieve this?
- The second workshop will be a presentation of this Fair Access Policy document and to discuss feedback.
- A Council Report Template and Evaluation Framework will follow this step. The Evaluation Framework will include an action plan with measurable targets. The evaluation framework will determine a baseline to track gender equity data.

5. Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group has applied their experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence', and these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

Otium Planning Group's advice does not extend to, or imply professional expertise in the disciplines of economics, quantity surveying, engineering or architecture. External advice in one or more of these disciplines may have been sought, where necessary to address the requirements of the project objectives. There will be differences between projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite, or guarantee the projections' achievability as it is impossible to substantiate assumptions based on future events.

This report does not constitute advice, investment advice, or opinion and must not be relied on for funding or investment decisions. Independent advice should be obtained in relation to investment decisions.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than the client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.

11. COUNCILLOR MOTIONS

In accordance with Chapter 3 Division 4 of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.

There were no Councillor motions received prior to the Agenda being printed.

12. ITEMS THROUGH THE CHAIR

13. REPORTS FROM DELEGATES

14. DOCUMENTS FOR SIGNING AND SEALING

In accordance with Clause 87 of the Meeting Procedures and Use of Common Seal Local Law 2015, as prescribed by Section 14(2)(c) of the Local Government Act 2020.

There were no Documents for Signing and Sealing listed for this meeting prior to the Agenda being printed.

15. INFORMAL MEETINGS OF COUNCILLORS

Report Author: Governance Officer
 Responsible Officer: Director Corporate Services
 Ward(s) affected: All Wards

The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.

CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public

SUMMARY

Chapter 8, Rule 1, of the Governance Rules requires that records of informal meetings of Councillors must be kept and that the Chief Executive Officer must ensure that a summary of the matters discussed at the meeting tabled at the next convenient Council meeting and recorded in the Minutes of that Council meeting.

An 'informal meeting of Councillors' is defined in the Governance Rules as a meeting of Councillors that:

- is scheduled or planned for the purpose of discussing the business of Council or briefing Councillors.
- is attended by at least one member of Council staff.
- is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting.

The records for informal meetings of Councillors are attached to the report.

RECOMMENDATION

That the records of the Informal Meetings of Councillors, copies of which are attached to the report, be received and noted.

ATTACHMENTS TO THE REPORT

1. 4 April 2024 - Sustainable Environment Advisory Committee
2. 16 April 2024 - Council Forum
3. 16 April 2024 - Council Briefing
4. 23 April 2024 - Council Forum
5. 1 May 2024 - Yarra Ranges Council Disability Advisory Committee

Informal Meeting of Councillors

Public Record



Meeting Name:	Sustainable Environment Advisory Committee	
Date:	4 April 2024	Start Time: 5.45pm Finish Time: 7.45pm
Venue:	Civic Centre, Anderson Street, Lilydale; and via Teams	
Attendees:	Councillors: Cr Johanna Skelton, Other attendees: Graeme George (Member), Ron Sawyer (Member), Peter Martin (Member), Lauren Dwyer (Member), Laurence Gaffney (Member), Bec Brannigan (Member), David Keil (Member), Peter Morgan (Member), Jared Wake (Member), Jasmyn Hills (Member) CEO/Directors: Officers: Sarah Bond (YRC), Suzanne Burville (YRC)	
Apologies	Cr Andrew Fullagar, Monika Winston (YRC), Amanda Smith (YRC), Tom Meek (YRC), Kym Saunders (YRC), Graham Brew (YRC), Melanie Birtchnell (Member), Rowan Barr (Member)	
Disclosure of Conflicts of Interest:	None	
Matter/s Discussed:	1.1	Environment Strategy
	1.2	Fire as a land management tool
	1.3	Council Plan
	1.4	Tree Strategy
Completed By:	Suzanne Burville	

