



Agenda

Scheduled Council Meeting

Tuesday 14 October 2025 at 6pm

Council Chamber,
25 Ferres Boulevard, South Morang



**City of
Whittlesea**

Councillors

Cr Martin Taylor, Mayor	South Morang Ward
Cr Daniela Zinni, Deputy Mayor	Bundoora Ward
Cr Nic Brooks	Thomastown Ward
Cr Blair Colwell	Mill Park Ward
Cr Lawrie Cox	Ganbul Gulinj Ward
Cr Deb Gunn	Painted Hills Ward
Cr Michael Labrador	Lalor Ward
Cr Jarrod Lappin	Mernda Ward
Cr David Lenberg	Epping Ward
Cr Christine Stow	North Ward

Executive Leadership Team

Craig Lloyd	Chief Executive Officer
Emma Appleton	Director Planning & Development
Agata Chmielewski	Director Community Wellbeing
Sarah Renner	Director Customer & Corporate Services
Debbie Wood	Director Infrastructure & Environment
Jacinta Stevens	Executive Manager Office of Council & CEO
Sarah Oldman	Acting Executive Manager Public Affairs

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Note:

At the Chair's discretion, the meeting may be closed to the public in accordance with Section 66(2)(a) of the *Local Government Act 2020*. The provision which is likely to be relied upon to enable closure is set out in each item. These reports are not available for public distribution.

Question Time:

Council will hold public question time for up to 30 minutes at each Scheduled Council Meeting to allow for public questions, petitions or joint letters from our community to be read out by the Chief Executive Officers delegate and responses will be provide by the Chief Executive Officer.

Questions are required to be submitted in writing no later than 12 noon on the day prior to a Scheduled Council Meeting.

Priority will be given to questions or statements that relate to agenda items. Any questions submitted after 12 noon the day prior will be held over to the following Council Meeting.

The Public Question form can be downloaded from Council's website. Refer:

<https://www.whittlesea.vic.gov.au/about-us/council/council-meetings/>

Council is committed to ensuring that all residents and ratepayers of the municipality may contribute to Council's democratic process and therefore, if you have special requirements, please telephone Council's Governance Team prior to any Council Meeting on (03) 9217 2170.

1 Opening

1.1 Meeting Opening and Introductions

The Chair, Cr Martin Taylor will open the meeting and introduce the Councillors and Chief Executive Officer:

Cr Daniela Zinni, Deputy Mayor

Cr Nic Brooks

Cr Blair Colwell

Cr Lawrie Cox

Cr Deb Gunn

Cr Michael Labrador

Cr Jarrod Lappin

Cr David Lenberg

Cr Christine Stow

Craig Lloyd, *Chief Executive Officer*

The Chief Executive Officer, Craig Lloyd will introduce members of the Executive Leadership Team:

Emma Appleton, *Director Planning and Development;*

Agata Chmielewski, *Director Community Wellbeing;*

Sarah Renner, *Director Corporate and Customer Services;*

Debbie Wood, *Director Infrastructure and Environment;*

Jacinta Stevens, *Executive Manager Office of Council and CEO;* and

Sarah Oldman, *Acting Executive Manager Public Affairs.*

1.2 Apologies

1.3 Acknowledgement of Traditional Owners Statement

The Chair will read the following statement:

“On behalf of Council, I recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

I would also like to acknowledge Elders past, present and emerging.”

1.4 Diversity and Good Governance Statement

The Chair will read the following statement:

“At the City of Whittlesea we are proud of our diversity and the many cultures, faiths and beliefs that make up our community. We strive to be an inclusive welcoming City that fosters active participation, wellbeing and connection to each other and this land. We commit as a Council to making informed decisions to benefit the people of the City of Whittlesea now and into the future, to support our community’s vision of A Place For All.”

1.5 Acknowledgements

2 Declarations of Conflict of Interest

3 Confirmation of Minutes of Previous Meeting/s

Recommendation

THAT Council confirm the minutes of the Scheduled Council Meeting held on 23 September 2025, as circulated.

4 Public Questions, Petitions and Joint Letters

4.1 Public Question Time

4.2 Petitions

No Petitions

4.3 Joint Letters

No Joint Letters

5 Officers' Reports

5.1 Planning Permit Application PLN-43641 to Allow for the Use of the Land as a Place of Worship at 330 Grants Road, Woodstock

Director/Executive Manager: Director Planning & Development

Report Author: Planning Officer

In Attendance: Manager Building & Planning
Planning Officer

Executive Summary

The purpose of this report is to present Council with an officer recommendation for refusal of planning permit application no. PLN-43641 for the use of the land as a place of worship and associated works at 330 Grants Road, Woodstock. The application is being reported to Council for a decision due to substantial public interest.

The application proposes to use the land for a place of worship located within the existing dwelling on the site, which will be internally modified. Up to 20 patrons are proposed to be on the site at any given time, with up to 30 patrons, three times a year. Prayer worship services are from 8:00am to 10:30am and 3:00pm to 7:00pm on weekends only. The prayer services are hourly, with a 30-minute gap between sessions. In total, up to 100 patrons are proposed to be on site each Saturday and Sunday during the prayer worship services. New works consist of an extended accessway and 10 space car park (Attachment 1). No native trees or other native vegetation are proposed to be removed as part of this application.

The subject site, 330 Grants Road, Woodstock, is located on the southern side of Grants Road. The vehicle access and crossover is at the north-east corner of the lot. There is an existing dwelling on the site situated toward the eastern side. There are a number of outbuildings on the land. The site is a rectangular shape with a frontage to Grants Road of 254 metres and side boundaries of 376 metres. The overall site area is 12.05 hectares.

As a result of the public notice of the application, a total of 753 submissions were received, consisting of 366 objections and 385 letters of support. One objection petition with 56 signatures and a supporter petition with 2,631 signatures were lodged to Council.

This report details the Council officer's assessment of the proposal against the planning policy of the Whittlesea Planning Scheme, as well as a response to submissions received from public notice of the application.

The application has been assessed against the relevant Planning Policy of the Whittlesea Planning Scheme. It is considered that the proposed use of the land for a place of worship is not consistent with Clause 02.03-1 Settlement, Clause 11.01-1R Green wedges - Metropolitan Melbourne, Clause 11.01-1L Green Wedge Areas, Clause 14.01-1S Protection of agricultural land, the purpose of the Green Wedge Zone at Clause 35.04, the decision guidelines of the Green Wedge Zone at Clause 35.04-6, the purpose of the Green Wedge Zone: Core Planning Provisions at Clause 51.02 and the Decision Guidelines at Clause 65 of the Whittlesea Planning Scheme. A summary of the Planning Policy seeks to preserve green wedge land, ensure agricultural integrity and ensure development within green wedge land is appropriate for the area. Furthermore, the Planning Policy also considers the potential for future expansion of the use of development of the site and the impact of the proposal on adjoining and nearby agriculture and other land uses.

The proposed use of the land for a Place of Worship represents a departure from the existing agricultural and rural residential character of the Woodstock and Eden Park area. The proposal is inconsistent with the established pattern of land use and development and offers no identifiable economic or social benefit for the immediate locality that aligns with the existing rural community or agricultural activities. Furthermore, the proposal has potential for future expansion that would adversely impact adjoining and nearby land uses. Accordingly, the proposal is considered to undermine the integrity and strategic intent of the green wedge land.

Therefore, it is recommended to refuse to grant Planning Permit No. PLN-43641 for the use of the land for a place of worship.

Officers' Recommendation

THAT Council:

1. **Refuse to grant Planning Permit No. PLN-43641 for the use of the land for a place of worship and associated works at 330 Grants Road Woodstock, on the following grounds:**
 - a. **The proposal is not consistent with Clause 02.03-1 Settlement of the Whittlesea Planning Scheme.**
 - b. **The proposal is not consistent with Clause 11.01-1R Green wedges - Metropolitan Melbourne of the Whittlesea Planning Scheme.**
 - c. **The proposal is not consistent with Clause 11.01-1L Green Wedge Areas of the Whittlesea Planning Scheme.**
 - d. **The proposal is not consistent with Clause 14.01-1S Protection of agricultural land of the Whittlesea Planning Scheme.**
 - e. **The proposal is not consistent with the purpose of the Green Wedge Zone at Clause 35.04 of the Whittlesea Planning Scheme.**
 - f. **The proposal is not consistent with the decision guidelines of the Green Wedge Zone at Clause 35.04-6 of the Whittlesea Planning Scheme.**

- g. The proposal is not consistent with the purpose of the Green Wedge Zone: Core Planning Provisions at Clause 51.02 of the Whittlesea Planning Scheme.**
 - h. The proposal is not consistent with the Decision Guidelines at Clause 65 of the Whittlesea Planning Scheme.**
- 2. Note the Council Officers assessment of submissions and response to submissions in Attachment 3.**
- 3. Note that Council Officers will notify the applicant and submitters to the application of Council's decision and provide a copy of the Notice of Refusal to Grant a Planning Permit.**

Background / Key Information

Subject Site and Surrounding Area

Site Description

The subject site, 330 Grants Road, Woodstock is legally described as Lot 1 on Plan of Subdivision 125988. The site is located on the southern side of Grants Road and is accessed via Grants Road, a Council managed road. Vehicle access is located on the northeastern corner of the lot and leads to an existing dwelling. The crossover and driveway are constructed of crushed rock.

Most vegetation on the site is planted and exotic, with screen planting of Monterey Cypress (exotic species) along the frontage of the site and along the driveway. Dense planting within the front half of the land is evident, with minimal trees and shrubbery towards the rear. There are four dams on the land, which are proposed to be retained and fenced. There are agricultural sheds on the subject site, including a hay shed which is proposed to be removed to create space for the access to the proposed car park. Together with the dams on the subject site, these features are indicative of past agricultural use of the subject site, as well as the subject site's capacity for agricultural activities.

The existing dwelling is situated toward the eastern side of the site. An outbuilding in proximity to the dwelling has recently been removed. The single-storey dwelling is of a mid to late 20th century construction of brick veneer. The site is a rectangular shape with a frontage to Grants Road of 254 metres and side boundaries of 376 metres. The overall site area is 12.05 hectares.

Surrounding Area

To the north, east, south and west of the subject site are rural residential dwellings, with smaller lots of approximately 14,000 square metres to the north of Grants Road and larger lots in excess of 121,400 square metres (12.14 hectares) to the south of Grants Road. The slope of the land in the area varies.

North

To the north of the site, rural residential lots range between 1400 square metres and 5.9 hectares. These lots have predominantly single-storey dwellings, generally located toward the rear of the lot with long driveways. Vegetation is generally planted along the boundary and within the lands domestic zone, in proximity to dwellings. Some of these lots have direct views into the site, due to the slope of the land.

East

Immediately abutting to the east is 305 Selkirik Road, Woodstock and 265 Selkirk Road, Woodstock.

These properties both have rural residential dwellings with screen planting surrounding the dwellings and associated outbuildings. Further to the east is a mixture of rural residential land with single dwellings on the lot, as well as some vacant land.

South and West

To the immediate south and west is 320 Grants Road. The land is 51.71 hectares and used for animal grazing, with a number of outbuildings on the land. There is no dwelling or habitable building on the land.

Wider Area

The surrounding area consists of generally rural residential lots, with small-scale hobby farming and animal grazing. The site is opposite Harris Court and approximately 300 metres to the intersection with Sixth Avenue, Selkirk Road and Grants Road. Two major arterial roads are within proximity, Plenty Road is 4.5 kilometres and Merriang Road is 3 kilometres from the subject site. The subject is almost 5 kilometres from the Urban Growth Boundary to the east.

Proposal

The planning permit application proposes the use of the site for the purpose of a place of worship. Details of the proposal is as follows:

Place of Worship

The proposal is to use the land for a place of worship. Ancillary to the place of worship is a yoga/meditation studio accessed by the place of worship patrons during the morning session from 8:00 am to 10:30 am. The use of the yoga/meditation studio forms part of the worship session and is not a separate land use. All worship activities are proposed to occur within the building.

Building Works

The existing dwelling to be converted to the place of worship with internal changes to include the construction of a staff kitchen, a yoga and meditation room, toilet and storage facilities. In total, the existing building, including the veranda and car port is 222.48 square metres in size. The construction of a window to the carport and the construction of a door within the kitchen is also proposed.

Hours of Operation

The hours of operation are 8:00am to 10:30am and 3:00pm to 7:00pm on Saturdays and Sundays only. The prayer sessions are to be held hourly with 30-minute breaks between each service to allow for patron transition.

Patrons

A maximum 20 people at any given time are proposed at the place of worship. Up to 3 times a year, a maximum of 30 patrons is proposed. Overall, there would be a maximum of 100 patrons on the land per day, for a total of 200 patrons over the weekend. A maximum of 2 staff members will be present on-site at any time for the place of worship.

Agriculture

The rear half of the site is proposed to be used for agriculture uses, albeit that information supplied with the application is very limited, with plans indicating orchards of unspecified fruit trees and a vegetable patch. Within the Green Wedge Zone, 'Crop raising' is 'as of right'.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

Connected Communities

We work to foster an inclusive, healthy, safe and welcoming community where all ways of life are celebrated and supported.

Response: The provision of a place of worship and other social infrastructure within the municipality is encouraged. However, the location of such a use must be appropriately located.

Liveable Neighbourhoods

Our City is well-planned and beautiful, and our neighbourhoods and town centres are convenient and vibrant places to live, work and play.

Response: The provision of a place of worship and other social infrastructure within the municipality is encouraged. However, the location of such a use must be appropriately located.

Sustainable Environment

We prioritise our environment and take action to reduce waste, preserve local biodiversity, protect waterways and green space and address climate change.

Response: The proposal will give rise to various environmental impacts on the land. Notably, no native vegetation is proposed to be removed. No technical documents such as a land capability assessment have been provided to Council.

Considerations of Local Government Act (2020) Principles

Financial Management

The required statutory planning permit application fee has been paid to Council.

Community Consultation and Engagement

Notice of the application was given in accordance with the *Planning and Environment Act 1987*.

Public Notice and Submissions

Public notification was undertaken which included one sign along the frontage of the site and letters posted to the immediately surrounding lots (Attachment 2). The letters were sent on 23 April 2025, and the notice sign was displayed on the site for more than 14 days.

753 submissions were received as a result of the public notification, consisting of 366 objections and 385 letters of support. Council Officers have considered the submissions and a response is provided in this report (Attachment 3).

Community Consultation

A community consultation session was held on 25 June 2025 at the Council Offices at 25 Ferres Boulevard, South Morang. In attendance included submitters to the application, the permit applicant and Council Officers. The purpose of the meeting was to explain the planning application process, clarify the scale of the proposal, provide a timeline of the application and for objectors to ask questions, provide input and feedback on the application.

Submissions and Response

The submissions lodged to Council included a number of issues which have been grouped thematically. These have been summarised below, with additional comments in Attachment 3.

Inappropriate use in a Green Wedge Zone, including inability to address the purpose and decision guidelines of the zone

This matter has been assessed in detail throughout the report. The use 'Place of worship' is a Section 2 use in the zone, meaning the use requires a permit and will be assessed on its merit including with reference to the purpose and detailed decision guidelines in the zone. It is not within a transitional area, which is land on the periphery of the Urban Growth Boundary. Additionally, given the crop raising said to be intended for the northern use of the subject site has not commenced, there is a potential for future expansion of the 'Place of worship' on the land which would detrimentally impact upon the adjoining properties.

Therefore, it is agreed that the application cannot be supported at the subject site due to the inability to address the purpose and decision guidelines of the Green Wedge Zone, and the core provisions for metropolitan green wedge land.

Increase in traffic

A traffic report was lodged to support the application which assessed the impact of increased traffic on Grants Road. It is not considered that the increase of nine vehicles per hour on Grants Road during the mornings and evenings of Saturdays and Sundays would cause undue impacts upon the road. Objections were raised in relation to the accuracy of the amount of vehicles proposed to access the site as detailed in the traffic report. Further assessment of this has indicated that the increase of nine vehicles per hour on Grants Road is a correct calculation. Concerns were also raised in relation to poor sightlines of Grants Road due to a nearby crest in the road. Independent expert assessment of the sight lines has determined that access to the property is safe.

Noise concerns

If not for the conclusions set out in this report that the proposed use is not appropriate, consideration could be given to seeking acoustic evidence to consider the acceptability of noise to surrounding rural residential dwellings land uses and to agricultural uses. It is noted that the nearest dwelling is 200 metres from the worship building.

Lack of acknowledgment to Traditional Owners and Cultural Heritage

The subject site is not within an area of Aboriginal Cultural Heritage Sensitivity and as such, additional requirements under the *Aboriginal Heritage Act 2006* are not applicable.

Impact of built form

There are no proposed external changes to the built form which will impact on adjoining property. The buildings works are mostly internal to the building with minor external works to the building such as windows and a door. Additional works consisting of the construction of a driveway and car park will be largely screened from public realm views in the surrounding area.

Concerns for future expansion of the operation beyond the scope of the application

Council can only assess and determine the application based on the information lodged with the application as formally submitted and advertised. Any future expansion or intensification of the use, or any development outside the scope of this application, would require a separate planning permit and would be subject to a new assessment process. Submissions included information which suggests the proposal to be at a scale greater in the future. The potential expansion of the proposal has been considered further in the assessment.

Bushfire risk

The subject site is not within a Bushfire Management Overlay but is within a Bushfire Prone Area. The application was referred internally to Council's Fire Management Committee who noted no concerns.

Approval of the application would set a precedent.

No automatic precedent is created by a planning approval, however it is acknowledged if an application is approved, it can influence expectations and decision-making patterns in the future.

Perceived planning inequity and favouritism

Each application is assessed based on its merit and may be subject to different factors compared to other applications depending on the proposed use or development, zoning or overlays.

Notice of the application was not provided or not adequately provided

Notice of the application was undertaken in accordance with the *Planning and Environment Act 1987*, with a notice sign placed on site and letters sent to the adjoining owner/occupiers.

Concern in relation to potential non-compliance if approved

When a planning permit is issued, it includes a number of conditions which the permit holder must comply with. It cannot be assumed that the permit holder will not comply with conditions. The *Planning and Environment Act 1987* has appropriate provisions in place should a breach occur. City of Whittlesea has a dedicated Planning Enforcement team who can investigate suspected planning breaches.

Objection to the religion proposed

This is not a planning consideration, as the land use of a 'Place of worship' does not differentiate on types of religion and is therefore not an assessment criteria.

Insufficient detail provided for the agricultural use

The use of Agriculture is a Section 1 in the Green Wedge Zone, which means no permit is required for the use. Some limited information about a proposed 'Crop raising' activity for the rear section of the subject site is provided in the application material.

Lack of toilets and approval for food preparation on the land and increased septic system

These requirements are subject to other approvals such as a Building Permit and Occupancy Permit which determines the number of toilets required. Council's Environmental Health Department issues approvals for septic systems. A staff kitchen is proposed as part of the proposal. The size of the effluent disposal envelope is a factor of the nature of the use and the number of occupants of the building and waste water management will require approval from Council's Environmental Health Department. Any change in class of a building will require a building permit.

This may increase the number of toilets required. If not for the conclusion set out in this report that the proposed use is not appropriate, given the environmental impacts of waste water management is related to the capacity of the subject site to accommodate the proposed 'Place of worship', consideration could be given to seeking more information on waste water management.

Concerns for the removal of trees to facilitate development

Trees to be removed do not require planning permission to remove as they are planted and/or exotic. As such, Clause 52.17 (removal of native vegetation) is not relevant to this proposal.

Objection to the acceptance/lodgment of the application by Council

Councils are obliged to accept planning permit applications lodged by an applicant, ensuring the use is not a Section 3 use (prohibited use). The proposal is a Section 2 use (permit required) which requires planning permission.

Incorrect cost of application

The cost for the application was estimated based on the proposed 'Place of worship' use, consisting of a proposed driveway, car park and conversion of an existing building. The agricultural use was excluded as this does not require planning permission.

Inaccurate information in the application submission

Submissions raised concerns that the applicant is identified differently from the landowner. Under the *Planning and Environment Act 1987*, an applicant is not required to be the landowner to lodge a planning permit application, provided that the landowner has been notified. Concerns were also raised that the planning report contained misleading information, including omissions relating to nearby dwellings. These matters have been reviewed and clarified as part of Council's assessment of the application.

Lack of a Land Management Plan

If not for the conclusion set out in this report that the proposed use is not appropriate for the subject site, given the purposes of the Green Wedge Zone and the potential environmental impacts of the proposed 'Place of worship', consideration could be given to seeking a detailed and comprehensive Integrated Land Management Plan prepared by expert consultants to make recommendations and thoroughly detail and document the crop raising concept referenced in the application material.

Lack of an environmental assessment

A submission raised concern that no formal environmental statement was lodged with the application to address potential impacts on local wildlife. The proposal is not of a scale or nature that triggers the requirement for a formal environmental assessment.

Nevertheless, potential impacts on biodiversity and habitat have been considered as part of Council's assessment of the application.

Use of the land as a 'Place of worship' is miscategorised

The details provided by the applicant indicate that the use proposed on the land is a 'Place of Worship', defined as: *"Land used for religious activities, such as a church, chapel, mosque, synagogue, and temple."*

Yoga is considered an ancillary religious activity within Hindu practice and is conducted for worshippers in conjunction with religious observances. As such, it is not treated as a separate or independent use.

Submissions also raised concerns regarding educational activities on the land. Religious-based education is likewise considered to fall within the definition of 'Place of Worship', as it is a form of religious activity.

Contradicts a 2024 parliamentary inquiry into Green Wedge Zone Provisions

A number of submissions have referred to a 2024 *Parliamentary Inquiry into Securing Victoria's Food Supply* (Attachment 4). The inquiry examined the impact of urban growth on Victoria's farmland and food security. Key findings highlighted that urban expansion is fragmenting agricultural land, increasing costs for farmers, and creating biosecurity risks. The inquiry produced a report with 33 recommendations and 29 findings aimed at protecting agricultural land, strengthening food supply chains, supporting farmers, and establishing more resilient food systems. The inquiry identified key challenges such as losing green wedge land to development and the need for better planning and investment in local food infrastructure. Recommendations within the report seek to strengthen controls within green wedge land to ensure Victoria has a safe and healthy supply of green wedge land available for agricultural activities.

Recommendation 9, which received 'Support in Principle' by the inquiry, suggests that the Victorian Government should review and amend the Green Wedge Zone, Green Wedge A Zone, and Rural Conservation Zone to remove all Section 2 uses (permissible with a planning permit) that are not linked to the agricultural or environmental objectives of these zones. While submitters have suggested that the proposal for a 'Place of Worship' in the Green Wedge Zone is inconsistent with the 2024 Parliamentary Inquiry, it is important to note that the Inquiry's recommendations are not binding and have not yet been implemented. The application must therefore be assessed against the current planning framework, under which a 'Place of Worship' is a Section 2 use in the Green Wedge Zone.

Supporting Application Documents

Traffic Report

A traffic report, prepared by a qualified traffic engineer was submitted as a part of the application documents (Attachment 5). The report assessed the provision of 10 car parking spaces as satisfactory and meets Clause 52.06 of the *Whittlesea Planning Scheme*. In relation to traffic generation, the report indicated that the anticipated trip generation to and from the subject site is closely related to the anticipated parking demand. As such, an assessment based on a demand of 9 vehicles per hourly prayer session was provided and this was based on the rate of 0.3 spaces for the proposed 20 patrons at any given time.

For the existing road conditions, a traffic volume and speed survey was undertaken on Grants Road from 24 August to 31 August 2024, over a 7-day period. The survey revealed an average weekend volume of 447 vehicles per day, with traffic almost evenly split between the eastbound (222 vehicles) and westbound (225 vehicles). The peak times for Grants Road were calculated as 11:00am to 12:00pm and 1:00pm to 2:00pm. This is outside of the operation hours of the proposal. This peak volume is 65% of the overall volume of a sealed rural road. Despite this, peak hour volumes of Grants Road were used for the assessment of the anticipated increase of traffic to the road from the proposal. Overall, the proposal increases in nine vehicles per hour on a weekend morning and evening would not have an undue detrimental impact, as the increase in traffic on Grants Road is low and would not exceed the maximum volume.

Council engineers requested further information in relation to the safe intersection sight distance (SISD). A SISD is the distance required for a driver on a road to observe a decelerating turning vehicle and to stop before reaching a potential collision point. The report assessed the SISD, with the Standard of 285 metre sight distance not met when facing west, with a current sight distance of 140 metres. When facing east, the sight distance achieved is 140 metres. In this instance neither orientation achieves the minimum SISD. Further information provided has concluded that as the intended rate of vehicles accessing the site was low, not meeting the SISD Standard was still accepted as the minimum gap site distance (MGSD) of 139 metres for a 100km/h is still met. The MGSD is the distances corresponding to an acceptable gap that drivers are prepared to accept when undertaking a crossing or turning manoeuvre at a major intersection. The MGSD method has been applied in this instance and due to the lower number of vehicles on the road, it is determined that the SISD is acceptable.

Arborist Report

An arborist report, prepared by a qualified arborist, was submitted as a part of the application documents (Attachment 6).

The report assessed all existing trees on the land, determining that of the estimated 227 trees (including clusters), only seven would require planning permission to remove under Clause 52.17 of the Whittlesea Planning Scheme, as they are remnant trees native to the state of Victoria. These are clearly indicated to be retained on the site with no impacts from proposed works. Three trees were recommended for removal by the arborist due to poor health. The landowner may choose to remove these trees without Council permission, as no planning permit is required for removal of these exotic species.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

- (a) Council decisions are to be made and actions taken in accordance with the relevant law.
- (b) Priority is to be given to achieving the best outcomes for the municipal community, including future generations.
- (i) The transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

- (a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.
- (b) Council information must be publicly available unless—
 - (i) the information is confidential by virtue of the *Local Government Act* or any other Act; or
 - (ii) public availability of the information would be contrary to the public interest.
- (c) Council information must be understandable and accessible to members of the municipal community.

Council Policy Considerations

Environmental Sustainability Considerations

The proposal generally adheres to environmental sustainability considerations by avoiding the loss of native vegetation on the subject site.

Social, Cultural and Health

The proposal aims to contribute to the community by providing a place of worship.

Economic

No implications.

Legal, Resource and Strategic Risk Implications

The process for the planning permit application is in accordance with the *Planning and Environment Act 1987*. The recommendation of this report is for refusal which opens the opportunity for an applicant to apply to the Victorian Civil and Administrative Tribunal (VCAT) for review of the decision.

Planning Assessment

Municipal Planning Strategy and Planning Policy Framework

The following clauses of the Municipal Planning Strategy and Planning Policy Framework are relevant to this application:

- *Clause 02.03-1 Settlement Green Wedge Areas.*
- *Clause 02.03-4 Natural Resource Management Sustainable use of agricultural land.*
- *Clause 02.03-9 Infrastructure Community Facilities.*
- *Clause 11 Settlement.*
- *Clause 11.01-1R – Green wedges – Metropolitan Melbourne.*
- *Clause 11.01-1L Green wedge areas.*
- *Clause 14.01-1R Protection of agricultural land – Metropolitan Melbourne.*
- *Clause 14.01-2S Sustainable agricultural land use.*
- *Clause 15 Built environment and heritage.*
- *Clause 15.01-1S – Urban Design.*
- *Clause 17 Economic Development.*
- *Clause 18 Transport.*
- *Clause 19.02-4S Social and Cultural Infrastructure.*

Zone

Green Wedge Zone (Clause 35.04)

The subject site is within the Green Wedge Zone. The purpose of this zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.*
- *To encourage use and development that is consistent with sustainable land management practices.*
- *To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.*
- *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.*
- *To protect and enhance the biodiversity of the area.*

Pursuant to Clause 35.04-1 of the Whittlesea Planning Scheme, a permit is required for the change of use to a place of worship in a Green Wedge Zone, as it is a Section 2 land use.

Pursuant to Clause 35.04-5 of the Whittlesea Planning Scheme, a permit is required for works associated with a Section 2 use.

The decision guidelines at Clause 35.04-6 that are used to decide whether the proposed Section 2 use and associated works is appropriate are as follows:

General issues

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development.*
- *How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.*
- *Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.*
- *Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.*
- *The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.*
- *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

Rural issues

- *The maintenance of agricultural production and the impact on the rural economy.*
- *The environmental capacity of the site to sustain the rural enterprise.*
- *The need to prepare an integrated land management plan.*
- *The impact on the existing and proposed rural infrastructure.*
- *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.*
- *The protection and retention of land for future sustainable agricultural activities.*

Environmental issues

- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*

- *How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.*
- *The location of onsite effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.*

Design and siting issues

- *The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.*
- *The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.*
- *The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.*
- *The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

Clause 65

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

- *The impact the use or development will have on the current and future development and operation of the transport system.*

Response to General and Rural Issues

The fact that a land use can be applied for does not imply that a permit should or will be granted. It must be decided whether the proposal will produce acceptable outcomes in terms of the Municipal Planning Strategy, the Planning Policy Framework, the purpose and decision guidelines of the Green Wedge Zone and any of the other decision guidelines in Clause 65 as outlined above.

The Planning Policy Framework at Clause 02.03-1 Settlement seek to protect green wedge area by discouraging development that would diminish the significant rural character green wedges. Further, the clause seeks to avoid incursions into non-urban or environmentally sensitive areas from urban expansion. The strategic direction of Clause 02.03-1 seeks to ensure that land outside the urban growth boundary is used for farming, conservation, rural living with a low-density character. The intent to is to ensure that land use is within planned locations so that rural areas such as green wedges stay intact. It is considered the proposed land use for a 'Place of worship' is not consistent and out of character with the surrounding land uses within the area.

The objective of the Planning Policy Framework at *Clause 11.01-1R Green wedges – Metropolitan Melbourne* is to protect the green wedges of Metropolitan Melbourne from inappropriate development. This objective is supported by the following strategies which seeks to:

- *Promote and encourage the key features and related values of each green wedge area.*
- *Support development in the green wedge that provides for environmental, economic and social benefits.*

While the proposal seeks to establish a 'Place of worship', the proposal has not demonstrated any economic and/or social benefit that aligns with the existing rural community or agricultural activities within the immediate surrounding area. As such it is considered that the proposal will diminish the value and features of the green wedge land.

The Woodstock and Eden Park localities are predominately agricultural and rural residential land uses, with minimal infrastructure in place to effectively accommodate and introduce a mix of land uses. The subject site itself is not located on the periphery of the Urban Growth Boundary and is located further from urbanised development. The strategy at *Clause 11.01-1L Green wedge areas* seeks to define the urban boundary that preserves the integrity of both rural and urban uses. This means that there needs to be clear limits between urban and rural areas so that each retains its distinct character and function.

For rural areas, this is described as preventing urban development from impacts on land within the green wedge, protecting farmland and the non-urban character of the surrounding area. Ultimately the strategy aims to ensure that rural areas maintain their identity and functionality. By introducing a new land use to the area, this will blur the lines between urban and rural character of the area.

At *Clause 14.01-1S Protection of agricultural land*, the objective of the clause is to protect the state's agricultural base by preserving productive farmland. The key strategies relevant to the clause are:

- *Protect productive agricultural land from unplanned loss due to permanent changes in land use.*
- *Prevent inappropriately dispersed urban activities in rural areas.*

While not currently farmed, the subject site suggests a history of agricultural land use. The proposed change of land use to a 'Place of worship' will permanently change the land use for the part of the site to be actively used for 'Place of worship' and the ancillary yoga and meditation studio activities. *Clause 14.01-1S Protection of agricultural land* seeks to ensure that agricultural protected and that any change of the land use must demonstrate that the change of use is appropriate. The proposal to change the land use, although small in scale, has not clearly demonstrated a strong justification to change the land use to a place of worship and will therefore compromise the agricultural use of the land. As such, the proposal is inconsistent with *Clause 14.01-1S Protection of agricultural land*.

The proposal is considered to have the potential to adversely impact the surrounding land uses which are mainly agricultural and rural residential. The introduction of a 'Place of worship' within this established agricultural and rural residential context will result in potential land use conflict, permanently remove agricultural land by introducing a new land use which has no benefits to the immediately surrounding area.

Through the notification process, the submitters to the application have provided information on the potential future expansion of the proposal.

While the assessment of this application is based on the application documents as lodged to Council, consideration must be given for the potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural land uses and other land uses in accordance with the decision guidelines at *Clause 35.04-6 of the Green Wedge Zone*.

Given the small scale of the proposal, the large available area of the land comprising the subject site overall and the fact that there is no established 'Crop raising' activity taking place within the rear area of the subject site at present, nor mechanism to require this; there is a basis for some concern that the proposed land use will become more intensive in the future, inconsistent with the current application and planning policy. In this regard, it is noted that the Green Wedge Zone decision guidelines includes *'The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses'*. It is clear there is a strong demand for a place of worship due to the number of submissions, including letters of support, received.

What is unclear, is whether the capacity 'cap' of 20 patrons, along with the hours limitations and other measures proposed as part of this application, would be able to be sustained in light of this demand. The long-term expansion of the proposed place of worship could adversely affect nearby properties, resulting in negative impacts on both agricultural and rural residential land uses. Expansion would also create matters such as visual impacts of future buildings, noise, traffic, safety and environmental impacts which could adversely impact on the values of the area sought to be protected and conserved by the Green Wedge Zone. When considering above, the proposal is not considered to be compatible with the existing surrounding land uses and not consistent with the purposes of the Green Wedge Zone and the decision guidelines outlined at Clauses 35.04 and 35.04-6.

Response to Environmental Issues

In relation to the environmental matters, the trees proposed to be removed are exotic species which are of poor health or dead and have been recommended for removal by a qualified arborist. There is only proposed to be minimal increase in works on the land, consisting of a driveway, car park and wastewater management. The worship and ancillary activities are proposed to be undertaken internal to buildings on the site.

Concerns have been raised by objectors regarding impacts to fauna from vehicle movements on nearby public roads. It is not expected that an increase of nine cars per hour on Grants Road during operational hours will impact on fauna.

Response to Design and Siting Issues

The proposal is seeking to construct internal changes to the existing dwelling with minor external alterations and the construction of a car park. The proposed changes are considered minor in nature and not foreseen to impact on the surrounding landscape and character of the area.

Response to Traffic

The rate of traffic generated on Grants Road would not be considered detrimental to the sealed rural road and would not exceed the peak volume. Therefore, the traffic generated by the proposal is considered adequate. However, it was raised by objectors that the minimum SISD was not met. This was queried further in the application by Council engineers, and it was found that due to the low rates of traffic, not meeting the Standard was acceptable. Notably, the Standards does allow for lower site distances, and it is not a definitive requirement to be met and is used for major intersections, with higher volumes of traffic.

It is notable, however, that sustainable transport infrastructure to this area of the green wedge, such as public transport, cycling and pedestrian facilities, is poor. The surrounds of the subject site would not present the opportunity for patrons of the 'Place of worship' to use sustainable transport modes for access to the proposed facility in the same way that an urban location would.

Response to Bushfire Risk

In relation to fire risk, Clause 13.02-1S requires further policy consideration for land within a designated Bushfire Prone Area, including an objective *to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*. Review of the application was undertaken by Council's Municipal Fire Prevention Officer who noted no concern, subject to further refinement of the location of any proposed boundary trees and setbacks from the neighbouring property.

Given the attributes of the subject site, being located considerably from the Urban Growth Boundary and potential of expansion in the future to meet demand thereby impacting neighbouring amenity, the proposal should not be supported at this location.

Overlays

There are no overlays on the subject site.

Particular Provisions

Metropolitan Green Wedge Land: Core Planning Provisions – Clause 51.02

The purpose of this particular provision is:

- *To protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values.*
- *To protect productive agricultural land from incompatible uses and development.*
- *To ensure that the scale of use is compatible with the non-urban character of metropolitan green wedge land.*
- *To encourage the location of urban activities in urban areas.*

- *To provide transitional arrangements for permit applications made to the responsible authority before 19 May 2004.*
- *To provide deeming provisions for metropolitan green wedge land.*

Clause 51.02 sets out the core requirements for the assessment and management of Metropolitan Green Wedge land. The purposes stated for metropolitan green wedge land include *'To encourage the location of urban activities in urban areas'*. 'Place of worship', yoga and meditation studios are regularly located in established mixed use areas and other urban areas of Whittlesea. These uses are not commonplace in, or lawfully established throughout, the green wedge areas of Whittlesea.

In considering the proposal against the purpose of Clause 51.02, the proposal is considered against the purpose of Clause 51.02 for the following reasons:

- That the proposal will introduce a land use that will permanently remove the agricultural use of the land within the green wedge zone.
- Introduce a land use that will cause potential impacts on the as-of-right agricultural land use and rural residential use.
- The long-term expansion of the proposed place of worship could adversely affect nearby properties, resulting in negative impacts on both agricultural and rural residential land uses. Expansion would also create matters such as visual impacts of future buildings, noise and traffic and safety impacts.
- In this instance, the proposal is not suited within a non-urban area and the proposal has not justified a benefit to the locality of Woodstock and Eden Park.

Car parking – Clause 52.06

The purpose of this particular provision is:

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

The proposed use of the land as a place of worship proposes for up to a maximum of 30 patrons at any given time, noting that this is only three times a year and the regular arrangement is for up to 20 patrons.

As such, the number of car parking spaces required under Clause 52.06-5 for this proposal is 10 car parking spaces, with a rate of 0.3 spaces per patron for a place of worship land use. This rate has been met with the car park proposed. Pursuant to Clause 52.06-8 of the *Whittlesea Planning Scheme*, a car parking plan is required for this application. The car parking plan submitted demonstrated that the proposal satisfactorily meets the Design Standards of Clause 52.06-9 of the Whittlesea Planning Scheme with car parking spaces sized in accordance with the Australian Standards. It is expected all patrons and staff would access the land by private vehicle given the absence of any facilities to support sustainable transport access.

Planning for Melbourne's Green Wedges and Agricultural Land Action Plan 2024

The Planning for *Melbourne's Green Wedges and Agricultural Land Action Plan 2024* (Action Plan) (Attachment 7) outlines a comprehensive framework to safeguard Melbourne's peri-urban areas from inappropriate land uses, including the establishment of places of worship in locations that could undermine agricultural and environmental objectives of green wedge land. Key measures include:

- *Updated Planning Policy Framework:* The Plan emphasises the non-urban values, purpose, and character of the Green Wedge Zones, guiding decision-makers to prioritise agricultural and environmental considerations over non-compatible uses.
- *Review and update of Decision Guidelines:* The Plan includes a review and update of decision guidelines and application requirements for planning applications in Green Wedge Zones, ensuring that all proposed uses are compatible with the primary purposes of these areas.
- *Introduction of land use controls:* The introduction of mandatory site coverage, setbacks, and building heights for discretionary uses in the Green Wedge Zone and Green Wedge A Zone aims to maintain the rural character and prevent overdevelopment.
- *Develop a new Planning Practice Note:* The creation of a new Planning Practice Note for urban-rural interface areas will manage land use pressures and support a permanent edge to growth, providing clearer guidance on appropriate land uses.

While the Action Plan does not explicitly reference places of worship, its emphasis on maintaining the agricultural and environmental integrity of Green Wedge Zones implies that any such uses must demonstrate clear compatibility with these objectives. The proposed measures are designed to ensure that all land uses, including places of worship, align with the primary purposes of Green Wedge land.

In summary, the *Action Plan* strengthens protections against urban or non-compatible land uses that could compromise the agricultural and environmental values of Melbourne's Green Wedge Zones.

While the recommendations have not yet been implemented, they provide enhanced guidance and seek to deliver an unprecedented level of protection for Green Wedge land.

Conclusion

The application has been assessed against the relevant Planning Policy of the Whittlesea Planning Scheme. It is considered that the proposed use of the land for a place of worship is not consistent with Clause 02.03-1 Settlement, Clause 11.01-1R Green wedges - Metropolitan Melbourne, Clause 11.01-1L Green Wedge Areas, Clause 14.01-1S Protection of agricultural land, the purpose of the Green Wedge Zone at Clause 35.04, the decision guidelines of the Green Wedge Zone at Clause 35.04-6, the purpose of the Green Wedge Zone: Core Planning Provisions at Clause 51.02 and the Decision Guidelines at Clause 65 of the Whittlesea Planning Scheme.

It is recommended to refuse to grant Planning Permit No. PLN-43641 for the use of the land for a place of worship and associated works.

Implementation Strategy

Communication

If the planning permit application is refused and a Refusal to Grant a Permit is issued, all objectors to the application will receive a copy of the notice.

If the planning permit application is approved and a Notice of Decision to Grant a Permit is issued, all objectors to the application will receive a copy of the notice, including proposed conditions/recommendations.

Critical Dates

Not applicable.

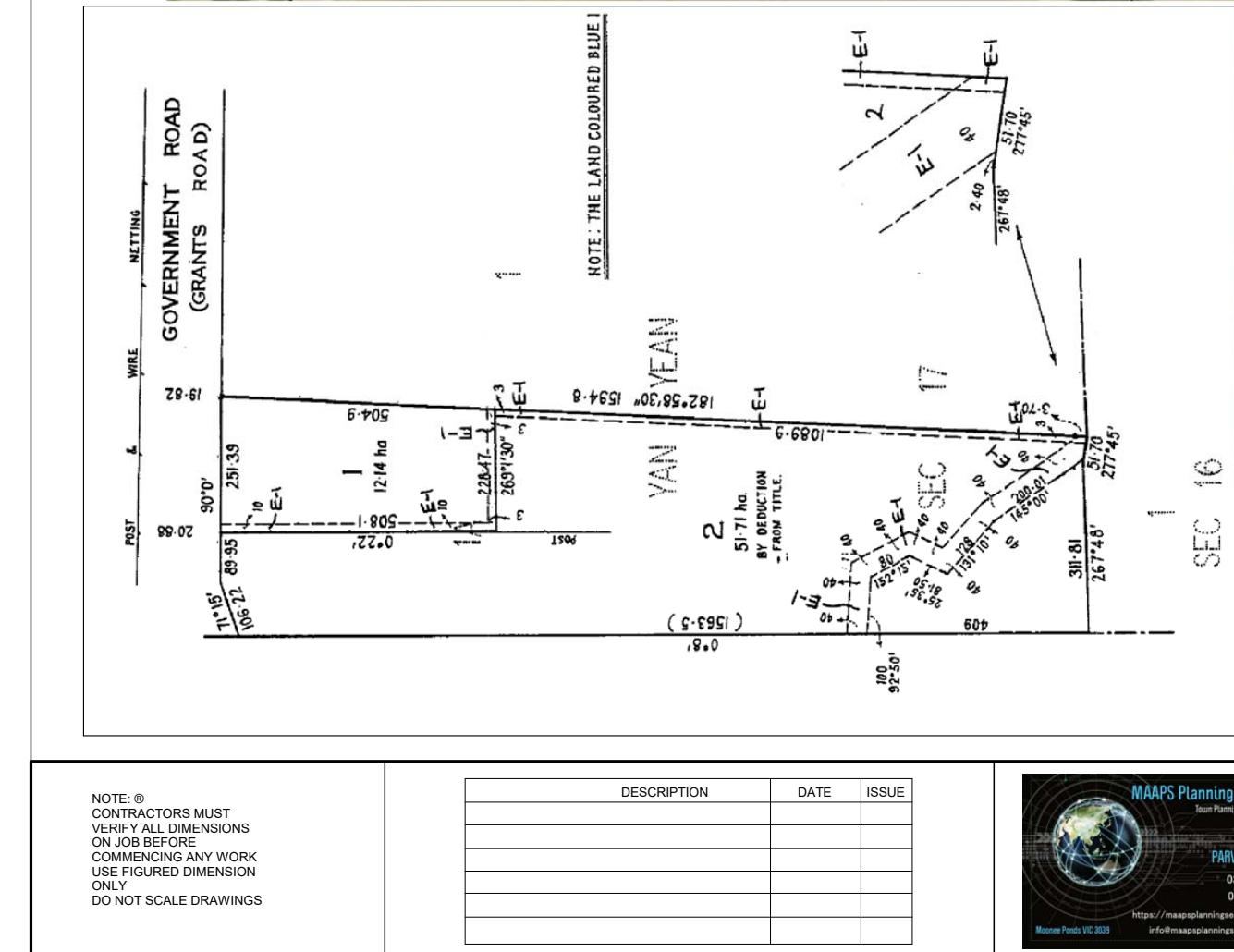
Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

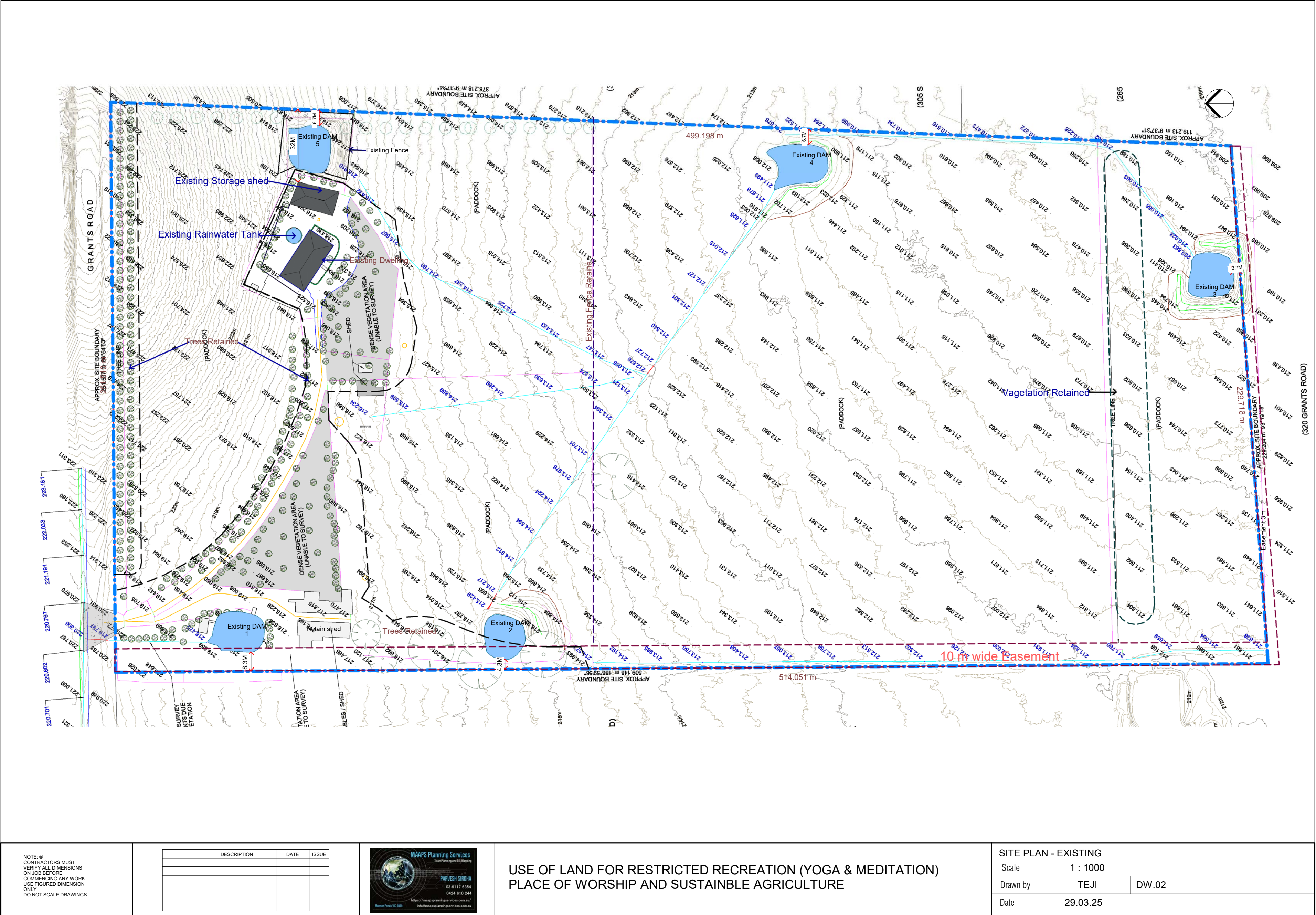
Attachments

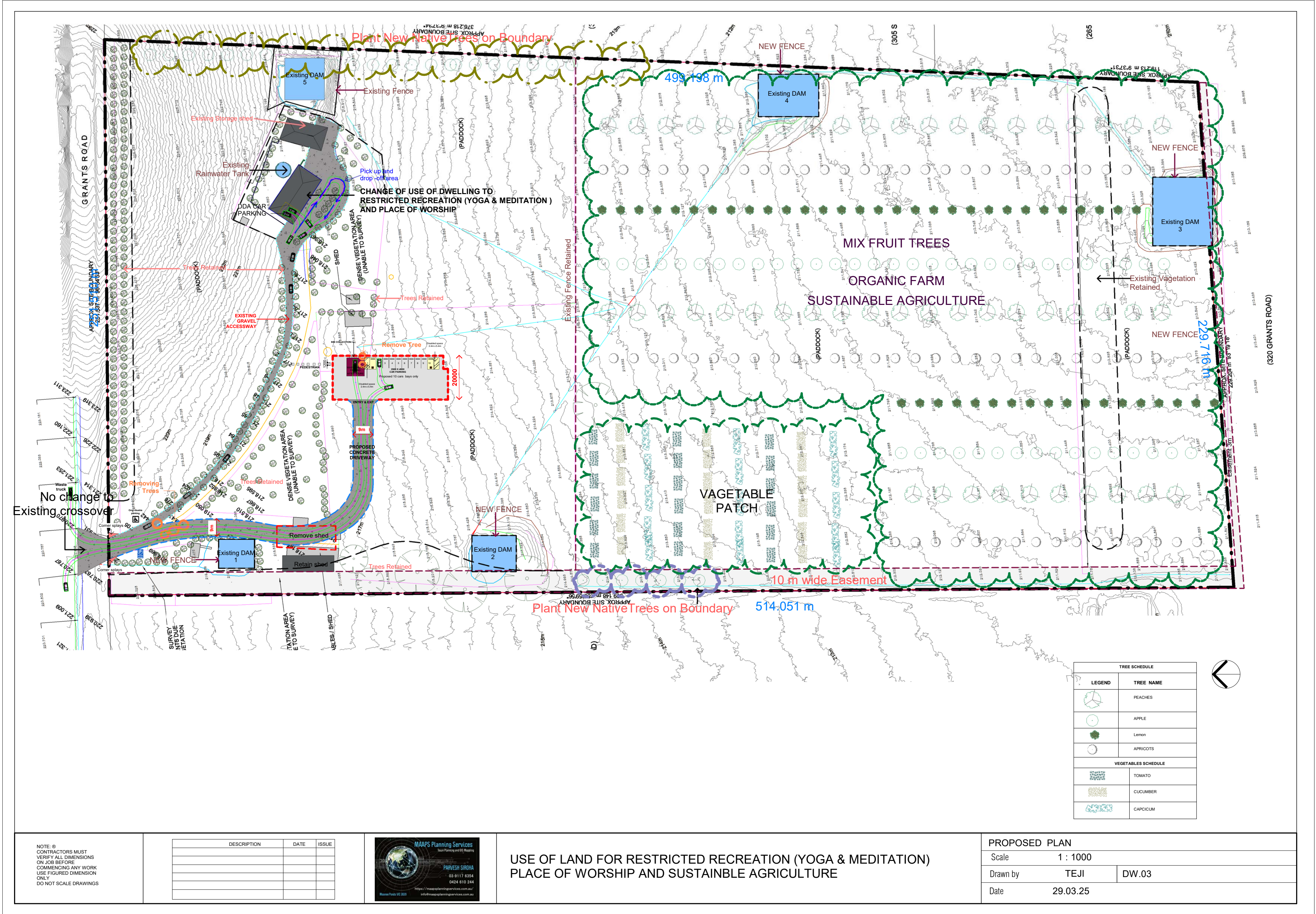
1. Plans [**5.1.1** - 8 pages]
2. Advertising Notice Map [**5.1.2** - 1 page]
3. Submission and Officer Response Table [**5.1.3** - 13 pages]
4. Victorian Government Response to Inquiry into Securing the Victorian Food Supply [**5.1.4** - 39 pages]
5. Traffic Report [**5.1.5** - 19 pages]
6. Arborist Report [**5.1.6** - 93 pages]
7. Planning for Melbournes Green Wedges and Agricultural Land Action Plan [**5.1.7** - 13 pages]



USE OF LAND FOR RESTRICTED RECREATION (YOGA & MEDITATION)
PLACE OF WORSHIP AND SUSTAINBLE AGRICULTURE

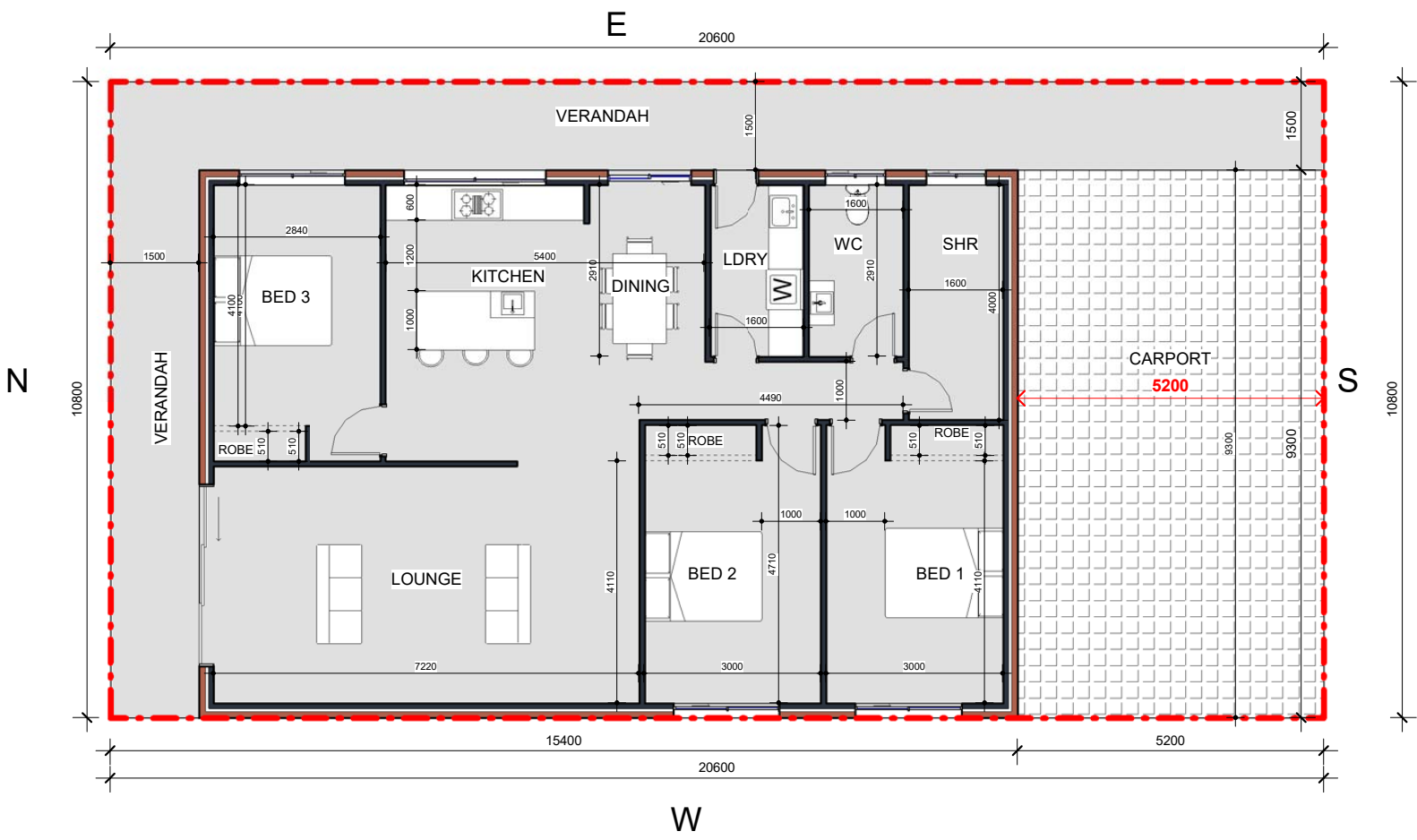
NEIGHBOURHOOD & SITE DESCRIPTION		
Scale	1 : 500	
Drawn by	TEJI	DW.01
Date	29.03.25	