Informal Meeting of Councillors

Public Record



Meeting Name:	Council Forum	
Date:	16 April 2024	Start Time: 5.36pm Finish Time:10.48pm
Venue:	Council Chamber, Civic Centre, Anderson Street, Lilydale and via videoconference	
Attendees:	<p>Councillors: Cr S Todorov (Chair), Cr D Eastham (Deputy Mayor)(From 7.50pm), Cr A Fullagar, Cr J Skelton, Cr F McAllister(From 5.39pm), Cr R Higgins, Cr T Heenan(From 6.13pm), Cr L Cox(Exited the Chamber at 10.08pm), and Cr Jim Child(From 8.30pm)</p> <p>Via Zoom: Cr Jim Child (From 5.30pm)</p> <p>CEO/Directors: Tammi Rose, Andrew Hilson, Leanne Hurst, Kath McClusky and Hjalmar Philipp</p> <p>Officers: Gina Walter, Sarah Candeland, Ben Waterhouse, Joanne Hammond, Katie Douglas, Bimal Narayan, Jericho Perez, Gavin Crawford, Amanda Kern, Isha Scott, Clint Hong, Garry Detez, Corinne Bowen, Alison Fogarty, Phil Murton, Jonathon Makaay, Kristy Aberline and Amee Cooper</p> <p>Via Zoom: Natalie Montano</p> <p>Externals: Nil</p>	
Apologies	Nil	
Disclosure of Conflicts of Interest:	<ul style="list-style-type: none"> Nil 	
	1.3	Action and Agreement Record
	2.1	YR-2023/636 - Telco Tower - 8 Madow Fair Way , Chirnside Park.
	2.2	YR-2023/386 – Oonah Belonging Place, Queens Park, 1to 1A Badger Creek Road, Healesville.
	3.1	Review of the Public Agenda for Councils meeting of 23 April 2024.
	5.1	2025 Grant Round - Initiation Report
	5.2	Reconciliation Action Plan
	5.3	Recommendations from Operation Sandon
	5.4	Seville Pavillion

Assembly of Councillors

Public Record



	5.5	Financial Sustainability Submission
	5.6	Consider Public Release of Draft Budget Financial Year 2024-2025
	6.0	Mayor & CEO Update
	7.0	General Business
	7.1	Planning Consultation Sessions with the Community
	8.1	Mid-year progress report on Council Plan
	8.2	Indicative Forum & Council Meeting Schedule
Completed By:	Gina Walter	

Informal Meeting of Councillors

Public Record



Meeting Name:	Council Briefing		
Date: Venue: Attendees: Apologies: Disclosure of Conflicts of Interest: Matter/s Discussed: Completed By:	16 April 2024		Start Time: 6.22pm Finish Time:6.42pm
	Council Chamber, Civic Centre, Anderson Street, Lilydale and via videoconference		
	Councillors: Sophie Todorov (Chair), Len Cox, Andrew Fullagar, Fiona McCallister, Tim Heenan, Richard Higgins and Johanna Skelton		
	Via Zoom: Jim Child		
	CEO/Directors: Tammi Rose, Andrew Hilson, Kath McClusky, Leanne Hurst and Hjalmar Philipp		
	Officers: Sarah Candeland, Gina Walter and Ben Waterhouse		
	Externals: Nil		
	David Eastham (Deputy Chair)		
	<ul style="list-style-type: none">• Nil		
	This briefing covered the following items of business to be considered at the 23 April 2024 Council Meeting.		
9.1	Petitions to Council - Roseman Reserve – Play Equipment Replacement		
10.1	YR-2023/636 - 8 Meadow Fair Way, Chirnside Park – Planning Report		
10.2	Financial Year 2024-2025 Draft Budget Endorsement for Public Consultation		
10.3	Councillor Expenditure Policy - Reimbursement of Expenses for Cr Eastham		
10.4	Ridgewalk Land Art Tender		
Gina Walter			