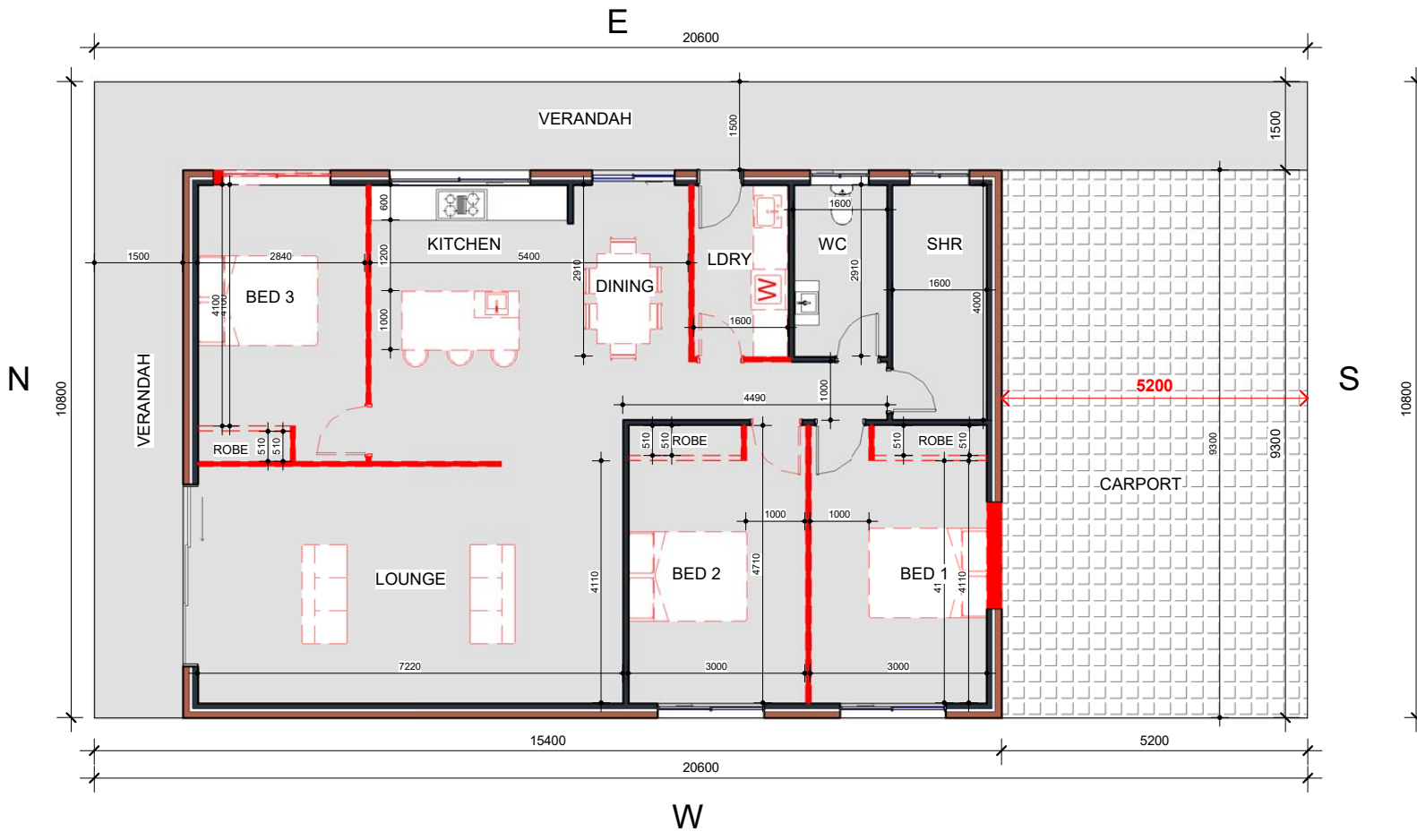




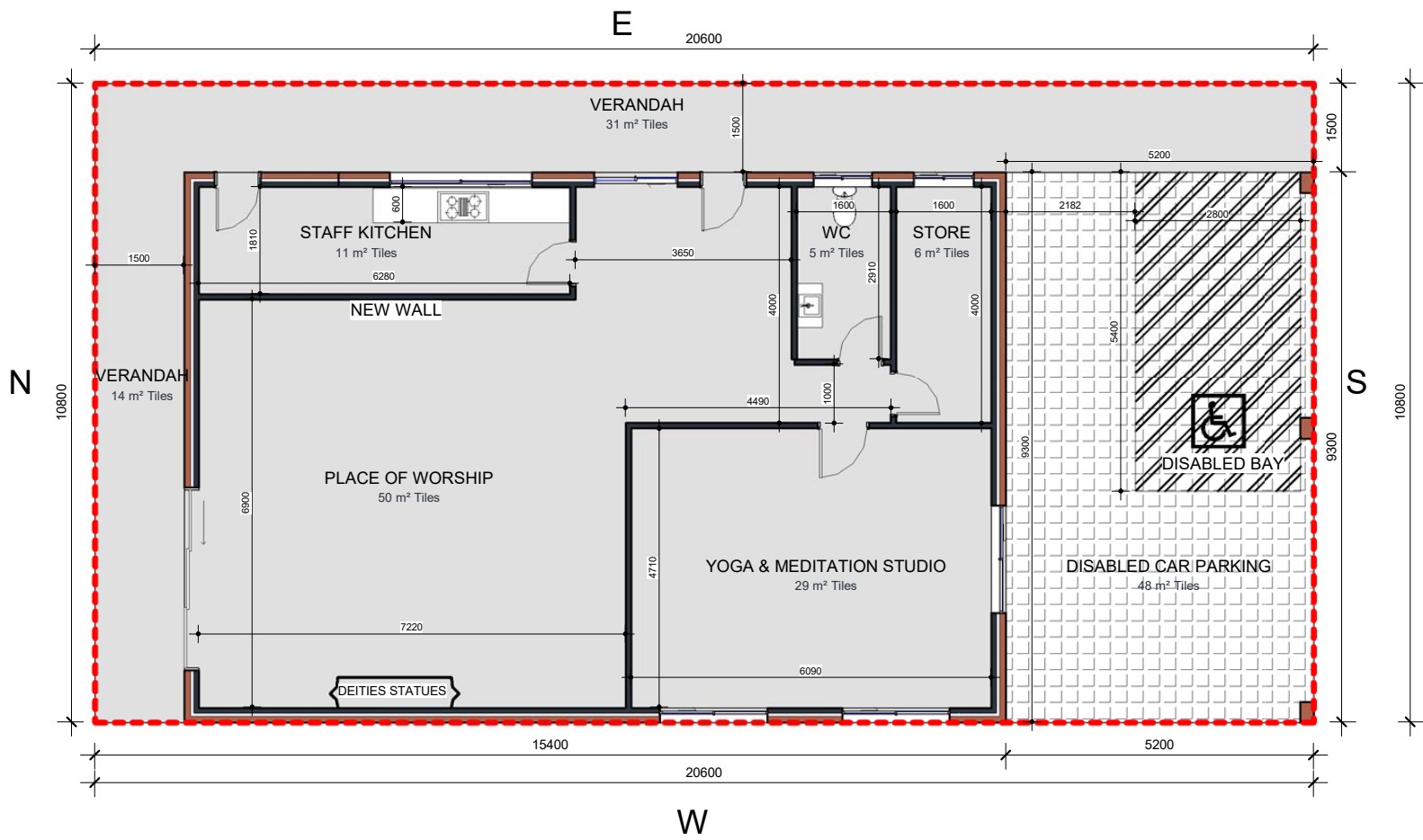




1 Existing Floor Plan
1 : 100



2 Demolition Floor Plan
1 : 100



3 Proposed Floor Plan
1 : 100

NOTE: ©
CONTRACTORS MUST
VERIFY ALL DIMENSIONS
ON JOB BEFORE
COMMENCING ANY WORK
USE FIGURED DIMENSION
ONLY
DO NOT SCALE DRAWINGS

DESCRIPTION	DATE	ISSUE



USE OF LAND FOR RESTRICTED RECREATION (YOGA & MEDITATION)
PLACE OF WORSHIP AND SUSTAINBLE AGRICULTURE

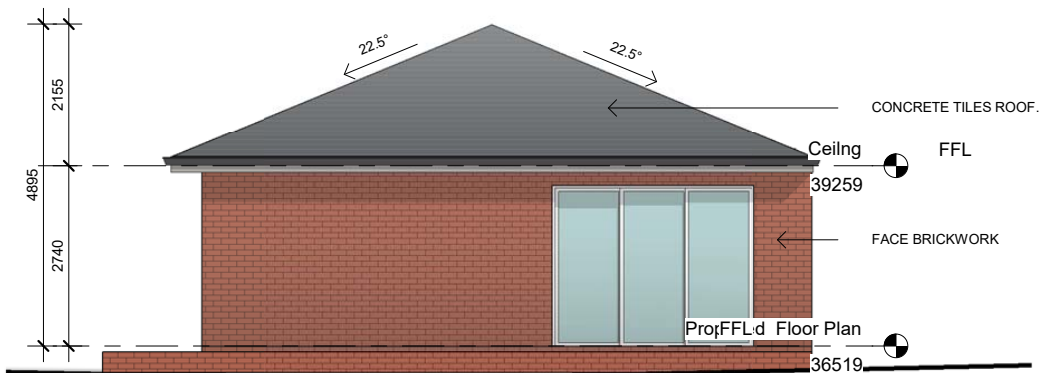
PROPOSED DWELLING FLOOR PLAN FOR TEMPLE /YOGA STUDIO

Scale	1 : 100
Drawn by	TEJI DW.07
Date	29.03.25

No changes to existing elevations



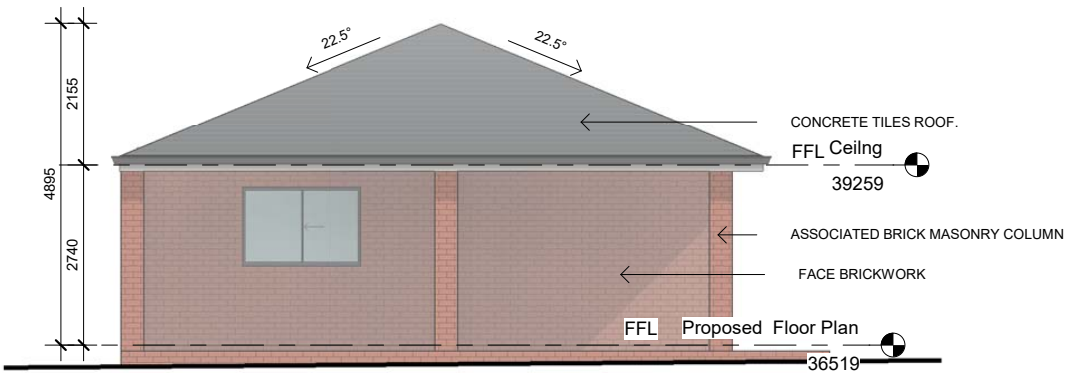
1 East Elevations
1 : 100



2 North Elevations
1 : 100



3 West Elevations
1 : 100



4 South Elevations
1 : 100

NOTE: ©
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USE FIGURED DIMENSION
ONLY
DO NOT SCALE DRAWINGS

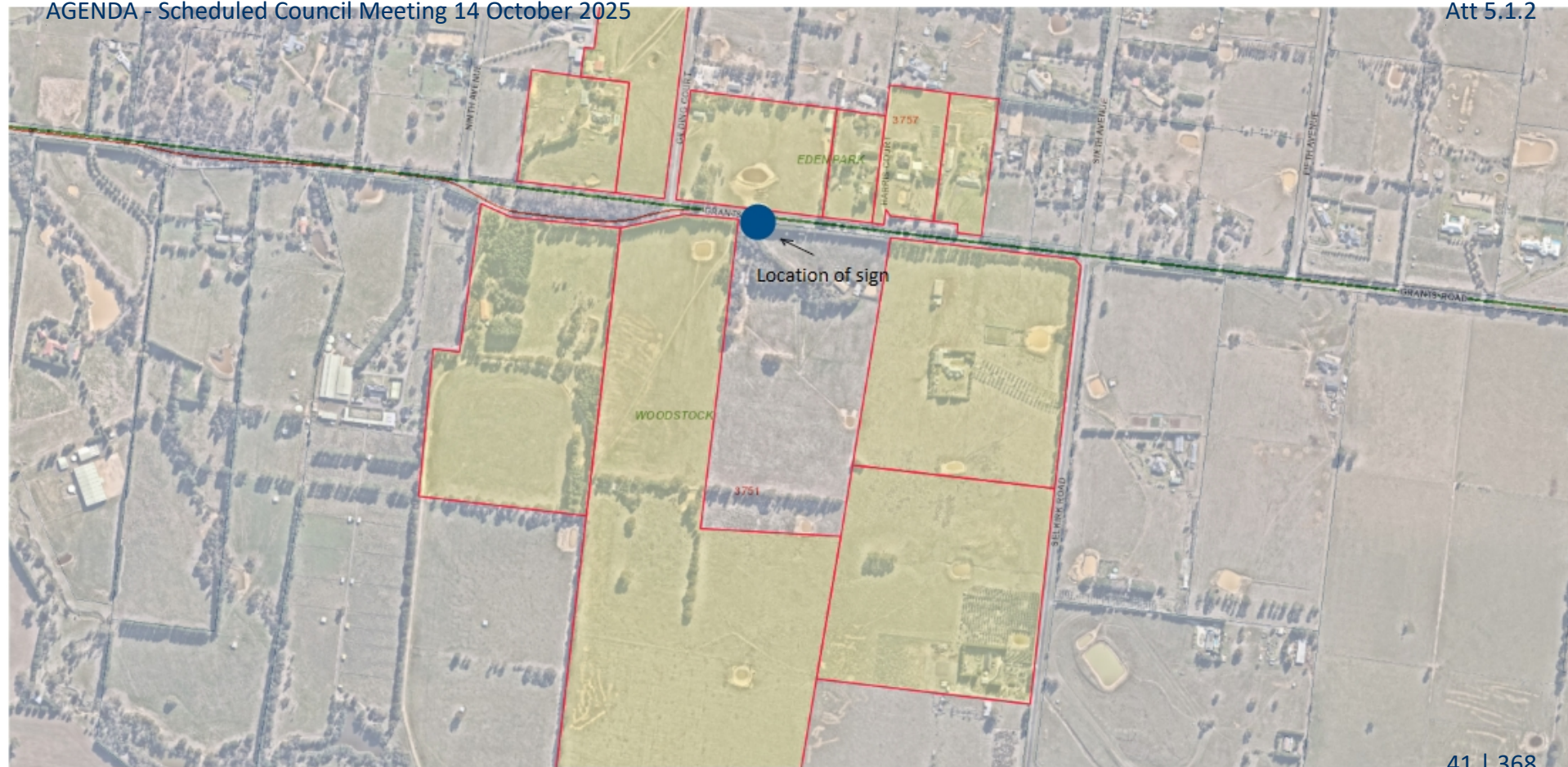
DESCRIPTION	DATE	ISSUE



USE OF LAND FOR RESTRICTED RECREATION (YOGA & MEDITATION)
PLACE OF WORSHIP AND SUSTAINBLE AGRICULTURE

EXISTING DWELLING TEMPLE / YOGA STUDIO ELEVATIONS

Scale	1 : 100
Drawn by	TEJI DW.08
Date	29.03.25



Attachment 3: Submission and Officer Response Summary Table

Submission	Officer Response	Summary Response
Objection: Lack of acknowledgment to Traditional Owners and Cultural Heritage	A number of submitters have highlighted the lack of acknowledgment to Aboriginal heritage. The subject site is not within an area of Aboriginal Cultural Heritage Sensitivity. As such, no Cultural Heritage Management Plan is required.	Noted.
Objection: Impact of Built Form	A number of objectors raised concerns on the appearance of a temple within a rural residential area. It is noted that there are no proposed changes to the existing built form on the land, with the existing single-storey, brick dwelling converted to the place of worship with some minor works to doors, windows and the car port proposed. Additional works consist of the construction of a driveway and car park located behind a dense planting of existing trees. It is not considered that those proposed works are an out of place characteristic in the Green Wedge Zone, as the appearance from Grants Road and the majority of surrounding lots would appear the same. For lots with views of the car park, the car park will be low-scale (no building proposed), with some expanses of hard surfacing not uncommon within the area. Despite this, the applicant has proposed additional boundary screen planting on the east and west boundary, for further screening of the proposal. Concerns were also raised regarding the potential stormwater run-off from the proposal. It is considered that the only additional works that increase impermeable area and potential impacts to stormwater runoff would be to the concreted driveway and car park. If the application were to be supported, conditions would be included for drainage plans to ensure the water runoff is mitigated. It is not considered that there would be any major issues from stormwater runoff as the site is overwhelmingly remaining pervious surfacing, including no changes to the building on the land. No issues were raised by Council engineers.	Noted.
Objection: Concerns for future expansion of the operation beyond the scope of the application	Council is bound to assess the application in the form presented to Council, with any approvals/refusal based on the application documents presented to Council. Council cannot speculate and assume the applicant will not follow any approval/refusal. However, the decision guidelines of	Noted.

	the zone must consider the potential for the future expansion of the use or development. It has been indicated to Council that there are plans, not submitted to Council, for a future larger scale place of worship activity of up to 10,000 people. These plans have been prepared and circulated on the internet by the owners of the land. These plans indicate a scale of use that would considerably impact upon the amenity of nearby properties in terms of traffic, noise and other amenity matters. The plans also make reference to a number of uses that may not be accurately defined as a 'Place of worship', such as a 'Function centre', 'Education centre' or 'Place of Assembly. Due to the size of the land and perceived demand in the municipality for the place of worship, there is scope to increase the scale in the future. It is noted that there were 296 letters of support lodged during the notice period, far exceeding the occupancy rates. It is acknowledged that this is a concern from Council Officers.	
Objection: Bushfire Risk	The subject site is not within a Bushfire Management Overlay but is within a Bushfire Prone Area and therefore the provisions of Clause 13.02.1L apply. A Bushfire Management Plan is not an application requirement in this instance. The application was referred internally to Council's Fire Management Committee who noted no concerns.	Noted.
Objection: Noise and Amenity Impacts to Neighbouring Properties	It is not considered that the current proposed activities within the site would have a detrimental impact on the amenity of the surrounding properties for the following reasons: • The place of worship use is confined to the existing building on the subject site, with the only outside 'activities' consisting of walking/accessing the site from the car park. • No worship activities are external to the building. • There is no sound amplification outside the building. • Worship activities would cease by 7pm and on weekends only, with no worship on weekdays. • A maximum of 20 patrons, with two staff members would be on the site at any time. • There is a buffer from the existing building to surrounding dwellings, including vegetation screen planting and setbacks of greater than 200 metres. Objections also referred to the use of fire, fireworks and outdoor chanting. It is noted that no fireworks or external ceremonies/gatherings	Noted.

	were proposed in the application submission, with the planning report absent on proposing these activities. In addition, a number of activities involving fire (e.g bonfires) are illegal at certain points of the year. Again, this was not proposed in the application and has been further confirmed by the applicant.	
Objection: Lack of approval for food preparation on the land.	This is administered by Council's Environmental Health Department. It is noted that the application does not propose food preparation, and this is specified in the planning report.	Noted.
Objection: Inappropriate use in a Green Wedge Zone, including inability to address the purpose and decision guidelines of the zone	This objection is extensively explored in the report, as this is a significant assessment factor in the application. While the use is a Section 2 use in the zone and therefore it is acknowledged that there are instances in which the use can be accommodated in the zone, the subject site is located a considerable distance from urban land with minimal other services and is therefore not within a transitional area. Additionally, there is a potential for future expansion which would detrimentally impact upon the adjoining land. Therefore, it is agreed that the application cannot be supported at the subject site due to the inability to address the purpose and decision guidelines of the Green Wedge Zone.	Noted.
Objection: The use is more suitably located within an Urban Growth Boundary	Places of worship are not inherently urban uses and it is not the task of a planning permit application to determine whether there is a better location for such a proposal, but whether the proposal is acceptable in its proposed location. However, as above, policy does require assessment of the proposed use in the context of the proximity to urbanised areas. Further assessment was made on the subject sites proximity to the Urban Growth Boundary (UGB) and whether this was a suitable use outside of a transitional area to the UGB.	Noted.
Objection: Approval of the application would set a precedent	Planning permits are not automatically precedent setting. Each application must be considered against current policy, zoning and site context. However, it should be acknowledged that past planning approvals or refusal can impact upon assessment of applications such as previous VCAT case law.	Noted.
Objection: Perceived planning inequity and favouritism due to inability for neighbouring properties to get planning approval or having stricter requirements	This is a pending planning permit application with no decision at this stage. Each application is based on its merit and may be subject to different factors depending on the other sites proposed use or development, zoning or overlay. The landowner has the equal right to lodge an application for a change of use for a Section 2 use in the zone and therefore Council is obliged to accept the lodged application and undertake an assessment. It is noted a few comments were provided	Noted.

	relating to some land within Eden Park being unable to be built on by landowners. This is due to a Restructure Overlay which is not applicable to the subject site and only applicable to parts of the Eden Park locality and north of Grants Road. The subject site does not have any overlays, unlike a number of other properties within Woodstock or Eden Park which may restrict land further.	
Objection: Notice of the application was not provided or not adequately provided	Notice of the application was undertaken in accordance with the <i>Planning and Environment Act 1987</i> , with a notice sign placed on site and letters sent to the adjoining owner/occupiers. As such, the required advertising notice provisions have been adequately provided. It has been identified that local community members have advertised this application further and therefore a large percentage of occupants of Eden Park and Woodstock are aware of the application. To date 487 submissions have been made and submissions can be accepted up until the decision date.	Noted.
Objection: Impacts on wildlife	Objection raised concerns with impacts to wildlife for both internal to the site and on the local road network due to the increase of traffic. For internal to the site, it is noted that no trees which require planning permission to remove are proposed to be removed. No additional buildings are proposed and the increase in works relate to a driveway and 10 car space car park. All worship activities will occur within a building, with the only outdoor activity involving movement between the car park and place of worship. The driveway will be a low speed environment and as such, no conflicts would likely occur. As such, it is not considered that existing wildlife would be disturbed by the proposed land use. Concerning impacts to fauna from vehicle movements on nearby public roads, such as conflicts with kangaroos and birds, it should be noted that it is not expected that an increase of nine cars on Grants Road per hour in the mornings and evenings two days a week would be detrimental to wildlife. Acknowledging that Council cannot control driving habits, the control of animals on roads is managed by Department of Energy, Environment and Climate Action (DEECA). A few concerns also relates to the impact of native birds (e.g. Yellow Tailed Black Cockatoo) from the loss of vegetation. It is noted that no trees that require planning permission are proposed to be removed, with	Noted.

	trees to be removed are not native to Victoria and are of poor health. Due to the subject site location, no fauna report was required to be lodged with the application.	
Objection: Insufficient detail provided for the agricultural use and 'tokenistic' agricultural use proposed.	The use of Agriculture (definition: Land used to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables) is a Section 1, no permit required use in the Green Wedge Zone. As such, this is not a 'permit trigger' or the focus of this application for a change of use to a place of worship. Despite this, the applicant had provided some detail on the agricultural use, including the location of the activity. If the application were to be supported, a Land Management Plan would be required to be prepared in consultation with Council's Land Management Officer's which could provide further detail on the exact plantings proposed. The agricultural use is also proposed to operate outside of the place of worship operating times and as such, no additional car parking is required. In relation to concerns the proposed agricultural use is tokenistic, Council Officers agree that there is a lack of detail to determine whether an agricultural use could viably be established at the site based on the minimal information shown on the plans, with matters such as water availability, protection from pest animals, staffing requirements and planting species not detailed further. Noting the limitations of required information in a planning permit application as no permit is required for the use, it is considered that there is insufficient details to readily confirm the viability of an agricultural use on the land and therefore an inability to determine whether the 'Place of worship' can operate in conjunction with agricultural land use.	Noted.
Objection: Lack of a Land Management Plan, which other landowners are required to have	This plan, prepared by in consultation with Council's Land Management Officer's, is usually prepared after a permit/decision is issued. This is consistent with change of use applications (including for dwellings) within the locality.	Noted.
Objection: Lack of toilets and septic system	Planning permit applications do not handle the number of toilets required for occupancy rates, as this is through a Building Permit which the applicant would need to lodge independently of the application. It is noted that the application is for a maximum of 20 patrons at any given time, with up to thirty, three times a year. A Class 9B building under the Building Regulations requires 1 toilet per 20 visitors and staff. Additionally, septic system approval is handled by Council's	Noted.

	Environmental Health Department. It is noted there is an existing septic system on the land designed for the existing dwelling. However, it is acknowledged that it would be beneficial for further details to be indicated on the plans for the location of any increased septic system / septic envelope, but this could be provided as conditions if the application were to be supported.	
Objection: Concerns for the removal of trees to facilitate development	Confusion has arisen in a few objections noting seven protected trees are proposed to be removed. The arborist reports indicate that on the entire site, there are seven trees (labeled as 46, 47, 48, 49, 60, 62 & 63) that are protected under Clause 52.17 (Native Vegetation). In this same arborist report (page 85) it is noted that these trees are labeled for retention. As such, no planning permission is required for this proposal in relation to tree removal as trees that require planning permission to be removed, are not impacted by the proposal. The remaining trees surveyed on the land do not require planning permission to remove and the few proposed to be removed are due to recommendations from the qualified arborist due to poor health. The proposal has been designed to limit impact upon the existing trees.	Noted.
Objection: Increase in traffic	A few objectors commented on the anticipated traffic generation of 9 vehicles per worship time being incorrect as up to 20 patrons are proposed, not 9. The traffic engineer estimated this rate based on the car parking rate in Clause 52.06 of the Whittlesea Planning Scheme, with a rate of 0.3 spaces per patron. This is a standard and accepted approach to planning permit applications. As such, the calculation provided is correct. For the existing road conditions, a traffic volume and speed survey was undertaken on Grants Road from 24 August to 31 August 2024 (7 day period). The survey revealed an average weekend volume of 447 vehicles per day, with traffic almost evenly split between the eastbound (222 vehicles) and westbound (225 vehicles). The peak times for Grants Road were calculated as 11am-12pm and 1pm-2pm. This peak volume is 65% of the overall volume of a sealed rural road and this is outside of the operation hours of the proposal. Despite this, peak hour volumes of Grants Road were used for the assessment of the anticipated increase of traffic to the road from the proposal. Overall, the proposed increase in nine vehicles per hour on a weekend morning and evening would not have an undue detrimental impact, as the increase in traffic on Grants Road is low and would not exceed, or even be close to, the	Noted.

	maximum volume. In addition, due to the low levels of traffic, a dedicated turning area or deceleration lane is not proposed. An objectors had raised that the volume of traffic on Grants Road did not consider summer times due to an increase in traffic from Funfields, which generates high volumes of traffic across the northern part of the municipality, particularly on a weekend and in summer. It is acknowledged that the report does only consider a 'quieter' part of the year for traffic on Grants Road. It is also acknowledged that the quality of Grants Road was not provided in the traffic report. A number of objections also referred to a traffic assessment provided to objectors by another traffic engineer. However, this could not be substantiated further as this data was not provided to Council. In relation to traffic safety, the report assessed the Safe Intersection Sight Distance (SISD), with the Australian Standard of 285 metre sight distance not met when facing west, with a current sight distance of 140 metres. When facing east, the sight distance achieved is 140 metres. In this instance neither orientation achieves the minimum SISD. There was a recommendation in the report for the trimming of trees for greater sight lines, acknowledging that this still would not make the Australian Standard of 285 metre sight distance. However, further information provided has concluded that as the intended rate of vehicles accessing the site was low, not meeting the SISD Standard was still accepted as the minimum gap site distance (MGSD) of 139 metres for a 100km/h is still met. This was accepted by Council engineers. A few objectors had also noted that they had received independent traffic engineering advice. This was not provided to Council for assessment and therefore cannot be substantiated.	
Objection to the acceptance/lodgment of the application by Council	Council's are obliged to accept planning permit applications lodged by an applicant, ensuring the use is not a Section 3 (prohibited use) and as long as the minimum requirements are met (payments of fee and application form) are provided. The intent of a planning permit application is to assess an application on it's merits and for a decision to be made, noting that just because the use is in Section 2, does not imply that a permit should or will be granted.	Noted.

Objection: Concern in relation to potential non-compliance if approved	Planning permits issued include a number of conditions which the permit holder are to comply with. It cannot be assumed that the permit holder will not comply with conditions. The <i>Planning and Environment Act 1987</i> has appropriate provisions in place should a breach occur. City of Whittlesea has a dedicated Planning Enforcement team who can investigate suspected planning breaches.	Noted.
Objection: Incorrect cost of application	The proposal for the use of a place of worship and not the agricultural half of the land which does not need planning permission, is proposed to be \$110,000. Many objections questioned the validity of the estimate. It is noted that no planning permission is required for agricultural use, the estimation is for the place of worship only. As only works for a driveway and car park are proposed and an internal re-fit of an existing building; an estimation of \$110,000 is relatively accepted as an estimate.	Noted.
Objection to the religion	It is important to note that the planning scheme does not differentiate religion with a place of worship land use used to capture all religions. This is not a planning consideration.	Noted.
Objection: Deception in fundraising for the proposal	The fundraiser flyer for the proposed use of the land references a different scale of the use as proposed in the planning permit application and therefore this is considered by the submitters to be misleading. This is not a planning consideration.	Noted.
Objection: Inaccurate information in the application submission	A few submissions raised that the applicant is listed different to the landowner. This is accepted as applicants do not need to own the land to apply for a planning permit application, they only need to notify the landowner. In addition, as planning permits run with the land and not the landowner, it is of no relevance if the current landowner decides to sell the land in the future to another religious group. The submitters also raised that the planning report contained misleading information such as missing details of nearby dwellings. This has been clarified further with the applicant. There were claims that the planning report mentions a maximum of 20 patrons, but fails to accurately describe that this will be at any given time and this changes throughout each worship time. It is noted that the planning report does mention that the maximum limit will be 'at any given time' and the hours of operation are also accurately described. It is acknowledged that some of the information in the applicant's planning report could be considered confusing; however, this has been clarified further in communication with submitters, including objectors at a consultation meeting. The grounds of objection suggests that the majority of submitters understand the scale of the proposal.	Noted.