Informal Meeting of Councillors

Public Record



Meeting Name:	Council Forum	
Date:	23 April 2024	Start Time: 9:47pm Finish Time: 10:35pm
Venue:	Council Chamber, Civic Centre, Anderson Street, Lilydale and via videoconference	
Attendees:	<p>Councillors: Cr S Todorov (Chair), Cr A Fullagar, Cr T Heenan, Cr L Cox, Cr R Higgins, Cr F McAllister and Cr J Child</p> <p>CEO/Directors: Tammi Rose, Andrew Hilson, Leanne Hurst, Hjalmar Philipp and Phil Murton</p> <p>Officers: Andrew Edge, Sarah Candeland, Ben Waterhouse, Joanne Hammond, Nathan Islip, Amee Morgan, Chris Long, Lynn O'Donnell, Tamara Meadows, Angelique Miller</p> <p>Via Zoom: Alison Fowler, Apeksha Malhotra</p> <p>Externals: Nil</p>	
Apologies	Cr J Skelton, Cr D Eastham (Deputy Chair)	
Disclosure of Conflicts of Interest:	<ul style="list-style-type: none"> Nil 	
Matter/s Discussed:	2.1	Amendment C223 - Anomalies in the Yarra Ranges Planning Scheme - Authorisation to Commence Exhibition
	2.2	Morrison Reserve Masterplan - Consideration for Adoption
	2.3	Community Heart in Lilydale (CHIL) Precinct Design Framework Draft
Completed By:	Andrew Edge	

Informal meeting of Councillors

Public Record



Meeting Name:	Yarra Ranges Council Disability Advisory Committee		
Date:	1 May 2024	Start Time: 1.00pm	Finish Time: 3.00pm
Venue:	Conference Room A		
Attendees:	Councillors: Cr Len Cox		
	Other attendees: Marie Pleuger, Tracey Wannet, Michelle McDonald, Jackson Ellis, Shek Kho, Lesley Grimes, Renae Purcell, Paul Stoney, CEO/Directors: Officers: Amanda May, Amanda Wilson, Elizabeth Newton, Corinne Bowen, Rachael Giddens, Carolyn Haack, Ginger van Handley, Angelique Miller, Michelle Lehmann, Lynn O'Donnell, Naomi Taylor,		
Apologies	Cr Richard Higgins, Isabella O'Hare, James Wood, Lisa McIlpatrick, Julie McDonald		
Disclosure of Conflicts of Interest:	None		
Matter/s Discussed:	1.1	NDIS updates	
	1.2	Access and Equity Strategy community engagement update	
	1.3	Family and Childrens services promotional material review Early Years inclusive school holiday programming - update	
	1.4	Overview on inclusive programming and promotion at our cultural venues in Yarra Ranges.	
	1.5	Update on Lillydale Lake Master Plan, Morrison Reserve Master Plan and Kilsyth Urban Park	
	1.6	Disability Inclusion Officer update	
	1.7	Member updates	
	Completed By:	Amanda May	

16. URGENT BUSINESS

*In accordance with Chapter 3 Rule 24 of the Governance Rules developed by Council
in accordance with section 60 of the Local Government Act 2020.*

17. CONFIDENTIAL ITEMS

In accordance with Chapter 3 Rule 24 of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.

RECOMMENDATION

That in accordance with section 66(2)(a) of the Local Government Act 2020, Council resolves to close the meeting to members of the public to consider the following items which relate to matters specified under section 3(1), as specified below.

17.1 Chief Executive Officer - Annual Review

Item 17.1 is Confidential under the terms section 3(1) of the Local Government Act 2020 as it contains information relating to: (f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

18. DATE OF NEXT MEETING

The next meeting of Council is scheduled to be held on Tuesday 28 May 2024 commencing at 7.00pm, at Council Chamber, Civic Centre, Anderson Street, Lilydale and via videoconference.



In providing for the good governance of its community, Councillors are reminded of their obligation to abide by the provisions as set within the Local Government Act 2020 and the Code of Conduct for Councillors.

When attending a Council Meeting, Councillors should adhere to the procedures set out in the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.

The following is a guide for all Councillors to ensure they act honestly, in good faith and in the best interests of Yarra Ranges as a whole.

1. Councillors will respect the personal views of other Councillors and the decisions of Council.
2. Councillors may publicly express their own opinions on Council matters but not so as to undermine the standing of Council in the community.
3. The Mayor is the official spokesperson for Council.
4. Councillors will incur expenditure in a responsible manner and in accordance with the Councillor Expenditure and Policy.
5. Councillors will avoid conflicts of interest and will always openly disclose any direct and indirect interests where they exist.
6. Councillors will act with integrity and respect when interacting with Council staff and members of the public.
7. Councillors will demonstrate fairness in all dealings and conduct and be open with and accountable to the community at all times.
8. Councillors will conduct themselves in a manner that does not cause detriment to Council or the Yarra Ranges community.