Objection: Lack of an environmental assessment	A submitter had raised that there was no formal environment statement lodged with application giving consideration to local wildlife. This is not an application requirement at the subject site. Approval under the <i>Environmental Protection Biodiversity Conservation Act 1999</i> (EBPC) is not required.	
Objection: Use of the land as a 'Place of worship' is miscategorised	The details as supplied by the applicant indicates that the use proposed on the land is as a 'Place of worship', with the definition "Land used for religious activities, such as a church, chapel, mosque, synagogue, and temple". It is considered that the ancillary activity of yoga is a religious activity to Hindu's and held at the same time for worshippers. It is therefore not a separate activity. Concerns were also raised regarding educational activities occurring on the land, as an 'Education centre' land use, other than a primary or secondary school, a Section 3 land use. It is considered that religious based education can fit within 'Place of worship' definition as it is a religious activity and the main purpose of the use of the building will be for worship and worship related activities.	Noted.
Objection: The proposal is contradictory to Planning Practice Note 42 (PPN42)	The purpose of <i>Planning Practice Note 42: Applying Rural Zones (November 2013)</i> is to guide planning authorities about the strategic work required to apply a number of rural zones, including the Green Wedge Zone and the purposes / features of each zone and where they may be applied. While this is a critical document for Council planners when undertaking strategic work, this is not intended to guide the assessment of planning permit applications on rural land, only guiding where particular rural zones should apply.	Noted.
Objection: Contradicts a 2024 parliamentary inquiry into Green Wedge Zone Provisions	A number of submitters make reference to a 2024 Parliamentary Inquiry, likely referring to the <i>Parliamentary Inquiry into Securing Victoria's Food Supply</i> (Attachment 4). Of the recommendations of the Parliamentary Inquiry, a number would impact decision making for 'Place of Worship' applications in a Green Wedge Zone. Recommendation 9, which has been given 'Support in principle' states that the Victorian Government should review and amend the Green Wedge Zone, the Green Wedge A Zone and Rural Conservation Zone to remove all Section 2 uses (permissible with a planning permit) with no link to the agricultural or environmental objectives of these zones. It is important to note that these potential changes recommendations and have not been implemented and/or gazetted into the planning scheme. The application must be assessed on current policy, which	Noted.

	includes a 'Place of worship' as a Section 2 use. However, it does raise concerns with the higher-level intent of the Green Wedge Zone, with the overarching purpose being that of retaining agriculturally sensitive land, as well as the future direction by State Government of Green Wedge Zones. While an agricultural use is proposed in conjunction with the 'Place of worship' on the land and therefore an agricultural link could possibly be established, Council Officers are concerned upon the viability of the agricultural use and that there is minimal detail to accurately describe a link.	
Objection: the proposal is contradictory with the Whittlesea Green Wedge Management Plan (2023-2033)	The <i>Whittlesea Green Wedge Management Plan (2023-2033)</i> (GWMP) is a Council endorsed document and is one of the multiple strategies at City of Whittlesea which are underpinned by long-term plans such as <i>Whittlesea 2040: A place for all</i> . The State Government requires that all Councils containing a Green Wedge area to prepare a GWMP as a framework for the sustainable management and development of the Green Wedge. It is important to note that Whittlesea's GWMP is not a reference document in the <i>Whittlesea Planning Scheme</i> and therefore there is limited scope for use in assessment of planning permit applications. Despite this, Whittlesea's policy is underpinned by current and previous GWMP's. A number of submissions highlight the GWMP's importance of maintaining open vistas and biodiversity and manage the ongoing pressure to introduce more urban uses into the GWZ.	Noted.

Letter of support: The proposal strengthens religious beliefs and cultural values.	It is acknowledged that a 'Place of worship' land use can help to strengthen religious beliefs and cultural values. 'Places of worship' are an important part of communities. Council and policy within the Whittlesea Planning Scheme supports the provision of social infrastructure due to these factors, ensuring that they are appropriately located.	Noted.
Letter of support: The proposal promotes social cohesion, diversity, inclusion and aims to help people connect.	It is acknowledged that a 'Place of worship' land use can promote social cohesion and help worshippers connect with others and their religion. Council and policy within the Whittlesea Planning Scheme supports the provision of social infrastructure due to these factors, ensuring that they are appropriately located.	Noted.
Letter of support: The inclusion of sustainable agriculture enhances environmental stewardship, healthy living, and community	The agricultural land use is supported within a Green Wedge Zone, as it is a Section 1 use. It is acknowledged that agricultural land uses can enhance environmental values on the land and foster healthy living.	Noted.

engagement, as well as providing education for children.	Despite this, minimal details have been provided on the potential scale and type of agricultural activity, which would help determine the impacts. It is not mentioned in the submitted planning report that the agricultural land use would be extended to education for worshippers. However, it is noted that while two-thirds of the land will be encompassed by the use, a portion will be for the 'Place of worship' which further fragments the retention of agricultural land within the Green Wedges area of the municipality.	
Letter of support: Provides an opportunity for participants, particularly children, to learn from the agricultural land use by providing hands-on learning experiences around "regenerative farming, permaculture principles, and food sovereignty".	This is not a part of the proposal.	Noted.
Letter of support: Provides a place of worship for a fast-growing religion.	It is important to note that the planning scheme does not differentiate religion with a place of worship land use used to capture all religions. However, it is acknowledged that the Hindu religion is fast-growing within the Whittlesea municipality and therefore there would be an increased demand for a place of worship within the municipality, although not necessarily within the township of Woodstock itself, based on Census data.	Noted.
Letter of support: There is a demand for a 'Place of worship', especially as there are no nearby similar uses.	The number of letters of support submitted does indicate a strong demand for a 'Place of worship' within the municipality. Quite a few submitters note that a Hindu 'Place of worship' is in particular demand within the northern suburbs of Melbourne, with many worshippers currently travelling to the western suburbs (Rockbank and Deanside) for worship.	Noted.
Letter of support: The use will offer cultural and educational programs	'Places of worship' often incorporate cultural and educational programs within the premises, and it is acknowledged that is important for community.	Noted.
Letter of support: The information provided by objectors is misleading and includes rumours.	It is acknowledged that a number of submissions from both objectors and supporters do include matters which are not relevant to the application or include detail which is not included in the application submission. This is addressed further in this attachment (Submission and Officer Response Table). The application is assessed based on the information provided to Council; however, decision guidelines also require consideration of potential further expansion of uses within a	Noted.

	Green Wedge Zone. This has been explored in detail throughout the report and submission table.	
Letter of support: The 'Place of worship' use will only operate on a weekend.	This is noted and was included in the application assessment, including potential impacts on traffic and amenity on the surrounding area. It is noted that a reduced time of operation can aim to mitigate potential amenity impacts.	Noted.
Letter of support: Yoga and meditation will foster mental and physical wellbeing for participants.	It is acknowledged that yoga and meditation can provide for positive benefits for participants.	Noted.
Letter of support: The proposal involves minimal infrastructure changes, no food preparation on-site, and carefully planned car parking.	Some change to infrastructure would be required to meet the demand of the use on water and septic usage, as there is no access to reticulated water or sewerage. The submitted planning report does remark that no food preparation would occur on the land, indicating a low-scale use. In relation to car parking, the proposal meets the minimum car parking rate of 9 spaces per patron permitted and therefore the car parking is satisfactory.	Noted.
Letter of support: The proposal will provide for the community with a free kitchen and free food.	A number of submitters supported the application on the grounds that free food would be provided from the agricultural land use and prepared on-site. This is not part of the proposal, as referenced in the submitted planning report.	Noted.
Letter of support: Activities are designed to complement, rather than compromise, the values of the area.	It is acknowledged that a quieter, rural zone such as a Green Wedge Zone would be of benefit to worshippers preferring a quieter place of perform worship activity; including prayer, meditation and yoga. However, the appropriateness of the use at the subject site must also be properly assessed.	Noted.
Letter of support: The design of the community place respects the rural character of the Green Wedge area and will integrate well with the surroundings.	There are no proposed changes to the existing built form on the land, with the existing single-storey, brick dwelling converted to the 'Place of worship' with some minor works to doors, windows and the car port proposed. Additional works consist of the construction of a driveway and car park located behind a dense planting of existing trees. It agreed that the retention of the existing building and proposed works are not an out of place characteristic in the Green Wedge Zone, as the appearance from Grants Road and the majority of surrounding lots would appear the same. For lots with views of the car park, the car park will be low-scale. It is considered that the design (built form) is relatively consistent with the Green Wedge.	Noted.
Letter of support: The proposal plays a role in economic development, serving as a hub for	A submitter had provided that the proposal could positively impact economic development. It is not considered that the scale of the	Noted.

local businesses and economic activity and could bring in jobs.	proposal would provide a significant economic impact and increase of job opportunity.	
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Victorian Government response to the **Inquiry into securing the Victorian food supply**



VICTORIA



Acknowledgement of Country

We proudly acknowledge Victoria's Traditional Owners and their ongoing strength in practising the world's oldest living culture.

We recognise the diversity of Victoria's Traditional Owners in being distinctive communities with their own set of laws, customs and processes built upon tens of thousands of years of knowledge. We acknowledge the Traditional Owners' lands and waters on which we live and work and pay our respects to their Elders, past and present.

Authorised by the Victorian Government

1 Treasury Place, Melbourne 3002

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Introduction

The Victorian Government maintains a strong commitment to delivering the improved outcomes identified by the Committee to secure Victoria's food supply.

Protecting productive agricultural land has been a long-standing policy commitment of the Victorian Government. This commitment is supported by planning controls that prioritise non-urban land uses in rural areas, particularly agriculture, over incompatible urban uses. These controls recognise the vital role agricultural land plays in supporting Victoria's food supply, economy and regional sustainability.

Victoria's rural communities depend on productive agricultural land for their economic, social, and environmental wellbeing. Ensuring this land remains available for agricultural uses underpins the long-term sustainability of these communities.

Plan for Victoria retains Melbourne's urban growth boundary and proposes defined settlement boundaries for Victoria's regional cities and towns. This strategic direction limits outward urban expansion and protects agricultural land across Victoria.

The *Parliamentary Inquiry into securing the Victorian food supply* examined how Victoria can secure its food supply into the future. The report found that demand for the fresh fruit and vegetables is increasing as the state's population grows. However, urban encroachment into farmland is making it more difficult and expensive to grow food close to Victorian cities. The Committee's final report contained 33 recommendations aimed at addressing these issues for future generations of Victorians.

The Victorian Government supports 29 of the Committee's recommendations either in full, in principle, or in part and has advanced several programs and initiatives since the report's release in November 2024, including:

- Providing expert advice and access to land use data through the Victorian Land Use Information System and mapping.
- Progressing the *Planning for Melbourne's Green Wedges Action Plan 2024*, including providing a progress update on the planning website.
- Supporting organisations to deliver Pop-up Food Relief Markets across metropolitan Melbourne.
- The garinga djimbayang Grant Program delivered under the Agriculture College Modernisation Program.
- A \$5.5 million Secondary Schools Agriculture Fund in 2022-2024 to support students transition into agricultural careers, and a \$250,000 grant in 2024-25 to the Community Grocer to provide fresh fruit and vegetables at an affordable price to people living in social housing.
- Supporting the Regional Planning Hub program to deliver on the ground capability and capacity with rural and regional councils.
- Delivering career education initiatives and industry engagement opportunities through the School to Work program.

Victoria's food supply

Recommendation 1

That the Victorian Government develop a whole-of-government Victorian Food System Strategy. The strategy must address the food system as a whole (including agriculture, processing, manufacturing, supply and consumption). It should be centred on access to adequate, nutritious food as a human right and a determinant of health. The strategy should aim to:

- **Secure Victoria's supply of healthy, locally grown food, in the long-term.**
- **Strengthen the resilience of Victoria's food system to shocks and stressors by promoting diversity across the system, decentralising and localising supply chains.**
- **Promote regenerative and sustainable food production.**
- **Support Victorian farmers and food manufacturers to build profitable businesses and expand healthy food production.**
- **Map major food producing regions and protect all agricultural land from inappropriate development.**
- **Build food systems literacy across government departments and local government.**

The strategy must also set measurable targets, clearly attribute responsibility for achieving these targets and include a transparent monitoring framework.

RESPONSE: UNDER REVIEW

The Government is committed to securing access to healthy, locally grown food and ensuring the resilience, sustainability and long-term viability of the food system. It recognises that food is a key determinant of health and wellbeing, and that equitable access to nutritious food is a foundational goal of public policy.

The Government will consider the development of a Victorian Food System Strategy that:

- takes a whole-of-government approach spanning agriculture, manufacturing, processing, distribution and access
- promotes sustainable and regenerative food production practices
- supports diverse, decentralised and resilient supply chains
- protects productive agricultural land and identifies major food-producing regions
- improves food systems literacy across all levels of government
- sets measurable targets, assigns clear accountability, and includes a transparent monitoring and reporting framework.

This work would build upon existing strategies, including:

- *Victoria's Economic Growth Statement* which identifies agribusiness as a key priority sector for the state, demonstrating a clear commitment to the entire value chain, from primary production through to processing and manufacturing.
- *Strong, Innovative, Sustainable: A New Strategy for Agriculture in Victoria* provides grants and other supports which help Victorian businesses across the agribusiness sector to build

resilience and modernise through innovation.

- *Made in Victoria 2030: Manufacturing Statement* identifies strategic priorities for food manufacturing, including growing Victoria's sustainable, innovative and advanced food manufacturing capability.
- Victoria's Regional Economic Development Strategies identify agriculture and food manufacturing industries for development and key contributors to economic output and exports.

The Government remains committed to working in partnership with industry, local government, communities and trading partners to ensure Victoria's food system is secure, sustainable and delivers positive health, economic and environmental outcomes into the future.

Recommendation 2

That the Victorian Government consider establishing a Minister for Food with responsibility for the Victorian food system in its entirety (including agriculture, food processing, manufacturing, supply and consumption). The Minister should coordinate the development and implementation of a Victorian Food System Strategy.

The Victorian Government also establish a Victorian Food System Council to support a Minister for Food to coordinate the development and implementation of a Victorian Food System Strategy. The Council should include representation from across the food system, including:

- **state and local government**
- **farmers and agricultural sector peak bodies**
- **food processing and manufacturing businesses**
- **supply chain businesses**
- **community food enterprises, including food relief agencies.**

RESPONSE: UNDER REVIEW

The Victorian Government is committed to ensuring ministerial accountability for securing Victoria's food supply.

Responsibility is shared across existing ministerial portfolios including Agriculture, Industry and Advanced Manufacturing, Treasury, Health, Local Government, Skills and TAFE, Planning, Ports and Freight, Regional Development, and Economic Growth and Jobs.

These portfolios provide their expertise and ensure specific food-related matters are effectively addressed holistically.

Introducing a new Minister for Food may overlap established responsibilities and introduce additional complexity, rather than enhance support.

The Government will continue to strengthen inter-ministerial coordination and oversight to ensure an integrated and effective approach to food system policy and planning. This includes:

- enhancing existing governance mechanisms to improve information-sharing and accountability across portfolios
- working closely with the food relief sector and other stakeholders to inform policy development and delivery
- considering further opportunities to improve coordination and leadership across government on food security and system resilience.

The Government remains committed to ensuring strong, coordinated leadership across the food system to support secure, sustainable and equitable access to food for all Victorians.

Population growth and urban sprawl

Recommendation 3

That Agriculture Victoria update the analysis of agricultural land use trends contained in *Strategic agricultural land and development in Victoria (2020)* using the latest Victorian Land Use Information System data. The updated land use analysis must focus on changes to agricultural land uses in peri-urban areas. This analysis should be provided to the new Minister for Food, the Minister for Planning, the Department of Transport and Planning and made publicly available.

That Agriculture Victoria maintain the currency of the Victorian Land Use Information System with annual data collections.

That Agriculture Victoria expand its Planning and Advisory Service to include:

- **providing local governments with mapping and analysis of agricultural land uses and trends in their municipality, upon request**
- **delivering biennial reports on agricultural land use trends (with a focus on quantifying the extent and rate of farmland loss to urban uses) to the Minister for Food and the Minister for Planning.**

RESPONSE: SUPPORT IN PART

The Government supports updating *Strategic agricultural land and development in Victoria (2020)* (SALAD). This includes generating additional data to understand land use changes such as new housing to ensure alignment with reforms outlined in *Planning for Melbourne's green wedges and agricultural land action plan (2024)* (Action Plan).

The Government supports maintaining the currency of the Victorian Land Use Information System with annual data collections, subject to the availability of sufficient information and resources.

The Government supports and assists local government planners with their mapping and analysis through the provision of data, tools and advice. Agriculture Victoria will continue to provide expert advice and access to land use data through the Victorian Land Use Information System and mapping.

The Government supports the reporting of agricultural land use trends with a focus on quantifying the extent and rate of farmland loss to urban uses. Biennial reporting timeframes should match data collection timeframes. An increased timeframe between reports is suitable, given land use change trends are typically measured over decades to provide a better understanding of regional and statewide changes.

Protecting agricultural land

Recommendation 4

That the Department of Transport and Planning provide regular progress updates on the implementation of the *Planning for Melbourne's green wedges and agricultural land: Action plan 2024*. Updates on each action should be published on the Department's website each year in March until all actions are implemented (commencing March 2025). Updates should be detailed, outlining the steps taken to implement each action to date and the work left to do.

RESPONSE: SUPPORT IN FULL

The Victorian Government supports continuing to publish annual updates as actions are progressed. In March 2025, the Department of Transport and Planning (DTP) updated the green wedges planning webpage to specify that the Action Plan will be progressed alongside the Government responses to the recommendations of this Inquiry to align timing and policy outcomes.

Recommendation 5

That the Victorian Government ensure that updates to the State Planning Policy Framework undertaken as part of the *Planning for Melbourne's green wedges and agricultural land: Action plan 2024*:

- **Strengthen the planning policy imperative for protecting all agricultural land from inappropriate development to secure Victoria's food supply.**
- **Define key policy concepts to improve the interpretability of agricultural policies.**
- **Acknowledge the value of small peri-urban farms, as a source of:**
 - **local food supply and economic activity**
 - **regenerative land management practices**
 - **diversity and resilience in Victoria's food system**
- **encourage innovative farming practices and development which enhances the productivity and viability of farming in peri-urban areas.**

RESPONSE: SUPPORT IN FULL

The Victorian Government is progressing related reforms under the Action Plan.

The Planning Policy Framework (PPF) will be amended to strengthen protections for all productive agricultural land across Victoria. This will support food security and reduce rural land fragmentation by establishing settlement boundaries to manage growth appropriately.

The Government will remove ambiguous terms like 'strategic significance' and 'economic importance' from agricultural policies in the PPF. All productive agricultural land will be recognised as valuable, and decisions will continue to be guided by integrated decision-making principles.

The PPF will reinforce the value of peri-urban farms for local food supply, economic activity, regenerative practices, and food system resilience. Councils will be supported to reflect this in local policy through planning scheme amendments.

Councils will be directed to encourage innovative and sustainable farming practices through the PPF, including the use of recycled resources like water and biogas, to support viable and productive farming in peri-urban areas.

Recommendation 6

That the Victorian Government:

- **Audit the minimum lot size permitted through subdivision in the Farming Zone, Rural Activity Zone, Rural Conservation Zone, Green Wedge Zone and Green Wedge A Zone around the state.**
- **Work with local governments around the state to ensure that the minimum lot size permitted through subdivision in the Farming Zone, Rural Activity Zone, Rural Conservation Zone, Green Wedge Zone and Green Wedge A Zone can support viable agriculture. This may require raising the minimum lot size permitted through subdivision.**
- **Prohibit the subdivision of small lots below the minimum lot size in the Farming Zone, Rural Activity Zone, Rural Conservation Zone, Green Wedge Zone and Green Wedge A Zone within 100 kilometres of Melbourne, Geelong, Ballarat and Bendigo.**

RESPONSE: SUPPORT IN FULL

The Victorian Government supports progressing Action 16 of the Action Plan restricting the creation of lots below the minimum lot size (small lots) for existing dwellings to protect all productive agricultural land from fragmentation.

DTP has audited the minimum lot size permitted through subdivisions in the Green Wedge Zone (GWZ), Green Wedge A Zone (GWAZ), Rural Conservation Zone (RCZ), Farming Zone (FZ) and Rural Activity Zone (RAZ) across Victoria. The audit has found half of all created rural lots are small lots and less than 5 hectares.

Councils will be directed through the planning scheme to ensure subdivision controls support viable agribusiness and limit rural land fragmentation, including rural industry, horticulture and large-lot farming.

The Government will prohibit the subdivision of small lots in the specified planning scheme zones across Victoria. A state-wide approach is necessary as one-in-three small lot approvals occur outside of land 100 kilometres of Melbourne, Geelong Ballarat and Bendigo.

Recommendation 7

That the Victorian Government amend the Victorian planning framework to require local government planning approval to build a small second dwelling on a residential property within the Farming Zone, Rural Activity Zone, Rural Conservation Zone, Green Wedge Zone and Green Wedge A Zone.

The Victorian Government should also discontinue the VicSmart streamlined pathway for two-lot subdivision in the Farming Zone, Rural Activity Zone, Rural Conservation Zone, Green Wedge Zone and Green Wedge A Zone.

RESPONSE: SUPPORT IN PART

A planning permit is always required for a small second dwelling in the GWZ, GWAZ and Rural Conservation Zone (RCZ).

The Victorian Government has specified requirements including land use conditions and setback requirements to safeguard agricultural land from a new small second dwelling (SSD) while balancing the need for more housing in rural areas. The Government does not support requiring a planning permit for a SSD in the FZ and RAZ where these requirements are met.

When this reform was introduced in 2023, the Victorian Government sought to give families the space to grow together, provide a critical second income, or give kids somewhere to stay when they visit for the weekend. These planning controls provide clarity and certainty to ensure SSDs in rural areas remain modest in size and impact. The requirements strike an appropriate balance between addressing the housing crisis, not disadvantaging regional Victoria, and protecting the agricultural viability of land.

The Government supports discontinuing the VicSmart streamlined pathway for two-lot subdivisions in the GWZ, GWAZ, RCZ, FZ or RAZ to ensure landowners arrange and restructure their land to address agricultural issues and the impacts from non-agricultural uses in accordance with state planning policy and the purpose of the zones. Councils have the opportunity to introduce more restrictive subdivision requirements through local planning controls.

Recommendation 8

That the Department of Transport and Planning develop a Planning Practice Note to guide the development of tourism in conjunction with agriculture. The note should assist planners to identify development which enhances food production and to ensure it is appropriately designed and sited to minimise the loss of agricultural land and the impact on neighbouring farms.

RESPONSE: SUPPORT IN FULL

The Victorian Government supports improving the quality and consistency of planning assessments in agricultural areas. New guidance will consider the permissibility of discretionary uses used in conjunction with rural uses, including establishing a clear link between accommodation, tourism offerings and rural uses, to meet the purpose of the zones.

Recommendation 9

That the Victorian Government review and amend the Green Wedge Zone, the Green Wedge A Zone and Rural Conservation Zone to remove all Section 2 uses with no link to the agricultural or environmental objectives of these zones. This should be completed by March 2027.

It should also ensure that the Planning Practice Note for urban-rural interface areas proposed in Action 11 of the *Planning for Melbourne's green wedges and agricultural areas: Action plan 2024*:

- **Discourages discretionary uses which have no nexus to the agriculture or environmental values of the Green Wedge Zone, Green Wedge A Zone or the Rural Conservation Zone.**
- **Directs local governments to consider the cumulative impact of all discretionary development across green wedge areas.**

Lastly, it should pilot the application of the new mandatory site coverage, setbacks and building heights for discretionary uses in the Green Wedge Zone, Green Wedge A Zone and the Rural Conservation Zone, as per Action 13 of the *Planning for Melbourne's green wedges and agricultural areas: Action plan 2024*.

RESPONSE: SUPPORT IN PRINCIPLE

The Victorian Government is introducing land use conditions to prohibit inappropriate exhibition centres, group accommodation, residential hotels and host farms in these zones.

The Government will provide guidance for urban-rural interface areas to detail how green wedge land uses in interface areas align with the non-urban vision and intent of green wedges, support a permanent edge to growth, and consider the cumulative impacts of all discretionary development in green wedge land.

The Red-tape Commissioner's *Planning and Building Approvals Process Review* (2019) recommended consolidation of controls that serve similar purposes, while allowing for local variations to make planning schemes easier to understand, enable better decisions and reduce delays and costs. Mandatory siting requirements are appropriate for built-up urban areas, rather than the less impactful typologies expected in GWZ, GWAZ and RCZ. Siting controls in rural areas are more appropriately applied to protect important rural character and landscapes through planning instruments such as overlays. New requirements for green wedge management plans set a blueprint for councils to ensure planning and built form controls appropriately manage local priorities and conditions for green wedge land.

Recommendation 10

That the Victorian Government work with the Municipal Association of Victoria to enhance the professional development available to all peri-urban, rural and regional local governments. Professional development should be focused on:

- **Enriching their understanding of modern agriculture, including the value of supporting farms of all sizes and business models.**
- **The role of local governments and agriculture in Victoria's broader food system and how effective planning policy and controls can secure future food supply.**

RESPONSE: SUPPORT IN FULL

The Victorian Government supports working with the Municipal Association of Victoria (MAV) to enable an uplift in peri-urban, rural and regional local government planning capability to understand modern agriculture and farming systems, and the role of effective planning policy and application in securing future food supply.

Agriculture Victoria's Planning and Advisory Service provides training in the form of self-guided courses and has delivered technical content with the MAV and Planning Institute of Australia. Additional training opportunities will support improved awareness of agricultural practices and aid council planning offers in their reporting and determinations.

The Victorian Government partners with MAV on the Regional Partnership Hub Program which builds capability and capacity in rural and regional councils.

Recommendation 11

That the Victorian Government make a strong and unequivocal commitment to maintaining Melbourne's urban growth boundary in the new Plan for Victoria.

RESPONSE: SUPPORT IN FULL

Plan for Victoria confirms Melbourne's urban growth boundary will remain in place and continues to limit the outward expansion of Melbourne, protecting economic and environmental values and providing homes in the right places.

Under section 46AG of the *Planning and Environment Act 1987* (the Act), any change to the urban growth boundary requires ratification by both houses of Parliament of any amendment to a planning scheme that has the effect of altering or removing any controls over the subdivision of green wedge land to allow the land to be subdivided into more lots or into smaller lots than allowed for in the planning scheme.

Recommendation 12

That the Victorian Government mandates the use of open spaces or medium density residential development in growth areas along Melbourne's urban growth boundary to provide a buffer between urban and green wedge land. It is critical that buffers are incorporated into the metropolitan side of the urban growth boundary and that they do not encroach into green wedge land.

RESPONSE: SUPPORT IN PRINCIPLE

The Victorian Government will develop guidance for urban-rural interface areas to support a permanent edge to growth, progressing Action 11 of the Action Plan. Consistent with the *PSP 2.0 Precinct Structure Planning Guidelines* (2021) and bushfire separation distances, development along the inside edge of the urban growth boundary should remain at lower densities or as open space. The guidance will detail how development can align with the non-urban values of green wedge land, support a permanent edge to growth, and minimise cumulative impacts.

Recommendation 13

That the Victorian Government support local governments to update green wedge management plans which are a decade or more old, by November 2026. Local governments should be required to collaborate where green wedge areas span multiple municipalities.

RESPONSE: SUPPORT IN FULL

Since February 2023, the Victorian Government has required Melbourne's 17 green wedge municipal councils to prepare a plan to manage green wedge land under the Act, if one does not apply to all or part of their municipal district, or if 10 years have elapsed since a copy of the Green Wedge Management Plan (GWMP) was provided to the Minister for Planning. The Minister will release a new Ministerial Direction on the preparation and content of GWMPs to give effect to other parts of the legislation.

The Government supports councils collaborating where green wedge areas span multiple municipalities. Before the legislative changes, councils have worked collaboratively to prepare GWMPs for shared green wedge areas, for example, Hobsons Bay City Council and Wyndham City Council producing the Werribee South GWMP. Councils can also benefit from leading the preparation of their own GWMP, particularly where other councils have already recently prepared GWMPs for their own municipal districts.

Recommendation 14

That the Department of Transport and Planning support local governments in green wedge areas to implement green wedge management plans. This should include guidance to update local planning policy and schemes to reflect the aspirations of green wedge management plans, and support for programs and initiatives aimed at enhancing their agricultural and environmental values.

RESPONSE: SUPPORT IN FULL

DTP has dedicated planners and planning support services for each council to develop and implement their GWMPs, including the Regional Planning Hub program.

The Minister for Planning will release a new Ministerial Direction on the preparation and content of GWMPs to require green wedge councils to consult with prescribed stakeholders (including the registered Aboriginal party for the green wedge land, the community of the municipal district and relevant public authorities) and identify and include strategies to protect the non-urban values and non-urban uses in accordance with the Act. The planning webpage has been updated to guide councils on how to implement GWMPs through their planning schemes in accordance with the requirements of the Ministerial Direction, the *Practitioner's guide to Victoria's planning schemes* and the Act.

Recommendation 15

That the Department of Transport and Planning update Planning Practice Note 31 'Preparing a Green Wedge Management Plan' by November 2025. The updated Planning Practice Note should require green wedge management plans to:

- **Be clearly linked to local planning policy and schemes.**
- **Contain specific and measurable actions to enhance the agricultural and environmental values of green wedge areas.**
- **Encourage local governments to identify how they will keep their communities informed of progress to implement green wedge management plans.**

RESPONSE: SUPPORT IN FULL

To deliver Action 10 of the Action Plan, the Victorian Government has updated the planning website to provide guidance to assist councils to be consistent with the Ministerial Direction on the preparation and content of GWMPs, and the Act.

Recommendation 16

That the Department of Transport and Planning ensure amendments to the Victorian Planning Provisions strengthen the right to farm (as proposed in Action 7 of the *Planning for Melbourne's green wedges and agricultural land: Action plan 2024*) by:

- **Clarifying that lawful agriculture is a protected activity in all zones which enable farming, regardless of the presence of competing urban uses.**
- **Protecting lawful agriculture from the complaints of urban landholders already situated in peri-urban farming areas.**

RESPONSE: SUPPORT IN PRINCIPLE

The Victorian Government supports changes to the Victoria Planning Provisions (VPP) to strengthen the right to farm. In reviewing Action 7 of the Action Plan, the Government will ensure these changes require a permit for accommodation and education centres near farmland to minimise land use conflict across Victoria, not just land within 100 kilometres of Melbourne. Applicants will need to demonstrate the proposal is suitably designed and located to not adversely affect the use of land for agriculture.

The Environment Protection Authority is responsible for managing nuisance complaints in rural areas, including requirements set out in publication *1819.1 Agriculture – guide to preventing harm to people and the environment*. Under section 107 of the *Local Government Act 2020*, councils are responsible for developing and maintaining a complaints policy, including processes to manage complaints. The Act allows affected members of the public to object to an amendment or permit. Members of the community can write to their local council or elected officials, such as Ministers or Members of Parliament, about their concerns.

Recommendation 17

That the Department of Transport and Planning review the efficacy of amendments to the Victorian Planning Provisions implemented as part of Action 7 of the *Planning for Melbourne's green wedges and agricultural lands: Action plan 2024*. The review should be conducted two years after the reforms are implemented. The Department should consider whether right to farm legislation is needed to supplement these reforms and the key learnings of similar legislation in other national and international jurisdictions.

RESPONSE: SUPPORT IN FULL

The Victorian Government supports monitoring and reviewing the effectiveness of right to farm planning reforms, including a comprehensive review within two years. The Government will consider the experiences and key learnings from similar international and national jurisdictions as part of this review process. Changes to the VPP are the first step in minimising the potential for further land use conflict by preventing incompatible land uses from locating near farmland.

Recommendation 18

That the peri-urban local governments of Melbourne, Geelong, Ballarat and Bendigo appoint agricultural officers.

RESPONSE: SUPPORT IN PRINCIPLE

The Victorian Government acknowledges local councils need sufficient resources and policy direction to have the capability and capacity to manage rural issues.

The Government continues to support the Regional Planning Hub program in partnership with MAV to build on the ground capability and capacity with rural and regional councils.

The Government will continue to work alongside agencies to support local councils appoint resources for specific areas.

Agricultural covenants

Recommendation 19

That the Victorian Government work with Trust for Nature and the agricultural sector to develop and implement an agricultural covenant pilot program. The program should:

- **Encompass a diverse variety of farms, representative of the broader sector.**
- **Be focused on designing agricultural covenants which are practical, not overly prescriptive and flexible enough to accommodate changing farming practices.**
- **Be informed by key learnings from the well-established system of conservation easements in the United States.**
- **Identify barriers to the statewide rollout of agricultural covenants and how they could be overcome.**

RESPONSE: NOT SUPPORTED

The Victorian Government supports the protection and sustainable use of agricultural land but does not support the use of agricultural covenants as the preferred mechanism for achieving this outcome.

The planning scheme remains the most effective and flexible tool for protecting agricultural land in Victoria. Planning zones and overlays are already in place to guide land use and development in rural areas and allow for adaptive responses to changing agricultural practices and emerging challenges, such as climate change and land fragmentation.

While Trust for Nature has previously explored a pilot program involving voluntary 'farm covenants', these were designed with a conservation focus under the *Victorian Conservation Trust Act 1972*. This purpose is not well aligned with the objectives of supporting productive agriculture. Trust for Nature's legislative mandate centres on conservation outcomes, which may conflict with the broader and dynamic needs of agricultural businesses.

The Government recognises the intent of the recommendation to explore innovative tools to support sustainable agriculture. However, efforts are best focused on strengthening planning frameworks, supporting sustainable land management through incentive-based programs, and working with the agricultural sector to build resilience, productivity and environmental stewardship.

Recommendation 20

That the Victorian Government work with Trust for Nature to:

- **Amend its criteria for properties eligible to be covenanted to better capture a diverse range of farmland.**
- **Incentivise farmers to participate in an agricultural covenant program. This should be informed by the incentives for agricultural easements offered in the concessions or other support for working farms.**
- **Consideration should also be given to how incentives could be offered on a more permanent basis if the pilot program is a success. United States and may include exemptions from council rates, tax concessions or other support for working farms. Consideration should also be given to how incentives could be offered on a more permanent basis if the pilot program is a success.**

RESPONSE: NOT SUPPORTED

The Trust for Nature model is focused on conservation on private land rather than preservation of land for agricultural purposes and the relevant legislation does not support this model.

Supporting farmers to feed Victoria

Recommendation 21

That Agriculture Victoria ensure that all its programs, initiatives and grants acknowledge the importance of small-to-medium sized farms to food supply and the resilience of the agricultural sector. It must ensure they can access funding and other support offered wherever possible and appropriate, regardless of their location in a metropolitan, regional or rural municipality.

RESPONSE: SUPPORT IN FULL

The Department of Energy, Environment and Climate Action (DEECA) designs and delivers programs, initiatives and grants that are tailored to the Victorian Government's priorities and the specific needs of the sector.

A resilient agriculture sector requires farms of all different types and sizes. As such, these programs are developed with the importance of a diverse sector that includes farms of different sizes and types as a key consideration.

Ensuring that different cohorts participate is also a focus where possible and appropriate. While there are some initiatives that may be more targeted such as regionally specific sector conditions or to address a specific issue, programs and initiatives are generally available to all agricultural businesses regardless of their size or location.

Recommendation 22

That the Victorian Government revise the Ministerial guidelines for differential rating (2013) to encourage local governments to apply differential rates to farmland. The revised guidelines should:

- **Emphasise the importance of viable agriculture to food supply.**
- **Describe the impact of inappropriately high rates on agricultural businesses.**
- **Require local governments to consider the productive value of farmland when setting differential rates.**
- **Encourage local governments to apply a differential rate to farmland which is lower than the general rate.**
- **Provide guidance of what constitutes an effective differential rate.**

RESPONSE: SUPPORT IN PRINCIPLE

The *Ministerial Guidelines for Differential Rating* (2013) stipulate that farmland is appropriate for consideration of differential rating.

In accordance with the Government's response to the Final Report of the 2020 Local Government Rating System Review, the Government considers local governments must take responsibility for their own rating decisions and levels in accordance with the needs their own community (including the use of differential rating), reflecting their obligations as a distinct and essential tier of government.

Recommendation 23

That the Victorian Government support the Victorian Schools Garden Program to:

- **Continue offering grants, awards, professional development, incursions and excursions which engage students and teachers with gardening.**
- **Maintain its 'Branch out program'.**
- **Develop additional programs which promote Victorian agriculture and careers in the sector, for example, school farms.**

RESPONSE: SUPPORT IN PRINCIPLE

The Victorian Government supports the VSGA with a yearly grant to bring gardening skills and outdoor learning to students in Victorian schools. This will continue through the existing service agreement.

The Government supports in-principle the promotion of Victorian agriculture and careers in the sector and delivers career education initiatives such as Vocational Tasters, Morrisby Career Profiles, support for access to, and promotion of, VET Delivered to School Students Agriculture pathways and industry engagement opportunities through the Department's School to Work program.

Recommendation 24

That the Victorian Government fully implement the Future of Agriculture Training Review recommendations.

RESPONSE: SUPPORT IN FULL

The Victorian Government has funded a range of targeted grants that collectively have supported implementation of the Future of Agriculture Training Review recommendations. This includes:

- The Agriculture College Modernisation Program, comprising:
 - Agriculture TAFE Training Fund for training organisations to design and deliver high-quality, modern and flexible training programs that support students into careers in agriculture.
 - Secondary Schools Agriculture Fund for Victorian secondary schools to deliver the agriculture skills of the future by supporting students to transition into modern careers in agriculture.
- The garinga djimbayang Program supporting First Nations and TAFE partnerships to embed Aboriginal traditional knowledge and practices in accredited agriculture training and delivering a communications program recognising First Nations peoples' connection to agriculture through self-determined story telling.
 - Farm Business Resilience Program to deliver informal training, workshops and resources to enhance farmer resilience and capacity to manage risk and adapt to changing conditions.
 - College Fund for three agricultural colleges to build new student accommodation.
- Regional and Specialist Training Fund.
- Workforce Skill Set Fund.
- Workforce Training Innovation Fund.

Recommendation 25

That Agriculture Victoria continue its workforce development programs, including initiatives aimed at:

- **Preparing new entrants for a career in agriculture.**
- **Up-skilling the existing agricultural workforce to address emerging challenges and opportunities.**
- **Mentoring early career farmers to take up leadership positions.**

RESPONSE: SUPPORT IN FULL

The Victorian Government delivers the following workforce development programs:

- Upskill and Invest Scholarships that are awarded annually to eligible young farmers, providing up to \$10,000 per scholarship to support training and equipment purchases on farm.
- The Victorian Rural Women's Network providing women working in agriculture with leadership development opportunities.
- The garinga djimbayang program providing grants and developing communications focused on recognising First Nations people's connection with agriculture.
- Accelerating the engagement of culturally and linguistically diverse (CALD) agricultural workforce project, delivering regional and industry activities to increase CALD employment in the sector.
- The Farm Business Resilience Program, co-funded with the Commonwealth Government under the Future Drought Fund, building knowledge and skills of farmer owners, managers, employees and new entrants to improve farm business management. This includes delivery of tailored courses, activities and Young Farmer Business Bootcamps.

Recommendation 26

That the Victorian Government consider working with the agricultural sector to design and trial a shared equity fund to support farmers to purchase farmland (modelled on the Victorian Homebuyers Fund). The fund should support experienced farmers to establish a new farm or extend an existing farm business. It should be available to farmers in rural, regional and peri-urban areas. This should not include 'hobby' or 'lifestyle' farmers.

The Victorian Government consider working with the agricultural sector to promote long-term leasing arrangements for farmland, including farm-shares and lease-to-buy arrangements. This should include the development of template lease agreements, consideration of financial incentives to promote uptake, and exploration of mechanisms to promote leasing opportunities.

This should be informed by international approaches to farmland leasing arrangements.

The Victorian Government also provide financial incentives and support to Victorian farmers (in rural, regional and peri-urban areas) to adopt new agricultural technologies which expands food production or enhances their climate resilience.

RESPONSE: SUPPORT IN PART

The Victorian Government supports alternative ways to access land beyond ownership. Further work is required to understand the appropriate role for the government in supporting alternative pathways to farm ownership (beyond inheritance or traditional approaches to purchasing land) and to develop and implement a response.

The Government does not support a shared equity scheme for farmland. To avoid adverse outcomes, shared equity schemes require a limited scope and strict eligibility requirements. Making available a shared equity fund across the broad criteria recommended is unlikely to create the benefit sought and instead negatively impact land prices.

The Government provides financial incentives to farmers to encourage early adoption of new agricultural technologies or infrastructure to enhance climate resilience and demonstrate the benefits of specific technologies that in turn support wider sector uptake. Agriculture Victoria provides different programs and services, including programs such as the Farm Business Resilience program, to support Victorian farmers to gain the necessary skills, knowledge and understanding of different technologies and their role in improving food production and climate resilience.

Recommendation 27

That Agriculture Victoria work with the Victorian Farmers Federation, PrimeSafe and commercial abattoirs to negotiate small livestock producers' ongoing access to kill facilities in the short-to-medium term.

The Victorian Government amend the *Meat Industry Act 1993* (Vic) to specifically provide for and define micro-abattoirs and the Victorian Planning Provisions to introduce micro-abattoirs (including mobile micro-abattoirs) as a Section 1 use in the Farming Zone, Rural Activity Zone, Green Wedge Zone and the Green Wedge A Zone.

The Victorian Government support small scale livestock producers to establish micro-abattoirs (including mobile micro-abattoirs) in communities which can demonstrate a need for this critical shared agricultural infrastructure.

RESPONSE: SUPPORT IN FULL

The Victorian Government supports the recommendation to enhance access to kill facilities and support the establishment of micro-abattoirs for small-scale livestock producers.

Agriculture Victoria will continue to work with the Victorian Farmers Federation, PrimeSafe, commercial abattoirs and other stakeholders to facilitate small producers' ongoing access to appropriate processing facilities in the short to medium term.

The Government will amend the VPP to make it easier to establish micro-abattoirs in appropriate rural and regional areas. Micro-abattoirs (including mobile models) will be a Section 1 use in the FZ, RAZ and GWZ. Micro-abattoirs will remain prohibited in the GWAZ, consistent with the zone's purpose to protect the amenity of rural living areas. All facilities will remain subject to appropriate regulatory requirements to safeguard public health, environmental values and community amenity.

The current definition of an abattoir under the *Meat Industry Act 1993* already encompasses micro-abattoirs and enables PrimeSafe to license them. A legislative amendment is not required to support micro-abattoirs.

The Government is committed to supporting small-scale producers and communities seeking to establish micro-abattoirs where there is a clear need. Agriculture Victoria has developed tailored support tools to assist with planning and regulatory approvals, including a micro-abattoir eGuide released in December 2024.

These planning reforms and support measures are expected to be delivered in 2025, strengthening Victoria's local processing capacity and supporting regional agricultural communities.

Recommendation 28

That Agriculture Victoria monitor the distribution of livestock exchanges across the state and advise the Victorian Government if it identifies that consolidation in the sector is beginning to have a negative impact on Victorian farmers.

RESPONSE: SUPPORT IN FULL

Agriculture Victoria works in partnership with livestock producers, relevant industry associations, farming communities, and the Australian Competition and Consumer Commission to monitor and understand industry risks due to livestock exchange consolidation.

A resilient food system

Recommendation 29

That Agriculture Victoria develop an education program, workshops, online resources and networking opportunities to encourage Victorian farmers to transition to regenerative agricultural practices.

RESPONSE: SUPPORT IN PRINCIPLE

The Victorian Government supports sustainable agriculture and the benefits it delivers to farming systems and the environment more broadly. Through DEECA (Agriculture Victoria) the Government provides education programs, workshops, online resources and networking opportunities that support improved environmental and productivity outcomes and build sustainability. These tools support farmers to decide how sustainable farming methods best suit their business.

Recommendation 30

That the Victorian Government review *Recycling Victoria: A new economy policy* (2020) to identify opportunities to integrate agriculture, particularly in peri-urban regions, into the circular economy.

RESPONSE: SUPPORT IN PART

The Victorian Government supports greater integration of agriculture into the circular economy. Current initiatives promote circular economy practices in the agriculture sector, including:

- Partnerships with research institutions and industry to reduce food waste and promote reuse and recycling along the agricultural supply chain.
- Targeted funding to Foodbank Victoria to divert surplus farm produce from waste to food relief.

This work is guided by *Recycling Victoria: A new economy*, the Government's 10-year circular economy policy released in 2020. The policy provides a strong platform for action across sectors, including agriculture.

While the Government does not consider a formal review of the policy necessary at this time, opportunities to further integrate agriculture into Victoria's circular economy will continue to be identified and supported as part of ongoing implementation.

Recommendation 31

That the Victorian Government review the policy and costing framework for recycled and stormwater supply infrastructure. The review should identify opportunities for the more equitable division of costs and to enhance agricultural access to these resources.

RESPONSE: SUPPORT IN FULL

The Victorian Government is reviewing and evolving the Integrated Water Management Investment Framework as outlined in Action 3-3 of the *Central and Gippsland Region Sustainable Water Strategy*. This includes reviewing the capacity of key water industry stakeholders to raise funds for and deliver integrated water management projects, including through cost-sharing arrangements where priority projects deliver multiple community benefits.

Victorian water corporations are subject to independent pricing regulation to ensure investment is prudent and efficient and operate under a cost recovery mechanism. While the use of recycled and stormwater sources can help strengthen the resilience of Victoria's food supply system to water availability shocks and stressors, delivering recycled water and stormwater infrastructure often requires significant investment to build treatment facilities and supply networks.

The Government will continue to partner with organisations responsible for water management and land use planning to identify opportunities for a more strategic approach to improved access to recycled water and stormwater.

Recommendation 32

That Agriculture Victoria develop an education program, workshops, online resources and networking opportunities to support Victorian farmers to establish, expand and promote community supported agriculture businesses.

RESPONSE: SUPPORT IN FULL

Agriculture Victoria provides services (including workshops, online resources and networking opportunities) to support farmers to make decisions that balance and achieve social, economic and environmental benefits and build the profitability and resilience of farm businesses in a changing climate.

Recommendation 33

That the Victorian Government support community food initiatives which enhance the productivity or resilience of Victoria's food supply at the local level. It should consider supporting the development and implementation of local and state government food strategies, including community food enterprises, urban agriculture projects, co-ops, school farms, crop-swaps, farmers markets, etc. It should also prioritise communities with few alternative food sources to the major supermarkets.

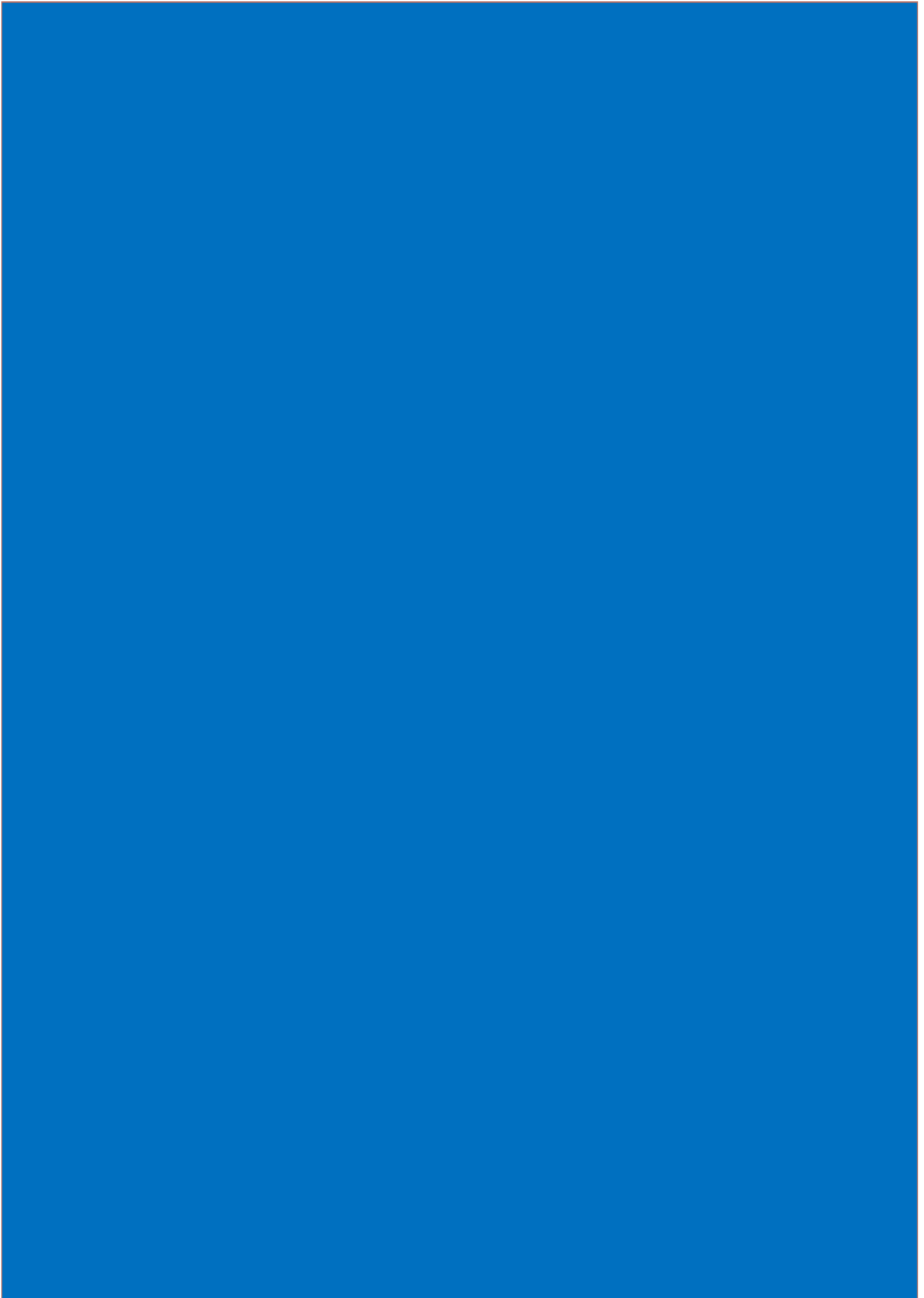
RESPONSE: SUPPORT IN PRINCIPLE

The Victorian Government understands the value of community food initiatives to improve the connection between agriculture and the public, and the productivity and resilience of local food sources. The Government has supported organisations to deliver Pop-up Food Relief Markets across metropolitan Melbourne. This approach seeks to provide Victorians with access to healthy, low-cost, and culturally appropriate food in a dignified way.

The Government has supported a range of social enterprises to support community food initiatives, including:

- A \$5.5 million Secondary Schools Agriculture Fund in 2022-2024 to support students transition into agricultural careers, and a \$250,000 grant in 2024-25 to the Community Grocer to provide food relief to people living in social housing.
- \$6.5 million over 3 years for local food partnerships for collective action on local food systems.
- \$2 million for Growing Healthy Communities Grants focussed on local food systems.
- \$2.7 million over 3 years for the Stephanie Alexander Kitchen Garden Foundation program to support Victorian primary schools prioritising, First Nations and culturally diverse communities who face structural barriers to good health.

The Government continues to look for opportunities to expand this work and will continue to target and adjust government funding to meet current and emerging needs.





**PARKING DEMAND AND TRAFFIC
ASSESSMENT
PLACE OF ASSEMBLY**

**330 Grants Road, Woodstock
VIC 3751**

Prepared for MAAPS Planning Services
25 March 2024
File Reference: 18029PD

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**1.0 Introduction and Scope**

Traffkd has been retained by Maaps Planning Services to prepare a traffic report for a proposed place of worship, located at 330 Grants Road, Woodstock.

The following report addresses the adequacy of the on-site parking provision, the traffic generation and the anticipated impacts of the proposal, taking into consideration the projected volume and type vehicles intended to access the site.

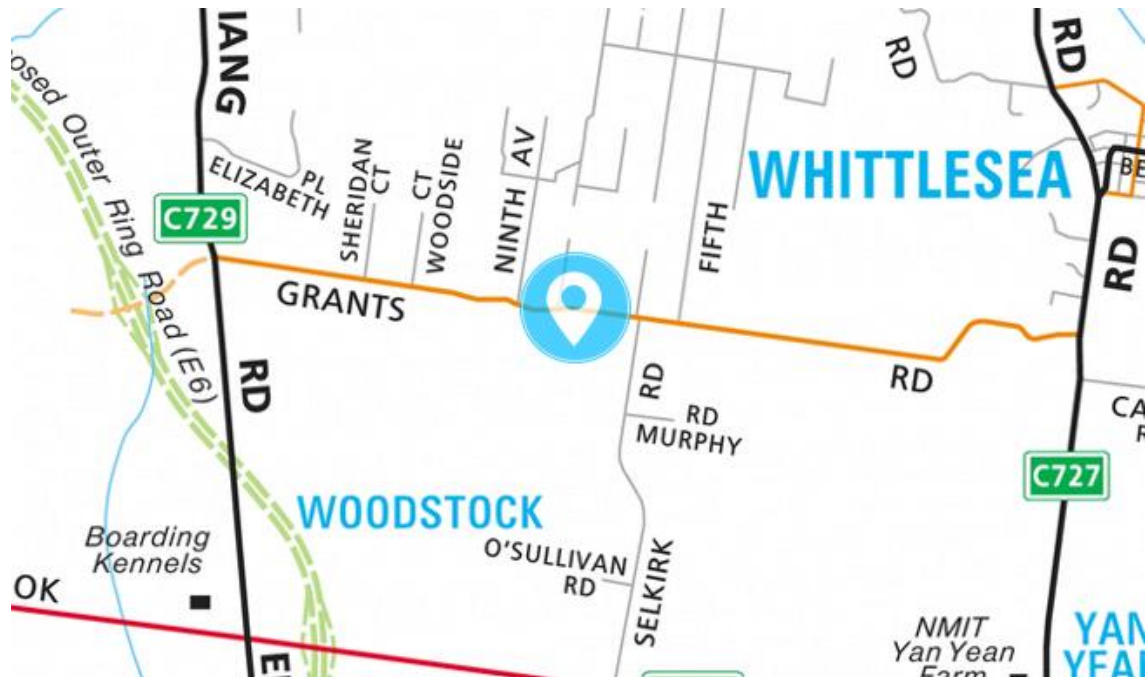


2.0 Current Conditions of Site and Surrounds

2.1. The site

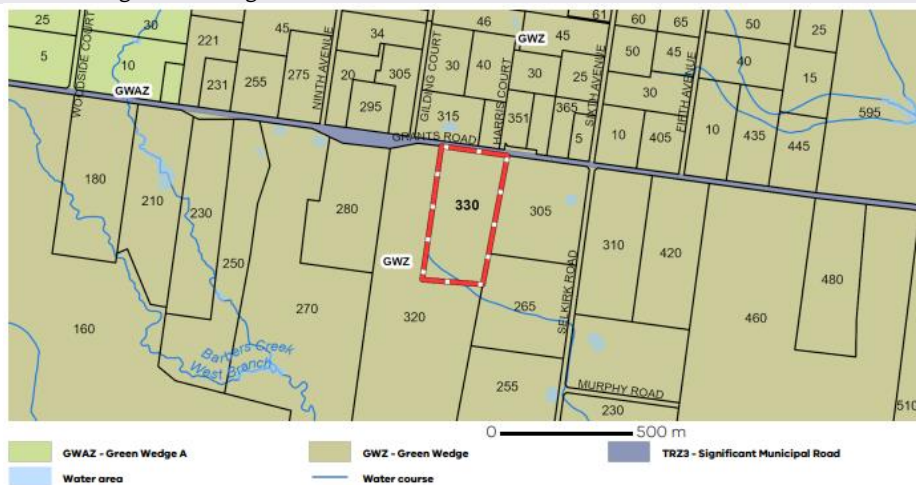
The subject site is located at 330 Grants Road, where a place of worship is being proposed alongside an agriculture use. The site is located within a rural zone. A sealed crossover provides access to the site from Grants Road, from the north of the site. The site has a total area of 20225 sqm.

Figure 1. Location of the site within the surrounding road network.



The site is located within a Green Wedge Zone (GWZ) as set out in the City of Whittlesea Planning Scheme and is located adjacent to other large lots.

Figure 2. Planning and Zoning of the site and surrounds.





2.2. The Street Network and Site Access

Grants Road is a sealed rural road, accommodating two-way traffic flow aligned in east-west direction. Grants Road provides access to a small number of agricultural properties that include a dwelling within their site.

No parking restrictions operate along Grants Road proximate to the site. Grants Road has a posted speed limit of 100km/h.

Figure 3. Grants Road – facing east.



Figure 4. Grants Road – facing west



2.3. Existing Public Transport Facilities within Close Proximity of the Site

The site is not particularly accessible by public transport. Notwithstanding the applicant has indicated that the patrons to the site form part of a connected community with carpooling commonly taking place.



3.0 The Proposal

3.1. Proposed use

The proposal seeks to convert the existing dwelling at 330 Grants Road, Woodstock, into a multifunctional space that includes a Hindu temple and sustainable agriculture. The agriculture component of the use will only operate on weekdays with the place of assembly component of the use facilitating prayer sessions within the Hindu Temple occurring accompanied by yoga/meditation prayer sessions will occur only on weekends. They yoga meditation sessions will only extend for a short duration as part of an extension to the site prayer session. These will only occur with up to 3 patrons at any time.

A total of 10 parking spaces are proposed on site. The proposed layout and dimensions of the proposed parking spaces accord with the design requirements set out in the planning scheme. The carpark layout with associated swept path diagrams illustrating adequate access is provided in Appendix B of this report.

3.2. Operational information

The operation of the site varies significantly between weekdays and weekends. A summary of how the site will operate on across a typical week is summarised below:

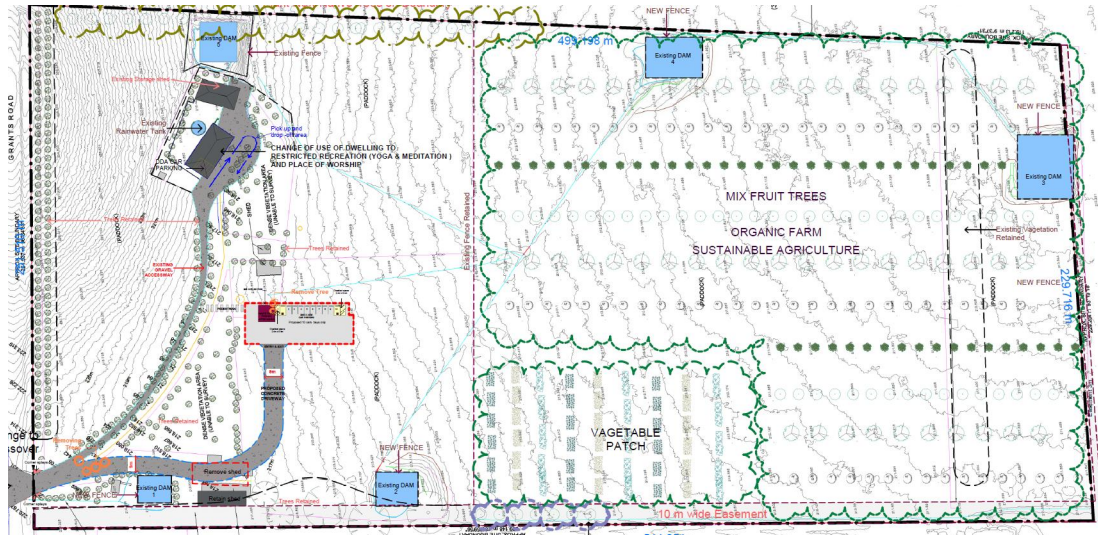
Weekdays- Agriculture Usage

- Sustainable agriculture and general maintenance of the property will occur on weekdays.
- Operating times: 11 am-4 pm.
- Maximum of 2 staff for agricultural purposes.
- A priest will be present some mornings on weekdays to perform some worship rituals, but no public visitation will occur on weekdays.

Weekends- Place of Worship Usage

- The place of assembly component of the use will only operate on weekends.
- Operating times: 8 am to 10:30am pm and 3 pm to 7pm.
- The prayer sessions held at the site will operate with hourly time slots with no more than 20 patrons at the site at any one time. The prayer sessions may on some occasions extend for a slightly shorter duration where patrons will then also be able to participate in a short yoga / meditation session.
- Each session will be coordinated with a 30-minute gap between consecutive session. This will allow the patrons to exit in advance of the new patrons arriving to the site.
- A maximum of 2 staff will be present on the site at any one time.
- On special occasions (up to 3 times a year) the site proposes to accommodate up to 30 patrons.

Figure 5. *Proposed layout of site.*





4.0 Parking Demands, Requirement and Likely Impacts

4.1. Planning Scheme Parking Requirement

Clause 52.06 of the Planning Scheme stipulates the parking requirement for a variety of uses. Clause 73.03 of the Planning Scheme defines a place of worship as land used for religious activities, such as a church, chapel, mosque, synagogue, and temple. Clause 73.03 specifies a place of worship is included as a place of assembly. Clause 52.06 of the Planning Scheme outlines the parking requirement for the proposal when classified as a place of assembly, which is summarized within the following table.

Proposed Use	Planning Scheme Parking Rate	Maximum number of patrons	Planning Scheme Parking Requirement
Place of Assembly (Place of worship)	0.3 to each patron.	30	9

The statutory parking requirement for the proposal is 9 spaces. The proposed off-street parking provision includes 10 parking bays. Noting this the site satisfies the statutory requirement for car parking.

Notwithstanding, an analysis of applicable parking rates for the site are included in section 4.2 of this report.

4.2. Parking Demand Considerations

Place of Assembly Use

The site accommodates 10 on-site parking bays. As indicated in section 3.1 of this report, typically no more than 20 patrons and 2 staff members will be present at the site at any one time while the Place of Assembly is in operation on weekdays.

1 parking space will be solely allocated to staff, at a provision of 0.5 parking spaces per staff on site at any given time.

The remaining 9 spaces will be allocated to patrons as short-term parking, at a provision of 0.3 parking spaces per patron, at peak patronage, which is consistent with the planning scheme requirements.

The available on-site parking is sufficient to meet the anticipated demand for both staff and patrons.

On three special occasions per year, the site may accommodate up to 30 patrons. During these events, additional arrangements, such as targeted carpooling will be coordinated to manage any increased demand as needed. When the site is operating as a place of worship, multi-occupant vehicles will attend the site given families will attend the site in a single vehicle that will generally comprise of parent/guardians accompanying any children and extended family.

Notwithstanding during these special events the parking provision on site equates to 0.3 parking spaces per patron, which remains consistent with the planning scheme requirements.

Agriculture Use

The agricultural land use detailed in section 3.1, which involves only 2 staff members is expected to generate minimal trips or parking demand, which can easily be accommodated on-site within the sites parking provision.



5.0 Bicycle Facilities

Table 1 of Clause 52.34 of the Whittlesea Planning Scheme specifies the following statutory rates associated with bicycle parking provision for the proposal.

Proposed Use	Planning Scheme Parking Rate	Inventory	Planning Scheme Parking Requirement
Place of Worship	Staff		
	1 to each 1500 sqm of net floor area	Approx. 200 sqm	0
	Visitors		
	2 plus 1 to each 1500 sqm of net floor area	Approx. 200sqm	2

As indicated in the table above the bicycle parking requirement for the subject site is 2 spaces.

Whilst the applicant does not propose any formal bicycle parking racks within the site, at this stage there is ample area within the site to accommodate the additional storage of bicycles for those that choose to ride, without any operational impacts to the proposed use of the site.



6.0 Traffic Impacts

6.1. Traffic Generation

Traffkd has conducted an assessment to determine the appropriateness of warrants for a turning lane on Grants Road due to the projected increase in traffic volumes associated with the site.

The site's trip generation is closely related to the anticipated parking demand. With only 9 parking spaces available for patrons, it is expected that each prayer session will generate a maximum of 9 trips to the site when the use is operating at maximum capacity. Noting staff will have arrived at the site prior to first session for setup purposes. As noted in section 3.2 of this report a 30-minute gap will be provided between consecutive prayer sessions allowing sufficient time for staff members to set up for the following session and all patrons to leave prior to the next prayer session commencing.

Given the above it is anticipated that in any given hour a maximum of 9 vehicles will enter, and 9 vehicles will exit the site. This volume is considered low in a traffic engineering context.

To better understand current road conditions, Traffkd conducted a 7-day traffic volume and speed survey on Grants Road from 24 August to 31 August 2024. The survey revealed an average weekend volume of 447 vehicles per day, with traffic almost evenly split between eastbound (222 vehicles) and westbound (225 vehicles).

The peak hourly volume recorded over the weekend was 46 vehicles, which is also considered very low for a sealed rural road from a traffic engineering perspective, considering this equates to one vehicle every 80 seconds in peak. Traffic survey results are detailed in Appendix A.

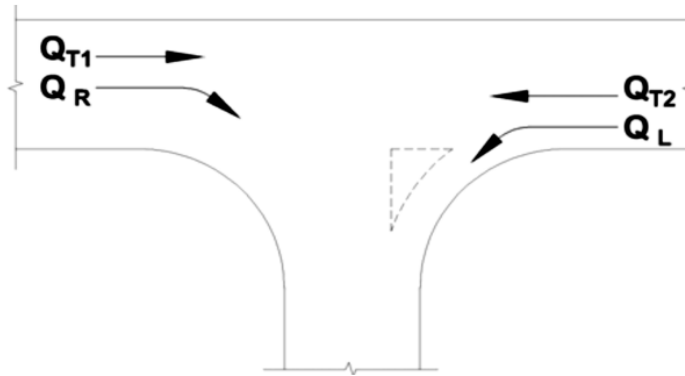
In accordance with the Austroads Guide to Road Design Part 4A, it is common to enhance safety for turning vehicles and reduce interference with through traffic by widening the shoulder or providing an auxiliary lane. This is usually achieved by providing indented turning lanes, or by implementing a Basic (BA) or Channelised (CH) treatment on two-lane, two-way roads.

To assess whether additional treatments are required, Traffkd has analysed the maximum anticipated vehicle arrivals per hour (9 vehicles, with approximately 4 to 5 approaching from both the east and west) alongside the recorded hourly traffic volumes on Grants Road. This data has been compared against the graph in Section 4.8 of A Guide to Road Design Part 4A: 'Warrants for Turn Treatments on Major Roads at Unsignalised Intersections'. Indicate in the blue circle in the image below.

A warrant assessment was completed for both AM and PM peak periods using the table below obtained from Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings Management. Whilst the site's operating times do not coincide with peak hours along Grants Road, peak hour volumes of Grants Road were used for our assessment.

Road type	Turn type	Splitter island	Q _M (veh/h)
Two-lane two-way	Right	No	$= Q_{T1} + Q_{T2} + Q_L$
		Yes	$= Q_{T1} + Q_{T2}$
	Left	Yes or no	$= Q_{T2}$
Four-lane two-way	Right	No	$= 50\% \times Q_{T1} + Q_{T2} + Q_L$
		Yes	$= 50\% \times Q_{T1} + Q_{T2}$
	Left	Yes or no	$= 50\% \times Q_{T2}$
Six-lane two-way	Right	No	$= 33\% \times Q_{T1} + Q_{T2} + Q_L$
		Yes	$= 33\% \times Q_{T1} + Q_{T2}$
	Left	Yes or no	$= 33\% \times Q_{T2}$

Figure 6. Calculation of the major road traffic volume Q_M (Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings Management)



Each peak period has been calculated as per below.

AM peak period (Grant Road peak hour: 11 am – 12 pm)

$$Q_M \text{ (Right)} = (Q_{T1} + Q_{T2} + Q_L) = 21 + 23 + 5 = 49$$

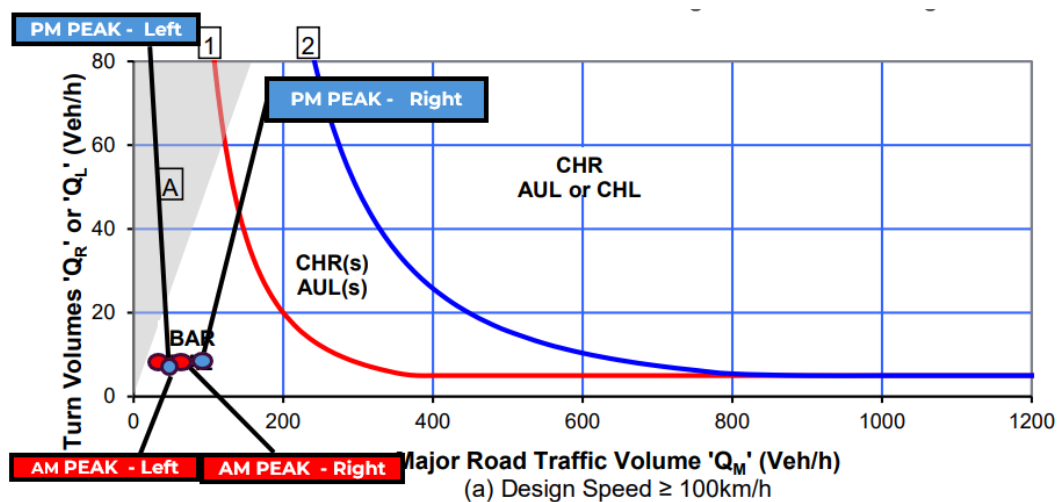
$$Q_M \text{ (Left)} = Q_{T2} = 23$$

PM peak period (Grants Road peak hour: 1 pm – 2 pm)

$$Q_M \text{ (Right)} = (Q_{T1} + Q_{T2} + Q_L) = 24 + 22 + 6 = 52$$

$$Q_M \text{ (Left)} = Q_{T2} = 22$$

Figure 7. Warrants for appropriate left and right turn treatments and Grants Road





As per Section 2.3.6 of the Guide to Traffic Management Part 6, QR and QL represent the volumes of right turns and left turns per hour into Grants Road. As shown in the image above, the volumes for both QR and QL fall within the threshold to require a BAR and BAL treatment to be introduced at vehicle access point.

A conservative assessment has been conducted noting the assessment adopted volumes in peak hours on a weekend on Grants Road. The sites operating times, 8 am – 10:30am and from 3 pm – 7 pm on a weekend do not coincide with the peak hour of the road from 11 am – 12 pm and 1 pm – 2 pm. On average the volumes on Grants Road during the site's operating times are approximately 65% of the volumes Grants Road experiences in each of its peak hours.

During special events to accommodate 30 patrons, when adopting a 50:50 split for the 0.3 trips generated by each patron, the site will not generate more than 5 vehicles turning into the site from either direction in any hour.

On typical weekends when the site is operating with 20 patrons, if a 50:50 split is adopted for the 0.3 trips generated by each patron, the site will not generate more than 3 vehicles entering the site from either direction in any hour. This is extremely low in a traffic engineering context and there is a very low likelihood of two vehicles waiting to access the site at the same time from the same direction. When considering the existing use, the proposal will only generate between 2 – 3 additional movements entering the site in any direction in peak hour.

It is important to note that, given the extremely low traffic volumes recorded, the risk of conflict is minimal. For example, vehicles turning left into the site will only affect westbound traffic that may be behind them, which, based on the survey, ranges between 10-18 movements per hour during the sites operating times. For vehicles turning right, they will again eastbound traffic behind them, and need to give way to westbound traffic, which together (ranges between 18 - 41 vehicles per hour) account for less than 1 vehicle per minute."

Given the above there is not a need to provide a turning treatment into the site. This is similar to other vehicular access points that connect to Grants Road such as Ninth Avenue which provides access to high number of properties both commercial and residential and no turning treatments are provided at the intersection of Grants Road and Ninth Avenue. Similarly, the private accessway at 330 Grants Road is expected to experience significantly lower traffic volumes/movements compared to the nearby give-way controlled intersection at Selkirk Road, 250 meters east of the site (refer to the image below).

Figure 8. *Intersection of Grants Road and Selkirk Road*



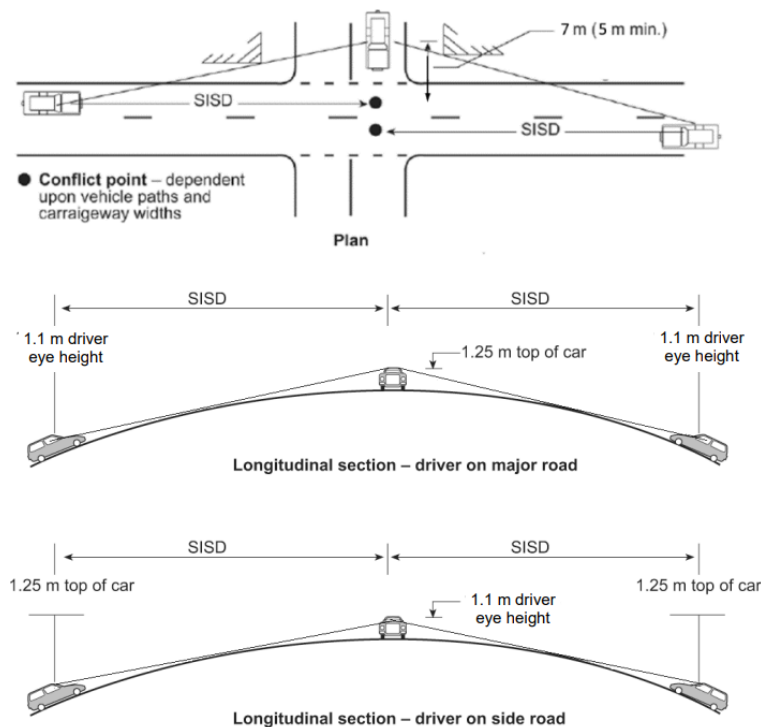
This intersection at Grants Road and Selkirk Road does not feature turning lanes or safety enhancements such as a widened shoulder or an auxiliary lane to minimise interference with through traffic.

Based on this assessment, Traffkd concludes that the proposed sealed crossover at 330 Grants Road is sufficient without the need for turning lanes, given the low hourly traffic volumes on Grants Road and the similarly low anticipated traffic entering the site.

6.2. Sight Distance

Austroads Guide to Road Design, Part 4A stipulates the minimum Safe Intersection Sight Distance (SISD). This distance is required to provide sufficient distance for a driver of a vehicle on a major road to observe a vehicle from the minor access approach.

Figure 9. Safe Sight Distance.



The minimum SISD specified in Table 3.2 of the Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections is 285 metres based on the general minimum reaction time of 2 seconds adopted and a design speed of 110km/h. A visibility test was undertaken and measured at 5.0m from the edge of the traffic lane.

When facing West, the current available sight distance is 140 metres. The minor trimming of trees along the adjacent site's northern boundary will provide minor improvements to further improve sight distance however due to the horizontal alignment of the road, the required SISD is not achievable when facing west.

A SISD check was undertaken when facing east, included in Figure 10 below. Drivers can observe vehicles approaching upto 175metres east of the site. The vertical alignment of the road prevents the ability for sight distance to be improved further.

Figures 9 and 10 on the following page demonstrate the available site distance when facing each direction.



Figure 10. *SISD Check facing West.*



Figure 11. *SISD check facing east*





7.0 Loading Demand and Refuse Requirements

Deliveries to the site are expected to be infrequent. Any deliveries to and from the site will be able to be undertaken within a typical van/SRV and access the site using the existing access way to the property and proposed car park.

The Applicant has indicated that waste materials will be stored on the site within wheelie bins. These will be collected by private waste, via the proposed carpark for collection.



8. Summary and Conclusion

The applicant has proposed to use the site located at 330 Grants Road as a place of worship on weekends and sustainable agriculture site on weekdays.

Upon the review traffic impacts and parking demand resulting from the proposed site, there are no traffic or parking grounds which should warrant the refusal of the sought Planning Permit.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Chris Tsiafidis".

Chris Tsiafidis
Traffic Engineer
B. Eng Civil (Hons)
Traffkd Pty Ltd

APPENDIX A

Traffic Surveys





Site Grants Rd

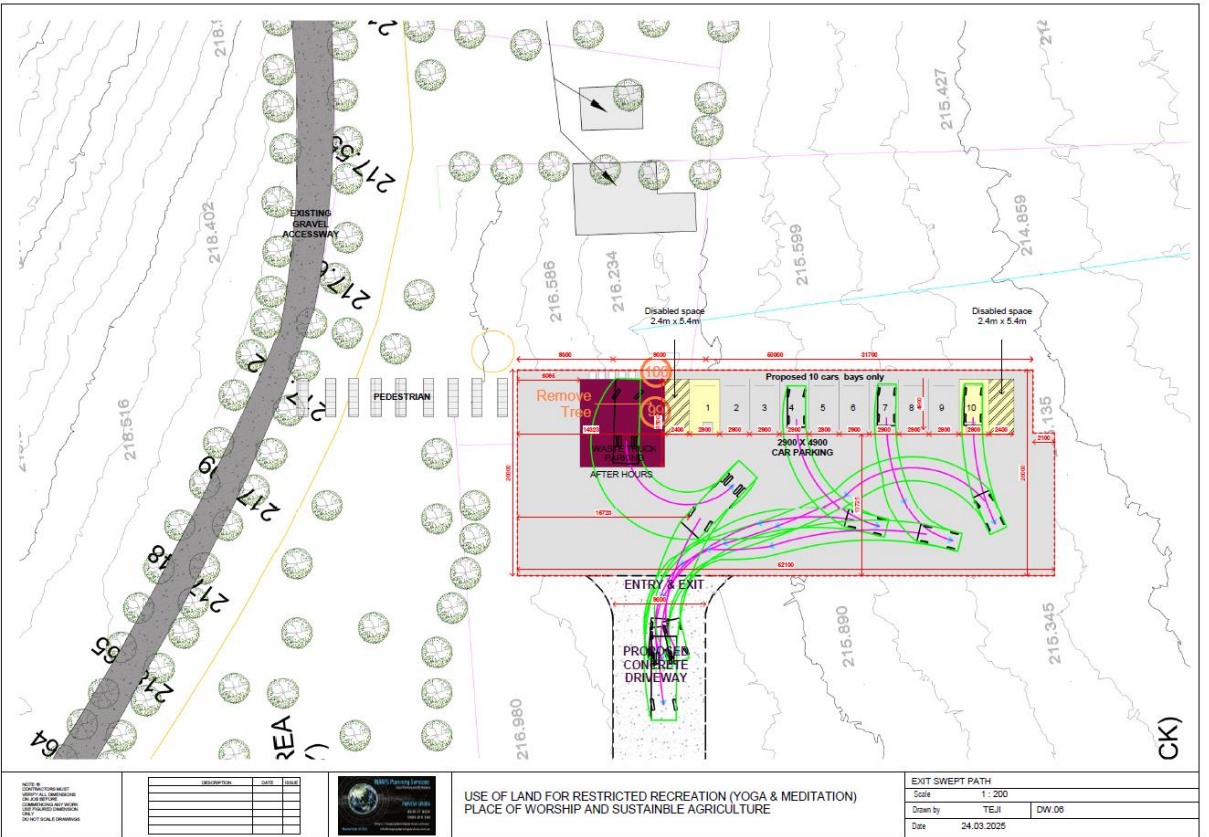
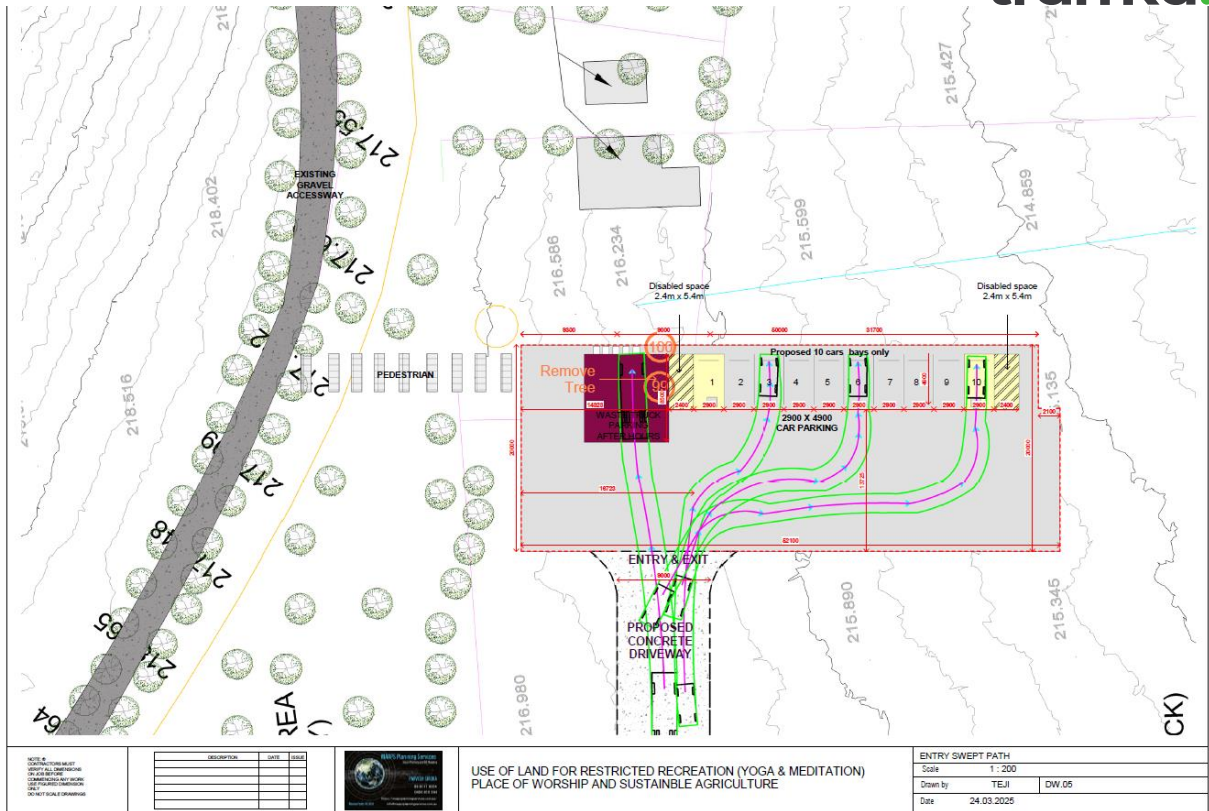
Direction Both directions ▼

[Back to Site Summary Page](#)

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	7 days		Weekday		Weekend	
Date	26/08/2024	27/08/2024	28/08/2024	29/08/2024	30/08/2024	24/08/2024	25/08/2024	Total	Average	Total	Average	Total	Average
AM Peak	08:00	07:00	11:00	08:00	08:00	11:00	11:00	N/A	11:00	N/A	08:00	N/A	11:00
PM Peak	15:00	15:00	16:00	17:00	15:00	13:00	17:00	N/A	16:00	N/A	15:00	N/A	13:00
00:00	0	1	0	1	0	8	4	14	2	2	0	12	6
01:00	0	2	5	1	0	1	4	13	2	8	2	5	3
02:00	0	1	0	0	0	1	1	3	0	1	0	2	1
03:00	1	0	1	1	2	2	0	7	1	5	1	2	1
04:00	1	4	3	2	2	0	2	14	2	12	2	2	1
05:00	10	13	17	8	10	2	0	60	9	58	12	2	1
06:00	18	18	23	22	23	9	1	114	16	104	21	10	5
07:00	26	34	31	30	25	15	5	166	24	146	29	20	10
08:00	32	34	32	38	37	18	21	212	30	173	35	39	20
09:00	23	27	27	27	23	29	24	180	26	127	25	53	27
10:00	22	27	21	28	28	34	37	197	28	126	25	71	36
11:00	28	32	40	28	24	46	42	240	34	152	30	88	44
12:00	25	29	32	20	32	41	37	216	31	138	28	78	39
13:00	23	26	29	28	32	51	40	229	33	138	28	91	46
14:00	30	27	28	29	49	50	21	234	33	163	33	71	36
15:00	44	54	45	42	52	31	28	296	42	237	47	59	30
16:00	44	39	58	48	47	28	35	299	43	236	47	63	32
17:00	40	35	35	55	46	37	44	292	42	211	42	81	41
18:00	31	33	32	23	37	21	28	205	29	156	31	49	25
19:00	13	11	9	24	13	24	12	106	15	70	14	36	18
20:00	14	17	19	17	12	14	13	106	15	79	16	27	14
21:00	5	11	15	9	14	10	6	70	10	54	11	16	8
22:00	5	5	1	7	9	5	4	36	5	27	5	9	5
23:00	3	4	1	3	4	5	2	22	3	15	3	7	4
Total	438	484	504	491	521	482	411	3331	476	2438	488	893	447
%Heavy	9.82%	12.60%	16.67%	12.83%	15.55%	8.51%	4.87%	11.80%		13.62%		6.83%	

APPENDIX B

Swept Path Diagrams





ARBORICULTURAL IMPACT ASSESSMENT

REPORT COMMISSIONED BY:
Parvesh Siroha

DATE OF ASSESSMENT:
Sunday, January 26, 2025

SUBJECT SITE:
330 Grants Rd, Woodstock VIC 3751

DATE OF REPORT:
Sunday, February 02, 2025

REPORT PREPARED BY:
Nicholas Holian,
Consulting Arborist
Certificate 5 Horticulture (Arboriculture)

VERSION 1



ARBORICULTURAL CONSULTING SERVICES

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1 Assignment

1.1 Author / Consulting Arborist

Name

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1.2 Client

Name

Parvesh Siroha

Site Address

330 Grants Rd,
Woodstock VIC 3751

Intended Audience

- The property/tree owner(s)
- The development project manager and associated construction staff
- Council Planning Department

1.3 Brief

The purpose of this report is to provide an independent arboricultural assessment of prominent trees that are located within the front section of the subject site.

Detail has been requested in relation to the following instructions:

- To assess the overall condition and retention value of the subject trees.
- To determine the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of the subject trees.
- To determine whether the subject trees are expected to remain viable following the proposed development.
- To propose recommendations that are expected to ensure that the subject trees would remain viable post construction.

1.4 Summary

- 9 trees are of high retention value.
- 117 trees are of moderate retention value.
- 101 trees are of low retention value.
- Seven trees (Trees 46, 47, 48, 49, 60, 62 & 63) are protected under Native vegetation - Clause 52.17 (7.2.1).
- Less invasive construction measures (8.3).
- Tree protection measures (8.4).

2 Data collection

2.1 Site visit

- Nicholas Holian, of TMC Reports visited the site for an arboricultural assessment on Sunday the 26th of January 2025 at 8:30am.

2.2 Method of data collection

- The subject trees were assessed from observations made as viewed from ground level.
- Access to neighbouring properties was not permitted. Assessment was therefore limited only to parts of the trees that were visible from within the subject site.
- A digital camera was used at ground level to obtain photographs within this report.
- The canopy spreads of the trees were estimated.
- The heights of the trees were measured by using a Nikon Forestry Pro 2 Laser Range Finder.
- A circumference tape measure was used to determine the trunk dimensions of the assessed trees, except where stated.
- Encroachment percentages have been calculated via ArborCAD.

2.2.1 Documents viewed

- Site survey (12/12/2024)
- Proposed plans (28/09/2024)
- Council RFI (29/10/2024)
- Whittlesea Council Planning Scheme
- Australian Standard AS4970 – 2009 'Protection of Trees on Development Sites'
- Australian Standard AS4373 – 2007 'Pruning of Amenity Trees'

3 Site description

- The subject site is located in a Green Wedge Zone (GWZ) within the Whittlesea Council.
- The site is located within a bushfire prone area.
- An existing residential dwelling is currently situated within the site.
- The subject trees are located within the subject site.
- No additional prominent vegetation was observed.

4 Tree data

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
1	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	8.0 m	N-S 5.0 m	0.33 m	Fair	Fair	20 + years	Moderate	Moderate	4.0 m	2.3 m	
						1.10 m								
	Monterey cypress				E-W 5.0 m	0.40 m								
2	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	8.0 m	N-S 5.0 m	0.35 m	Fair	Fair	20 + years	Moderate	Moderate	4.2 m	2.4 m	
						1.16 m								
	Monterey cypress				E-W 5.0 m	0.45 m								
3	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	8.0 m	N-S 5.0 m	0.33 m	Fair	Fair	20 + years	Moderate	Moderate	4.0 m	2.3 m	
						1.10 m								
	Monterey cypress				E-W 5.0 m	0.41 m								
4	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	8.5 m	N-S 5.0 m	0.30 m	Fair	Fair	20 + years	Moderate	Moderate	3.6 m	2.1 m	
						0.97 m								
	Monterey cypress				E-W 5.0 m	0.35 m								
5	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	6.0 m	N-S 3.0 m	0.13 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.6 m	
						0.44 m								
	Monterey cypress				E-W 3.0 m	0.18 m								
6	<i>Pinus radiata</i>	Mature	Exotic	14.0 m	N-S 6.0 m	0.60 m	Fair	Fair	20 + years	Moderate	Moderate	7.2 m	2.8 m	Minor amount of deadwood located throughout a sparse canopy mass. Existing gravel driveway within TPZ. Surface roots present.
						1.98 m								
	Radiata pine				E-W 6.0 m	0.70 m								
7	<i>Pinus radiata</i>	Mature	Exotic	15.0 m	N-S 5.0 m	0.40 m	Fair	Fair	20 + years	Moderate	Moderate	4.8 m	2.4 m	Minor amount of deadwood located throughout a sparse canopy mass. Existing gravel driveway within TPZ. Surface roots present.
						1.32 m								
	Radiata pine				E-W 5.0 m	0.48 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
8	<i>Pinus radiata</i>	Mature	Exotic	15.0 m	N-S 4.0 m	0.42 m	Fair	Fair	20 + years	Moderate	Moderate	5.0 m	2.5 m	Minor amount of deadwood located throughout a sparse canopy mass. Existing gravel driveway within TPZ. Surface roots present.
	Radiata pine				E-W 4.0 m	1.38 m								
9	<i>Pinus radiata</i>	Mature	Exotic	15.0 m	N-S 5.0 m	0.44 m	Fair	Fair	20 + years	Moderate	Moderate	5.3 m	2.5 m	Minor amount of deadwood located throughout a sparse canopy mass. Existing gravel driveway within TPZ. Surface roots present.
	Radiata pine				E-W 5.0 m	1.48 m								
10	<i>Pinus radiata</i>	Mature	Exotic	16.0 m	N-S 5.0 m	0.44 m	Fair	Fair	20 + years	Moderate	Moderate	5.3 m	2.5 m	Minor amount of deadwood located throughout a sparse canopy mass. Existing gravel driveway within TPZ. Surface roots present.
	Radiata pine				E-W 5.0 m	1.48 m								
11	<i>Pinus radiata</i>	Mature	Exotic	16.0 m	N-S 5.0 m	0.34 m	Fair	Fair	20 + years	Moderate	Moderate	4.1 m	2.3 m	Minor amount of deadwood located throughout a sparse canopy mass. Existing gravel driveway within TPZ. Surface roots present.
	Radiata pine				E-W 5.0 m	1.13 m								
12	<i>Pinus radiata</i>	Semi Mature	Exotic	11.0 m	N-S 2.5 m	0.26 m	Fair/ poor	Fair/ poor	10-20 years	Low	Low	3.1 m	2.0 m	Minor amount of deadwood located throughout a sparse canopy mass. Small canopy. Existing gravel driveway within TPZ.
	Radiata pine				E-W 2.5 m	0.85 m								
13	<i>Pinus radiata</i>	Semi Mature	Exotic	12.0 m	N-S 2.0 m	0.24 m	Fair/ poor	Fair/ poor	10-20 years	Low	Low	2.9 m	2.0 m	Minor amount of deadwood located throughout a sparse canopy mass. Small canopy. Existing gravel driveway within TPZ.
	Radiata pine				E-W 2.0 m	0.79 m								
14	<i>Pinus radiata</i>	Mature	Exotic	15.0 m	N-S 4.5 m	0.33 m	Fair	Fair	20 + years	Moderate	Moderate	4.0 m	2.3 m	Minor amount of deadwood located throughout a sparse canopy mass. Existing shed within TPZ.
	Radiata pine				E-W 4.5 m	1.10 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
15	<i>Pinus radiata</i>	Mature	Exotic	14.0 m	N-S 2.0 m	0.31 m	Fair/ poor	Fair/ poor	10- 20 years	Low	Low	3.7 m	2.2 m	Moderate amount of deadwood located throughout a sparse canopy mass. Small canopy.
	Radiata pine					1.01 m								
					E-W 2.0 m	0.37 m								
16	<i>Pinus radiata</i>	Mature	Exotic	14.0 m	N-S 5.0 m	0.46 m	Fair/ poor	Fair/ poor	10- 20 years	Low	Low	5.5 m	2.6 m	Moderate amount of deadwood located throughout a sparse canopy mass. Small canopy.
	Radiata pine					1.51 m								
					E-W 5.0 m	0.55 m								
17	<i>Pinus radiata</i>	Mature	Exotic	16.0 m	N-S 8.0 m	0.47 m	Fair	Fair	20 + years	Moderate	Moderate	5.6 m	2.6 m	Existing shed within TPZ.
	Radiata pine					1.57 m								
					E-W 8.0 m	0.57 m								
18	<i>Eucalyptus camaldulensis</i>	Mature	Native NSW QLD SA VIC	8.0 m	N-S 5.0 m	0.85 m	Poor	Poor	0-5 years	Low	Low	10.2 m	3.3 m	Previous canopy failure. Canopy comprised of epicormic shoots. Excessive decay. Existing shed and dam within TPZ.
	River red gum					2.83 m								
					E-W 5.0 m	1.00 m								
19	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	4.0 m	N-S 6.0 m	0.27 m	Fair	Fair/ poor	10- 20 years	Low	Low	3.2 m	2.0 m	Growing on a severe lean over dam.
	River red gum					0.88 m								
					E-W 6.0 m	0.30 m								
20	<i>Eucalyptus sp.</i>	Semi Mature	Native	8.0 m	N-S 2.5 m	0.18 m	Fair	Fair	20 + years	Low	Low	2.2 m	1.8 m	Group of several trees. Tree dimensions averaged.
	Gum tree					0.60 m								
					E-W 2.5 m	0.23 m								
21	<i>Pinus radiata</i>	Mature	Exotic	16.0 m	N-S 4.5 m	0.40 m	Fair	Fair	20 + years	Moderate	Moderate	4.8 m	2.4 m	Group of several trees. Tree dimensions averaged.
	Radiata pine					1.32 m								
					E-W 4.5 m	0.48 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
22	<i>Pinus radiata</i>	Mature	Exotic	15.0 m	N-S 6.0 m	0.42 m	Fair	Fair	20 + years	Moderate	Moderate	5.0 m	2.5 m	
						1.38 m								
	Radiata pine				E-W 6.0 m	0.49 m								
23	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	9.0 m	N-S 4.5 m	0.18 m	Fair	Fair	20 + years	Low	Low	2.2 m	1.8 m	
						0.60 m								
	Red box				E-W 4.5 m	0.23 m								
24	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	9.0 m	N-S 5.0 m	0.13 m 0.17 m (0.21m)	Fair	Fair	20 + years	Low	Low	2.5 m	1.9 m	
						0.44 m 0.57 m (1.01m)								
	Red box				E-W 5.0 m	0.27 m								
25	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	10.0 m	N-S 6.0 m	0.32 m	Fair	Fair	20 + years	Moderate	Moderate	3.8 m	2.2 m	
						1.04 m								
	Red box				E-W 6.0 m	0.38 m								
26	<i>Eucalyptus polyanthemos</i>	Mature	Native NSW VIC	10.0 m	N-S 9.0 m	0.33 m 0.35 m (0.48m)	Fair	Fair	20 + years	Moderate	Moderate	5.8 m	2.7 m	Co-dominant stems at 0.5m above ground level. Existing dam within TPZ.
						1.10 m 1.16 m (2.26m)								
	Red box				E-W 9.0 m	0.60 m								
27	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	10.0 m	N-S 4.5 m	0.30 m	Fair	Fair	20 + years	Moderate	Moderate	3.6 m	2.2 m	Row of 3 trees. Tree dimensions averaged.
						0.97 m								
	Monterey cypress				E-W 4.5 m	0.37 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
28	<i>Cupressus macrocarpa</i>	Dead	Exotic	10.0 m	N-S 2.0 m	0.24 m	Dead	Failed	0 years	Low	Low	2.9 m	2.0 m	Tree is dead. Failed at base.
	Monterey cypress					0.79 m								
					E-W 2.0 m	0.30 m								
29	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	6.5 m	N-S 5.0 m	0.30 m	Fair	Fair	20 + years	Low	Low	3.6 m	2.2 m	
	Monterey cypress					0.97 m								
					E-W 5.0 m	0.37 m								
30	<i>Cupressus macrocarpa</i>	Dead	Exotic	9.0 m	N-S 2.0 m	0.25 m	Dead	Failed	0 years	Low	Low	3.0 m	2.0 m	2 dead trees, both failed at base.
	Monterey cypress					0.82 m								
					E-W 2.0 m	0.30 m								
31	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	13.0 m	N-S 3.0 m	0.28 m	Fair	Fair	20 + years	Moderate	Moderate	3.4 m	2.1 m	Row of several trees. Tree dimensions averaged.
	Monterey cypress					0.94 m								
					E-W 3.0 m	0.35 m								
32	<i>Melaleuca armillaris</i>	Young	Native NSW TAS VIC	3.0 m	N-S 2.0 m	0.06 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.5 m	Row of 3 trees. Tree dimensions averaged. Existing gravel driveway within TPZ.
	Bracelet honey myrtle					0.22 m								
					E-W 2.0 m	0.10 m								
33	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	8.0 m	N-S 2.0 m	0.18 m	Fair	Fair	20 + years	Low	Low	2.2 m	1.8 m	Existing gravel driveway within TPZ.
	Forest she-oak					0.60 m								
					E-W 2.0 m	0.23 m								
34	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	9.5 m	N-S 4.0 m	0.23 m	Fair	Fair	20 + years	Moderate	Moderate	2.8 m	2.0 m	Existing gravel driveway within TPZ.
	Forest she-oak					0.75 m								
					E-W 4.0 m	0.29 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
35	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	11.0 m	N-S 4.0 m	0.30 m	Fair	Fair	20 + years	Moderate	Moderate	3.6 m	2.2 m	Existing gravel driveway within TPZ. Surface roots present.
	Forest she-oak					0.97 m								
					E-W 4.0 m	0.38 m								
36	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	10.0 m	N-S 4.0 m	0.23 m	Fair	Fair	20 + years	Moderate	Moderate	2.8 m	2.0 m	Existing gravel driveway within TPZ. Surface roots present.
	Forest she-oak					0.75 m								
					E-W 4.0 m	0.30 m								
37	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	6.5 m	N-S 4.0 m	0.19 m	Fair	Fair	20 + years	Moderate	Moderate	2.3 m	1.8 m	Existing gravel driveway within TPZ. Surface roots present.
	Forest she-oak					0.63 m								
					E-W 4.0 m	0.24 m								
38	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	7.0 m	N-S 4.0 m	0.16 m	Fair	Fair	20 + years	Moderate	Moderate	2.0 m	1.7 m	Existing gravel driveway within TPZ. Surface roots present.
	Forest she-oak					0.53 m								
					E-W 4.0 m	0.21 m								
39	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	7.5 m	N-S 5.0 m	0.24 m	Fair	Fair	20 + years	Moderate	Moderate	2.9 m	2.0 m	Existing gravel driveway within TPZ. Surface roots present.
	Forest she-oak					0.79 m								
					E-W 5.0 m	0.30 m								
40	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	6.5 m	N-S 2.0 m	0.13 m	Fair	Fair	20 + years	Moderate	Moderate	2.0 m	1.6 m	Existing gravel driveway within TPZ. Surface roots present.
	Forest she-oak					0.44 m								
					E-W 2.0 m	0.17 m								
41	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	7.0 m	N-S 4.5 m	0.23 m	Fair	Fair	20 + years	Moderate	Moderate	2.8 m	2.0 m	Existing gravel driveway within TPZ. Surface roots present.
	Forest she-oak					0.75 m								
					E-W 4.5 m	0.29 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
42	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	8.0 m	N-S 4.0 m	0.10 m 0.14 m (0.17m)	Fair	Fair	20 + years	Moderate	Moderate	2.0 m	1.8 m	Existing gravel driveway within TPZ. Surface roots present.
	Forest she-oak					0.63 m								
43	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	8.7 m	N-S 3.5 m	0.22 m	Fair	Fair	20 + years	Moderate	Moderate	2.6 m	1.9 m	Existing gravel driveway within TPZ. Surface roots present.
	Forest she-oak					0.69 m								
44	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	9.5 m	N-S 3.5 m	0.18 m	Fair	Fair	20 + years	Moderate	Moderate	2.2 m	1.8 m	Row of 8 trees. Tree dimensions averaged.
	Forest she-oak					0.60 m								
45	<i>Allocasuarina torulosa</i>	Semi Mature	Native NSW QLD	9.0 m	N-S 5.0 m	0.26 m	Fair	Fair	20 + years	Moderate	Moderate	3.1 m	2.1 m	
	Forest she-oak					0.85 m								
46	<i>Eucalyptus camaldulensis</i>	Mature	Native NSW QLD SA VIC	15.0 m	N-S 19.0 m	0.26 m	Fair	Fair	20 + years	High	High	15.0 m	3.8 m	Large specimen. Existing shed within TPZ. Tree protected under Native vegetation - Clause 52.17.
	River red gum					0.41 m								
47	<i>Eucalyptus camaldulensis</i>	Mature	Native NSW QLD SA VIC	15.0 m	N-S 8.0 m	0.95 m	Fair	Fair	20 + years	High	High	11.4 m	3.4 m	Large specimen. Existing shed within TPZ. Tree protected under Native vegetation - Clause 52.17.
	River red gum					3.14 m								
					E-W 13.0 m	1.10 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
48	<i>Eucalyptus camaldulensis</i>	Mature	Native NSW QLD SA VIC	15.0 m	N-S 17.0 m	0.55 m 0.58 m 0.60 m (0.99m)	Fair	Fair	20 + years	High	High	11.9 m	3.8 m	3 large stems. Branches growing over shed roof. Tree protected under Native vegetation - Clause 52.17.
	River red gum					1.85 m 2.01 m 2.10 m (5.97m)								
49	<i>Eucalyptus camaldulensis</i>	Mature	Native NSW QLD SA VIC	12.0 m	N-S 10.0 m	0.80 m	Fair	Fair	20 + years	High	High	9.6 m	3.0 m	Tree protected under Native vegetation - Clause 52.17.
	River red gum					2.51 m								
50	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	8.5 m	N-S 6.0 m	0.33 m	Fair	Fair	20 + years	Moderate	Moderate	4.0 m	2.2 m	
	Red box					1.07 m								
51	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	9.0 m	N-S 6.0 m	0.30 m 0.31 m (0.43m)	Good	Fair	20 + years	Moderate	Moderate	5.2 m	2.4 m	Co-dominant stems at 0.4m above ground level.
	Red box					1.01 m 1.04 m (2.04m)								
52	<i>Eucalyptus polyanthemos</i>	Dead	Native NSW VIC	7.0 m	N-S 4.5 m	0.11 m 0.17 m (0.20m)	Dead	Poor	0 years	Low	Low	2.4 m	1.9 m	Tree is dead.
	Red box					0.38 m 0.57 m (0.94m)								
					E-W 4.5 m	0.26 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
53	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	8.0 m	N-S 6.0 m	0.24 m	Good	Fair	20 + years	Moderate	Moderate	2.9 m	2.0 m	
						0.79 m								
	Red box				E-W 6.0 m	0.30 m								
54	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	9.0 m	N-S 7.0 m	0.39 m	Good	Fair	20 + years	Moderate	Moderate	4.7 m	2.4 m	
						1.29 m								
	Red box				E-W 7.0 m	0.47 m								
55	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	4.0 m	N-S 3.0 m	0.10 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.5 m	
						0.35 m								
	Red box				E-W 3.0 m	0.15 m								
56	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	8.0 m	N-S 4.0 m	0.18 m	Fair	Fair	20 + years	Low	Low	2.2 m	1.8 m	
						0.60 m								
	Red box				E-W 4.0 m	0.23 m								
57	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	7.5 m	N-S 5.0 m	0.20 m	Fair	Fair/poor	10-20 years	Low	Low	2.4 m	1.9 m	Row of 3 trees. Tree dimensions averaged. Leaning to the east. Middle tree is dead.
						0.66 m								
	Red box				E-W 5.0 m	0.27 m								
58	<i>Pinus radiata</i>	Semi Mature	Exotic	11.0 m	N-S 6.0 m	0.30 m	Fair	Fair	20 + years	Low	Low	3.6 m	2.2 m	
						0.97 m								
	Radiata pine				E-W 6.0 m	0.37 m								
59	<i>Pinus radiata</i>	Semi Mature	Exotic	10.0 m	N-S 4.0 m	0.25 m	Fair	Fair	20 + years	Low	Low	3.0 m	2.0 m	
						0.82 m								
	Radiata pine				E-W 4.0 m	0.30 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
60	<i>Eucalyptus camaldulensis</i>	Mature	Native NSW QLD SA VIC	13.0 m	N-S 17.0 m E-W 18.0 m	1.50 m	Fair	Fair	20 + years	High	High	15.0 m	4.2 m	Large specimen. Some trunk decay present, Canopy contains hollows Tree protected under Native vegetation - Clause 52.17.
	River red gum					5.03 m 1.75 m								
61	<i>Eucalyptus polyanthemos</i>	Dead	Native NSW VIC	10.0 m	N-S 6.0 m E-W 6.0 m	0.16 m 0.21 m (0.26m) 0.53 m 0.69 m (1.23m)	Dead	Poor	0 years	Low	Low	3.1 m	2.1 m	Tree is dead.
	Red box					0.33 m								
62	<i>Eucalyptus camaldulensis</i>	Mature	Native NSW QLD SA VIC	15.0 m	N-S 15.0 m E-W 15.0 m	0.80 m 0.85 m (1.16m) 2.83 m 2.98 m (5.81m)	Good	Fair	20 + years	High	High	13.9 m	4.1 m	Large specimen. Co-dominant stems at 0.8m above ground level. Low branches to 1m above ground level. Tree protected under Native vegetation - Clause 52.17.
	River red gum					1.70 m								
63	<i>Eucalyptus camaldulensis</i>	Mature	Native NSW QLD SA VIC	18.0 m	N-S 20.0 m E-W 20.0 m	1.10 m 3.46 m	Good	Fair	20 + years	High	High	13.2 m	3.3 m	Large specimen. DBH measured at 1m. Existing dam within TPZ. Low hanging branches. Tree protected under Native vegetation - Clause 52.17.
	River red gum					1.00 m								
64	<i>Cupressus macrocarpa</i>	Mature	Exotic	12.0 m	N-S 8.0 m E-W 8.0 m	0.45 m 1.57 m	Fair	Fair	20 + years	High	High	5.4 m	2.6 m	Row of many trees. Tree dimensions averaged. Some dead trees amongst the group. 1 tree has failed at the base.
	Monterey cypress					0.55 m								
65	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	8.0 m	N-S 4.0 m E-W 4.0 m	0.14 m 0.47 m	Fair	Fair/ poor	10-20 years	Low	Low	2.0 m	1.6 m	Row of several trees. Tree dimensions averaged. Trees leaning to the south.
	River red gum					0.19 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
66	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	12.0 m	N-S 4.0 m	0.23 m	Fair	Fair	20 + years	Moderate	Moderate	2.8 m	1.9 m	Existing gravel driveway within TPZ.
	River red gum				E-W 4.0 m	0.28 m								
67	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	12.0 m	N-S 3.0 m	0.25 m	Fair	Fair	20 + years	Moderate	Moderate	3.0 m	2.0 m	Existing gravel driveway within TPZ.
	Red box				E-W 3.0 m	0.31 m								
68	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	12.0 m	N-S 4.0 m	0.20 m	Fair	Fair	20 + years	Moderate	Moderate	2.4 m	1.8 m	Existing gravel driveway within TPZ.
	Red box				E-W 4.0 m	0.25 m								
69	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	13.0 m	N-S 5.5 m	0.30 m	Fair	Fair	20 + years	Moderate	Moderate	3.6 m	2.2 m	Existing gravel driveway within TPZ.
	Red box				E-W 5.5 m	0.37 m								
70	<i>Eucalyptus sideroxylon</i>	Semi Mature	Native NSW QLD VIC	11.0 m	N-S 3.0 m	0.27 m	Fair	Fair	20 + years	Moderate	Moderate	3.2 m	2.1 m	Existing gravel driveway within TPZ.
	Red ironbark				E-W 4.0 m	0.32 m								
71	<i>Eucalyptus sideroxylon</i>	Semi Mature	Native NSW QLD VIC	12.5 m	N-S 6.0 m	0.41 m	Fair	Fair	20 + years	Moderate	Moderate	4.9 m	2.4 m	Existing gravel driveway within TPZ.
	Red ironbark				E-W 6.0 m	0.47 m								
72	<i>Quercus robur</i>	Semi Mature	Exotic	7.0 m	N-S 5.0 m	0.22 m	Good	Fair	20 + years	Low	Low	2.6 m	1.9 m	Row of 10 trees. Tree dimensions averaged. Low hanging branches to 2m. Existing gravel driveway within TPZ.
	English oak				E-W 5.0 m	0.27 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
73	<i>Pinus radiata</i>	Mature	Exotic	11.0 m	N-S 8.0 m	0.50 m	Fair	Fair	20 + years	Moderate	Moderate	6.0 m	2.6 m	Minor amount of deadwood within canopy. Low hanging branches. Existing shed within TPZ.
	Radiata pine				E-W 8.0 m	0.56 m								
74	<i>Pinus radiata</i>	Semi Mature	Exotic	9.0 m	N-S 4.0 m	0.30 m	Fair/ poor	Fair/ poor	5-10 years	Low	Low	3.6 m	2.2 m	Moderate amount of deadwood within a sparse canopy. Existing shed within TPZ.
						0.97 m								
	Radiata pine				E-W 4.0 m	0.37 m								
75	<i>Pinus radiata</i>	Mature	Exotic	15.0 m	N-S 6.0 m	0.46 m	Fair	Fair	20 + years	Moderate	Moderate	5.5 m	2.5 m	Existing shed within TPZ.
						1.54 m								
	Radiata pine				E-W 6.0 m	0.52 m								
76	<i>Pinus radiata</i>	Mature	Exotic	15.0 m	N-S 5.0 m	0.42 m	Fair	Fair	20 + years	Moderate	Moderate	5.0 m	2.5 m	Existing shed within TPZ.
						1.38 m								
	Radiata pine				E-W 5.0 m	0.49 m								
77	<i>Pinus radiata</i>	Mature	Exotic	15.0 m	N-S 5.0 m	0.34 m	Fair	Fair	20 + years	Moderate	Moderate	4.1 m	2.3 m	Existing shed within TPZ.
						1.10 m								
	Radiata pine				E-W 5.0 m	0.41 m								
78	<i>Pinus radiata</i>	Mature	Exotic	13.0 m	N-S 5.0 m	0.35 m	Fair	Fair/ poor	20 + years	Moderate	Moderate	4.2 m	2.3 m	Existing shed within TPZ. Leaning to the west.
						1.19 m								
	Radiata pine				E-W 5.0 m	0.43 m								
79	<i>Eucalyptus sp.</i>	Semi Mature	Native	3.0 m	N-S 7.0 m	0.23 m	Fair	Poor	5-10 years	Low	Low	2.8 m	1.9 m	Overshadowed by larger nearby trees. Growing on a severe lean.
						0.75 m								
	Gum tree				E-W 4.0 m	0.28 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
80	<i>Pinus radiata</i>	Mature	Exotic	14.0 m	N-S 5.0 m	0.40 m	Fair	Fair	20 + years	Moderate	Moderate	4.8 m	2.4 m	Minor amount of deadwood within a sparse canopy.
	Radiata pine					1.32 m								
					E-W 5.0 m	0.47 m								
81	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	3.0 m	N-S 8.0 m	0.28 m	Fair	Poor	5-10 years	Low	Low	3.4 m	2.1 m	Overshadowed by larger nearby trees. Growing on a severe lean.
						0.91 m								
	River red gum				E-W 3.0 m	0.32 m								
82	<i>Eucalyptus camaldulensis</i>	Young	Native NSW QLD SA VIC	3.0 m	N-S 4.0 m	0.10 m	Fair	Poor	10-20 years	Low	Low	2.0 m	1.5 m	Overshadowed by larger nearby trees. Growing on a severe lean.
						0.31 m								
	River red gum				E-W 4.0 m	0.13 m								
83	<i>Pinus radiata</i>	Dead	Exotic	9.5 m	N-S 4.0 m	0.30 m	Dead	Poor	0 years	Low	Low	3.6 m	2.2 m	Tree is dead.
						1.01 m								
	Radiata pine				E-W 4.0 m	0.37 m								
84	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	7.0 m	N-S 8.0 m	0.30 m	Fair	Poor	5-10 years	Moderate	Low	3.6 m	2.2 m	Overshadowed by larger nearby trees. Growing on a severe lean.
						1.01 m								
	River red gum				E-W 3.0 m	0.37 m								
85	<i>Pinus radiata</i>	Mature	Exotic	14.0 m	N-S 6.0 m	0.34 m	Fair	Fair	20 + years	Moderate	Moderate	4.1 m	2.3 m	
						1.10 m								
	Radiata pine				E-W 6.0 m	0.41 m								
86	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	6.0 m	N-S 1.5 m	0.09 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.5 m	
						0.31 m								
	River red gum				E-W 1.5 m	0.14 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
87	<i>Pinus radiata</i>	Mature	Exotic	14.0 m	N-S 6.5 m	0.37 m	Fair	Fair	20 + years	Moderate	Moderate	4.4 m	2.3 m	
						1.23 m								
	Radiata pine				E-W 6.5 m	0.44 m								
88	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	6.0 m	N-S 5.0 m	0.13 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.6 m	
						0.44 m								
	River red gum				E-W 4.0 m	0.18 m								
89	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	3.5 m	N-S 5.0 m	0.16 m	Fair	Fair/poor	10-20 years	Low	Low	2.0 m	1.7 m	Low hanging branches.
						0.53 m								
	River red gum				E-W 4.0 m	0.20 m								
90	<i>Pinus radiata</i>	Mature	Exotic	14.0 m	N-S 8.0 m	0.40 m	Fair	Fair	20 + years	Moderate	Moderate	4.8 m	2.4 m	
						1.32 m								
	Radiata pine				E-W 8.0 m	0.48 m								
91	<i>Eucalyptus camaldulensis</i>	Young	Native NSW QLD SA VIC	3.0 m	N-S 3.0 m	0.10 m	Fair	Fair/poor	10-20 years	Low	Low	2.0 m	1.5 m	Leaning to the south.
						0.31 m								
	River red gum				E-W 3.0 m	0.14 m								
92	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	6.0 m	N-S 9.0 m	0.41 m	Fair	Poor	5-10 years	Low	Low	4.9 m	2.4 m	Growing on a severe lean. Low hanging branches.
						1.35 m								
	River red gum				E-W 4.0 m	0.48 m								
93	<i>Pinus radiata</i>	Semi Mature	Exotic	7.0 m	N-S 2.0 m	0.13 m	Fair/poor	Fair/poor	5-10 years	Low	Low	2.0 m	1.6 m	
						0.41 m								
	Radiata pine				E-W 2.0 m	0.17 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
94	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	5.5 m	N-S 6.0 m	0.20 m	Fair	Poor	10-20 years	Low	Low	2.4 m	1.9 m	Growing on a severe lean. Low hanging branches.
	River red gum				E-W 4.0 m	0.26 m								
95	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	6.0 m	N-S 5.0 m	0.22 m	Fair	Fair/poor	10-20 years	Low	Low	2.6 m	1.9 m	Growing on a severe lean.
	River red gum				E-W 2.0 m	0.27 m								
96	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 7.0 m	0.46 m	Fair	Fair	20+ years	Moderate	Moderate	5.5 m	2.6 m	
	Radiata pine				E-W 7.0 m	0.54 m								
97	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 7.0 m	0.50 m	Fair	Fair	20+ years	Moderate	Moderate	6.0 m	2.6 m	
	Radiata pine				E-W 7.0 m	0.57 m								
98	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	5.0 m	N-S 8.0 m	0.27 m	Fair	Poor	5-10 years	Moderate	Low	3.2 m	2.1 m	Overshadowed by larger nearby trees. Growing on a severe lean. Low hanging branches.
	River red gum				E-W 3.0 m	0.34 m								
99	<i>Olea europaea</i>	Semi Mature	Exotic	3.3 m	N-S 2.5 m	0.11 m	Fair	Fair	20+ years	Low	Low	2.0 m	1.5 m	
	Olive				E-W 2.5 m	0.15 m								
100	<i>Olea europaea</i>	Semi Mature	Exotic	3.0 m	N-S 2.5 m	0.12 m	Fair	Fair	20+ years	Low	Low	2.0 m	1.5 m	
	Olive				E-W 2.5 m	0.15 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
101	<i>Olea europaea</i>	Dead	Exotic	2.6 m	N-S 2.0 m	0.11 m	Dead	Poor	0 years	Low	Low	2.0 m	1.5 m	Tree is dead.
	Olive					0.33 m								
					E-W 2.0 m	0.15 m								
102	<i>Callistemon citrinus</i>	Young	Native NSW QLD VIC	3.0 m	N-S 2.0 m	0.06 m	Good	Good	20 + years	Low	Low	2.0 m	1.5 m	Multi-stemmed at ground level. DBH & CA1 measured at ground level.
						0.19 m								
	Crimson Bottlebrush				E-W 2.0 m	0.06 m								
103	<i>Grevillea banksii</i> cv.	Young	Native QLD	2.4 m	N-S 2.0 m	0.05 m	Good	Good	20 + years	Low	Low	2.0 m	1.5 m	Multi-stemmed at ground level. DBH & CA1 measured at ground level.
						0.16 m								
	Dwarf silky oak				E-W 2.0 m	0.05 m								
104	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	4.0 m	N-S 3.0 m	0.13 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.6 m	
						0.41 m								
	River red gum				E-W 3.0 m	0.17 m								
105	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	3.5 m	N-S 3.5 m	0.08 m	Fair	Fair/poor	20 + years	Low	Low	2.0 m	1.5 m	
						0.28 m								
	River red gum				E-W 3.5 m	0.12 m								
106	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 10.0 m	0.60 m	Fair	Fair	20 + years	Moderate	Moderate	7.2 m	2.8 m	Existing gravel driveway within TPZ.
						1.98 m								
	Radiata pine				E-W 10.0 m	0.70 m								
107	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	11.0 m	N-S 4.0 m	0.18 m	Fair	Fair	20 + years	Moderate	Moderate	2.2 m	1.8 m	Existing gravel driveway within TPZ.
						0.60 m								
	Red box				E-W 4.0 m	0.23 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
108	<i>Eucalyptus polyanthemos</i>	Semi Mature	Native NSW VIC	11.0 m	N-S 4.0 m	0.17 m	Fair	Fair	20 + years	Moderate	Moderate	2.0 m	1.8 m	Existing gravel driveway within TPZ.
	Red box				E-W 4.0 m	0.57 m								
						0.22 m								
109	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 7.0 m	0.43 m	Fair	Fair	20 + years	Moderate	Moderate	5.2 m	2.5 m	Existing gravel driveway within TPZ.
	Radiata pine				E-W 7.0 m	1.41 m								
						0.50 m								
110	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	9.0 m	N-S 2.5 m	0.12 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.6 m	Existing gravel driveway within TPZ.
	River red gum				E-W 2.5 m	0.41 m								
						0.17 m								
111	<i>Pinus radiata</i>	Mature	Exotic	14.0 m	N-S 3.0 m	0.30 m	Fair	Fair	20 + years	Moderate	Moderate	3.6 m	2.2 m	Curved trunk.
	Radiata pine				E-W 3.0 m	1.01 m								
						0.37 m								
112	<i>Quercus robur</i>	Semi Mature	Exotic	8.0 m	N-S 5.0 m	0.20 m	Good	Fair	20 + years	Moderate	Moderate	2.4 m	1.8 m	
	English oak				E-W 5.0 m	0.66 m								
						0.25 m								
113	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	7.0 m	N-S 3.0 m	0.15 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.7 m	
	River red gum				E-W 3.0 m	0.50 m								
						0.20 m								
114	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	7.0 m	N-S 2.0 m	0.12 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.5 m	
	River red gum				E-W 2.0 m	0.41 m								
						0.14 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
115	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	8.0 m	N-S 3.0 m	0.16 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.7 m	
	River red gum					0.53 m								
					E-W 3.0 m	0.21 m								
116	<i>Eucalyptus nicholii</i>	Semi Mature	Native NSW QLD	8.0 m	N-S 6.0 m	0.29 m	Fair	Fair	20 + years	Moderate	Moderate	3.5 m	2.2 m	Existing gravel driveway within TPZ.
	Narrow-leaved black peppermint					0.97 m								
					E-W 6.0 m	0.36 m								
117	<i>Eucalyptus polyanthemos</i>	Dead	Native NSW VIC	8.0 m	N-S 3.5 m	0.14 m	Dead	Poor	0 years	Low	Low	2.0 m	1.6 m	Tree is dead.
						0.47 m								
	Red box				E-W 3.5 m	0.19 m								
118	<i>Eucalyptus polyanthemos</i>	Dead	Native NSW VIC	8.0 m	N-S 3.0 m	0.14 m	Dead	Poor	0 years	Low	Low	2.0 m	1.6 m	Tree is dead.
						0.47 m								
	Red box				E-W 3.0 m	0.19 m								
119	<i>Eucalyptus polyanthemos</i>	Dead	Native NSW VIC	8.0 m	N-S 1.0 m	0.11 m	Dead	Poor	0 years	Low	Low	2.0 m	1.5 m	Tree is dead.
						0.38 m								
	Red box				E-W 1.0 m	0.15 m								
120	<i>Eucalyptus polyanthemos</i>	Dead	Native NSW VIC	5.5 m	N-S 2.0 m	0.13 m	Dead	Poor	0 years	Low	Low	2.0 m	1.6 m	Tree is dead.
						0.44 m								
	Red box				E-W 2.0 m	0.18 m								
121	<i>Eucalyptus polyanthemos</i>	Young	Native NSW VIC	4.0 m	N-S 1.5 m	0.05 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.5 m	
						0.16 m								
	Red box				E-W 1.5 m	0.08 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
122	<i>Eucalyptus polyanthemos</i>	Dead	Native NSW VIC	9.0 m	N-S 3.0 m	0.20 m	Dead	Poor	0 years	Low	Low	2.4 m	1.9 m	Ringbarked, tree is dead.
	Red box				E-W 3.0 m	0.66 m								
123	<i>Eucalyptus polyanthemos</i>	Dead	Native NSW VIC	8.0 m	N-S 3.0 m	0.17 m	Dead	Poor	0 years	Low	Low	2.0 m	1.7 m	Ringbarked, tree is dead.
	Red box				E-W 3.0 m	0.53 m								
124	<i>Eucalyptus polyanthemos</i>	Dead	Native NSW VIC	8.0 m	N-S 3.0 m	0.15 m	Dead	Poor	0 years	Low	Low	2.0 m	1.8 m	Ringbarked, tree is dead.
	Red box				E-W 3.0 m	0.50 m								
125	<i>Pinus radiata</i>	Semi Mature	Exotic	12.0 m	N-S 5.0 m	0.30 m	Fair	Fair	20 + years	Moderate	Moderate	3.6 m	2.2 m	Group of several trees. Tree dimensions averaged.
	Radiata pine				E-W 5.0 m	0.97 m								
126	<i>Eucalyptus sp.</i>	Semi Mature	Native	8.0 m	N-S 3.0 m	0.17 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.8 m	Group of several trees. Tree dimensions averaged.
	Gum tree				E-W 3.0 m	0.57 m								
127	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.39 m	Fair	Fair	20 + years	Moderate	Moderate	4.7 m	2.4 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.32 m								
128	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.51 m	Fair	Fair	20 + years	Moderate	Moderate	6.1 m	2.7 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.67 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
129	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.32 m	Fair	Fair	20 + years	Moderate	Moderate	3.8 m	2.2 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.04 m								
130	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.52 m	Fair	Fair	20 + years	Moderate	Moderate	6.2 m	2.7 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.70 m								
131	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.49 m	Fair	Fair	20 + years	Moderate	Moderate	5.9 m	2.6 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.60 m								
132	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.54 m	Fair	Fair	20 + years	Moderate	Moderate	6.5 m	2.7 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.82 m								
133	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.32 m	Fair	Fair	20 + years	Moderate	Moderate	3.8 m	2.2 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.07 m								
134	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.49 m	Fair	Fair	20 + years	Moderate	Moderate	5.9 m	2.6 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.60 m								
135	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.48 m	Fair	Fair	20 + years	Moderate	Moderate	5.8 m	2.6 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.57 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
136	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 9.0 m	0.52 m	Fair	Fair	20 + years	Moderate	Moderate	6.2 m	2.7 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 9.0 m	1.76 m								
137	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 3.0 m	0.23 m	Fair	Fair	20 + years	Moderate	Moderate	2.8 m	1.9 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 3.0 m	0.75 m								
138	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.53 m	Fair	Fair	20 + years	Moderate	Moderate	6.4 m	2.7 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.73 m								
139	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.50 m	Fair	Fair	20 + years	Moderate	Moderate	6.0 m	2.7 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.67 m								
140	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.55 m	Fair	Fair	20 + years	Moderate	Moderate	6.6 m	2.8 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.82 m								
141	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 5.0 m	0.34 m	Fair	Fair	20 + years	Moderate	Moderate	4.1 m	2.3 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 5.0 m	1.13 m								
142	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.56 m	Fair	Fair	20 + years	Moderate	Moderate	6.7 m	2.7 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.82 m								
	<i>Pinus radiata</i>				N-S 8.0 m	0.63 m								
	Radiata pine				E-W 8.0 m	0.63 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
143	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 9.0 m	0.47 m	Fair	Fair	20 + years	Moderate	Moderate	5.6 m	2.6 m	Existing gravel driveway. Surface roots present.
	Radiata pine					1.51 m								
						E-W 9.0 m								
144	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 9.0 m	0.60 m	Fair	Fair	20 + years	Moderate	Moderate	7.2 m	2.8 m	Existing gravel driveway. Surface roots present.
	Radiata pine					1.88 m								
						E-W 9.0 m								
145	<i>Pinus radiata</i>	Mature	Exotic	18.0 m	N-S 7.0 m	0.32 m 0.41 m (0.52m)	Fair	Fair	20 + years	Moderate	Moderate	6.2 m	2.7 m	Existing gravel driveway. Surface roots present.
	Radiata pine					1.07 m 1.38 m (2.45m)								
						E-W 7.0 m								
146	<i>Pinus radiata</i>	Mature	Exotic	16.0 m	N-S 5.0 m	0.28 m	Fair	Fair	20 + years	Moderate	Moderate	3.4 m	2.1 m	Existing gravel driveway. Surface roots present.
	Radiata pine					0.91 m								
						E-W 5.0 m								
147	<i>Pinus radiata</i>	Mature	Exotic	18.0 m	N-S 8.0 m	0.53 m	Fair	Fair	20 + years	Moderate	Moderate	6.4 m	2.7 m	Existing gravel driveway. Surface roots present.
	Radiata pine					1.73 m								
						E-W 8.0 m								
148	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 7.0 m	0.44 m	Fair	Fair	20 + years	Moderate	Moderate	5.3 m	2.5 m	Existing gravel driveway. Surface roots present.
	Radiata pine					1.45 m								
						E-W 7.0 m								
149	<i>Pinus radiata</i>	Semi Mature	Exotic	8.5 m	N-S 2.0 m	0.15 m	Fair	Fair	20 + years	Moderate	Moderate	2.0 m	1.6 m	Existing gravel driveway. Surface roots present.
	Radiata pine					0.47 m								
						E-W 2.0 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
150	<i>Pinus radiata</i>	Dead	Exotic	3.0 m	N-S 0.5 m	N/A	Dead	Poor	0 years	Low	Low	N/A	N/A	Stump.
	Radiata pine				E-W 0.5 m	N/A								
151	<i>Pinus radiata</i>	Mature	Exotic	16.0 m	N-S 8.0 m	0.46 m	Fair	Fair	20 + years	Moderate	Moderate	5.5 m	2.6 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.51 m								
						0.55 m								
152	<i>Pinus radiata</i>	Mature	Exotic	16.0 m	N-S 8.0 m	0.46 m	Fair/poor	Fair/poor	10-20 years	Moderate	Low	5.5 m	2.6 m	Moderate amount of deadwood located throughout a sparse canopy. Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.51 m								
						0.54 m								
153	<i>Pinus radiata</i>	Semi Mature	Exotic	9.0 m	N-S 6.0 m	0.33 m	Fair	Fair	20 + years	Moderate	Moderate	4.0 m	2.3 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 6.0 m	1.07 m								
						0.40 m								
154	<i>Pinus radiata</i>	Semi Mature	Exotic	10.0 m	N-S 5.0 m	0.33 m	Fair	Fair	20 + years	Moderate	Moderate	4.0 m	2.2 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 5.0 m	1.10 m								
						0.39 m								
155	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 7.0 m	0.52 m	Fair	Fair	20 + years	Moderate	Moderate	6.2 m	2.7 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 7.0 m	1.73 m								
						0.63 m								
156	<i>Pinus radiata</i>	Mature	Exotic	18.0 m	N-S 8.0 m	0.48 m	Fair	Fair	20 + years	Moderate	Moderate	5.8 m	2.6 m	Existing gravel driveway. Surface roots present.
	Radiata pine				E-W 8.0 m	1.57 m								
						0.57 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
157	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 8.0 m	0.46 m	Fair	Fair	20 + years	Moderate	Moderate	5.5 m	2.6 m	Existing gravel driveway. Surface roots present.
						1.54 m								
	Radiata pine				E-W 8.0 m	0.58 m								
158	<i>Pinus radiata</i>	Dead	Exotic	1.5 m	N-S 0.5 m	N/A	Poor	Poor	0 years	Low	Low	N/A	N/A	Stump.
						N/A								
	Radiata pine				E-W 0.5 m	N/A								
159	<i>Pinus radiata</i>	Mature	Exotic	17.5 m	N-S 7.0 m	0.58 m	Fair	Fair	20 + years	Moderate	Moderate	7.0 m	2.8 m	Existing gravel driveway. Surface roots present.
						1.88 m								
	Radiata pine				E-W 7.0 m	0.67 m								
160	<i>Laurus nobilis</i>	Young	Exotic	2.8 m	N-S 2.0 m	0.06 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.5 m	
						0.19 m								
	Bay laurel				E-W 2.0 m	0.09 m								
161	<i>Laurus nobilis</i>	Young	Exotic	4.0 m	N-S 2.4 m	0.06 m 0.07 m (0.09m)	Fair	Fair	20 + years	Low	Low	2.0 m	1.5 m	
						0.19 m 0.22 m (0.41m)								
	Bay laurel				E-W 2.4 m	0.13 m								
162	<i>Ligustrum lucidum</i>	Semi Mature	Exotic	3.0 m	N-S 4.0 m	0.30 m	Fair	Fair/poor	10-20 years	Low	Low	3.6 m	2.0 m	Previously lopped at 1m. Multi-stemmed at ground level. DBH & CA1 measured at ground level. Tree may therefore tolerate a slightly greater than 10% encroachment into the TPZ. Existing dwelling within TPZ.
						0.94 m								
	Broad-leaf privet				E-W 4.0 m	0.30 m								
163	Mixed sp.	Semi Mature	Native	4.5 m	N-S 4.0 m	0.18 m	Fair/poor	Fair/poor	10-20 years	Low	Low	2.2 m	1.8 m	Row of several trees of mixed species including Melaleuca and Callistemon. Tree dimensions averaged. Trees located on top of a 1.5m high retaining wall. Numerous branch failures.
						0.60 m								
	Mixed				E-W 4.0 m	0.24 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
164	Mixed sp.	Semi Mature	Mixed	3.3 m	N-S 2.0 m	0.10 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.5 m	Row of several trees of mixed species including Olea, Prunus and Callistemon. Tree dimensions averaged. Existing shed within TPZs.
	Mixed					0.35 m								
165	<i>Cupressus macrocarpa</i>	Mature	Exotic	10.0 m	N-S 7.0 m	0.35 m	Fair	Fair	10-20 years	Moderate	Moderate	4.2 m	2.3 m	Row of 5 trees. Tree dimensions averaged. Minor deadwood within canopies.
	Monterey cypress					1.16 m								
166	<i>Cupressus macrocarpa</i>	Mature	Exotic	10.0 m	N-S 8.0 m	0.32 m	Fair	Fair	20 + years	Moderate	Moderate	3.8 m	2.3 m	Group of several trees. Tree dimensions averaged. Low hanging branches to 1m over gravel driveway.
	Monterey cypress					1.07 m								
167	<i>Eucalyptus sp.</i>	Mature	Native	12.0 m	N-S 10.0 m	0.46 m 0.48 m (0.66m)	Fair	Fair	20 + years	High	High	7.9 m	3.0 m	Co-dominant stems at 0.9m above ground level. Minor deadwood within canopy.
	Gum tree					1.51 m 1.57 m (3.08m)								
168	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	9.0 m	N-S 6.0 m	0.33 m	Fair	Fair	20 + years	Moderate	Moderate	4.0 m	2.3 m	
	Monterey cypress					1.07 m								
169	<i>Eucalyptus camaldulensis</i>	Mature	Native NSW QLD SA VIC	12.0 m	N-S 7.5 m	0.48 m	Fair	Fair	20 + years	Moderate	Moderate	5.8 m	2.7 m	
	River red gum					1.60 m								
170	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	9.0 m	N-S 5.0 m	0.31 m	Fair	Fair	20 + years	Moderate	Moderate	3.7 m	2.2 m	
	Monterey cypress					1.01 m								
					E-W 5.0 m	0.37 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
171	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	11.0 m	N-S 6.0 m	0.30 m 0.32 m (0.43m)	Fair	Fair	20 + years	Moderate	Moderate	5.2 m	2.4 m	Co-dominant stems at 0.3m above ground level.
	Monterey cypress					0.94 m 1.01 m (1.95m)								
	Monterey cypress				E-W 6.0 m	0.47 m								
172	<i>Cupressus macrocarpa</i>	Dead	Exotic	8.0 m	N-S 2.0 m	0.26 m	Dead	Poor	0 years	Low	Low	3.1 m	2.1 m	Tree is dead.
	Monterey cypress					0.88 m								
	Monterey cypress				E-W 2.0 m	0.32 m								
173	<i>Cupressus macrocarpa</i>	Dead	Exotic	6.5 m	N-S 2.0 m	N/A	Dead	Poor	0 years	Low	Low	2.6 m	2.0 m	Too many stems to practically measure or estimate. TPZ & SRZ have therefore been estimated. Tree is dead.
	Monterey cypress					N/A								
	Monterey cypress				E-W 2.0 m	N/A								
174	<i>Cupressus macrocarpa</i>	Dead	Exotic	7.5 m	N-S 2.0 m	0.07 m 0.12 m 0.24 m (0.27m)	Dead	Poor	0 years	Low	Low	3.2 m	2.1 m	Tree is dead.
	Monterey cypress					0.22 m 0.41 m 0.79 m (1.41m)								
	Monterey cypress				E-W 2.0 m	0.35 m								
175	<i>Cupressus macrocarpa</i>	Dead	Exotic	7.5 m	N-S 1.0 m	0.11 m	Dead	Poor	0 years	Low	Low	2.0 m	1.5 m	Tree is dead.
	Monterey cypress					0.35 m								
	Monterey cypress				E-W 1.0 m	0.16 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
176	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	8.8 m	N-S 4.0 m	0.18 m 0.20 m 0.20 m (0.33m)	Fair	Fair	20 + years	Moderate	Moderate	4.0 m	2.5 m	Comprised of 3 stems at 10.5m above ground level. Existing gravel driveway within TPZ.
	Monterey cypress					0.57 m 0.66 m 0.66 m (1.88m)								
	Monterey cypress					E-W 4.0 m 0.50 m								
177	<i>Cupressus macrocarpa</i>	Dead	Exotic	6.5 m	N-S 2.0 m	0.13 m	Dead	Poor	0 years	Low	Low	2.0 m	1.6 m	Tree is dead.
	Monterey cypress					0.41 m								
	Monterey cypress					E-W 2.0 m 0.18 m								
178	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	8.0 m	N-S 5.0 m	0.35 m	Fair	Fair	20 + years	Moderate	Moderate	4.2 m	2.1 m	Low hanging branches over gravel driveway. Multi-stemmed at ground level. DBH & CA1 measured at ground level. Tree may therefore tolerate a slightly greater than 10% encroachment into the TPZ.
	Monterey cypress					1.10 m								
	Monterey cypress					E-W 5.0 m 0.35 m								
179	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	8.0 m	N-S 5.0 m	0.34 m	Fair	Fair	20 + years	Moderate	Moderate	4.1 m	2.1 m	Low hanging branches over gravel driveway. Multi-stemmed at ground level. DBH & CA1 measured at ground level. Tree may therefore tolerate a slightly greater than 10% encroachment into the TPZ.
	Monterey cypress					1.07 m								
	Monterey cypress					E-W 5.0 m 0.34 m								
180	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	8.5 m	N-S 4.5 m	0.20 m	Fair	Fair	20 + years	Moderate	Moderate	2.4 m	1.9 m	Existing gravel driveway within TPZ.
	Monterey cypress					0.66 m								
	Monterey cypress					E-W 4.5 m 0.28 m								
181	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	8.7 m	N-S 5.0 m	0.40 m	Fair	Fair	20 + years	Moderate	Moderate	4.8 m	2.3 m	Multi-stemmed at ground level. DBH & CA1 measured at ground level. Tree may therefore tolerate a slightly greater than 10% encroachment into the TPZ. Existing gravel driveway within TPZ.
	Monterey cypress					1.26 m								
	Monterey cypress					E-W 5.0 m 0.40 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
182	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	9.0 m	N-S 5.5 m	0.37 m	Fair	Fair	20 + years	Moderate	Moderate	4.4 m	2.2 m	Existing gravel driveway within TPZ. Recent branch failure. DBH a measured t 0.4m.
	Monterey cypress				E-W 5.5 m	1.16 m								
183	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	8.0 m	N-S 3.5 m	0.20 m	Fair	Fair	20 + years	Low	Low	2.4 m	1.9 m	Row of 7 trees. Tree dimensions averaged. 1 tree is dead (2nd from east). Existing gravel driveway within TPZ.
	Monterey cypress				E-W 3.5 m	0.66 m								
184	<i>Pinus radiata</i>	Mature	Exotic	13.0 m	N-S 5.0 m	0.40 m	Fair	Fair	20 + years	Moderate	Moderate	4.8 m	2.4 m	Row of 8 trees. Tree dimensions averaged. Existing gravel driveway and shed within TPZ. Surface roots present.
	Radiata pine				E-W 5.0 m	1.32 m								
185	<i>Pinus radiata</i>	Mature	Exotic	11.0 m	N-S 4.0 m	0.42 m	Fair	Fair	20 + years	Moderate	Moderate	5.0 m	2.4 m	Existing shed within TPZ.
	Radiata pine				E-W 4.0 m	1.38 m								
186	<i>Pinus radiata</i>	Mature	Exotic	11.0 m	N-S 4.0 m	0.43 m	Fair	Fair	20 + years	Moderate	Moderate	5.2 m	2.5 m	Sparse canopy mass. Existing shed within TPZ.
	Radiata pine				E-W 4.0 m	1.41 m								
187	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	9.5 m	N-S 7.0 m	0.33 m	Fair	Fair	20 + years	Moderate	Moderate	4.0 m	2.2 m	Existing shed within TPZ. Leaning over shed.
	River red gum				E-W 7.0 m	1.10 m								
188	<i>Pinus radiata</i>	Mature	Exotic	17.0 m	N-S 12.0 m	0.60 m	Fair	Fair	20 + years	Moderate	Moderate	7.2 m	3.0 m	
	Radiata pine				E-W 12.0 m	1.98 m								
						0.80 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
189	<i>Eucalyptus camaldulensis</i>	Dead	Native NSW QLD SA VIC	8.0 m	N-S 5.0 m	0.28 m	Dead	Poor	0 years	Low	Low	3.4 m	2.1 m	Tree is dead.
						0.91 m								
	River red gum				E-W 5.0 m	0.34 m								
190	<i>Cupressus macrocarpa</i>	Mature	Exotic	11.0 m	N-S 8.0 m	0.36 m	Fair	Fair	20 + years	Moderate	Moderate	4.3 m	2.3 m	Low hanging branches.
						1.19 m								
	Monterey cypress				E-W 8.0 m	0.42 m								
191	<i>Cupressus macrocarpa</i>	Mature	Exotic	10.5 m	N-S 7.5 m	0.34 m	Fair	Fair	20 + years	Moderate	Moderate	4.1 m	2.2 m	
						1.13 m								
	Monterey cypress				E-W 7.5 m	0.39 m								
192	<i>Quercus robur</i>	Semi Mature	Exotic	8.5 m	N-S 6.0 m	0.23 m	Fair	Fair	20 + years	Moderate	Moderate	2.8 m	2.0 m	
						0.75 m								
	English oak				E-W 6.0 m	0.29 m								
193	<i>Cupressus macrocarpa</i>	Semi Mature	Exotic	7.0 m	N-S 6.0 m	0.18 m 0.18 m (0.25m)	Fair	Fair	20 + years	Moderate	Moderate	3.0 m	2.0 m	
						1.04 m								
	Monterey cypress				E-W 6.0 m	0.31 m								
194	<i>Quercus robur</i>	Semi Mature	Exotic	6.0 m	N-S 6.0 m	0.21 m	Fair	Fair	20 + years	Moderate	Moderate	2.5 m	1.9 m	
						0.69 m								
	English oak				E-W 6.0 m	0.27 m								
195	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	10.0 m	N-S 6.0 m	0.30 m	Fair	Fair	20 + years	Moderate	Moderate	3.6 m	2.2 m	Growing on a lean.
						1.01 m								
	River red gum				E-W 6.0 m	0.37 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
196	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	10.0 m	N-S 6.0 m	0.31 m	Fair	Fair	20 + years	Moderate	Moderate	3.7 m	2.2 m	Growing on a lean.
	River red gum				E-W 6.0 m	1.04 m								
						0.37 m								
197	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	6.5 m	N-S 4.0 m	0.16 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.7 m	Growing on a lean.
	River red gum				E-W 2.0 m	0.50 m								
						0.21 m								
198	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	6.0 m	N-S 5.0 m	0.27 m	Fair	Fair	20 + years	Low	Low	3.2 m	2.1 m	Growing on a lean.
	River red gum				E-W 4.0 m	0.88 m								
						0.32 m								
199	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	6.5 m	N-S 3.0 m	0.22 m	Fair	Fair	20 + years	Low	Low	2.6 m	1.9 m	Growing on a lean.
	River red gum				E-W 3.0 m	0.75 m								
						0.27 m								
200	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	7.0 m	N-S 5.0 m	0.27 m	Fair	Fair	20 + years	Low	Low	3.2 m	2.1 m	Growing on a lean.
	River red gum				E-W 5.0 m	0.91 m								
						0.33 m								
201	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	5.0 m	N-S 4.0 m	0.16 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.7 m	Growing on a lean.
	River red gum				E-W 2.0 m	0.50 m								
						0.20 m								
202	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	7.0 m	N-S 5.0 m	0.30 m	Fair	Fair	20 + years	Moderate	Moderate	3.6 m	2.1 m	
	River red gum				E-W 5.0 m	0.97 m								
						0.35 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
203	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	9.0 m	N-S 6.0 m	0.35 m	Fair	Fair	20 + years	Moderate	Moderate	4.2 m	2.3 m	
	River red gum				E-W 6.0 m	1.16 m								
						0.43 m								
204	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	6.0 m	N-S 6.0 m	0.28 m	Fair	Fair/poor	10-20 years	Low	Low	3.4 m	2.1 m	Growing on a severe lean.
	River red gum				E-W 4.0 m	0.91 m								
						0.33 m								
205	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	6.0 m	N-S 4.0 m	0.22 m	Fair	Fair	20 + years	Low	Low	2.6 m	1.8 m	Growing on a severe lean.
	River red gum				E-W 4.0 m	0.69 m								
						0.24 m								
206	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	5.5 m	N-S 5.0 m	0.20 m	Fair	Fair/poor	10-20 years	Low	Low	2.4 m	1.8 m	Growing on a severe lean.
	River red gum				E-W 5.0 m	0.63 m								
						0.23 m								
207	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	8.0 m	N-S 5.0 m	0.26 m	Fair	Fair	20 + years	Moderate	Moderate	3.1 m	2.0 m	
	River red gum				E-W 5.0 m	0.85 m								
						0.31 m								
208	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	7.0 m	N-S 3.0 m	0.14 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.6 m	
	River red gum				E-W 3.0 m	0.44 m								
						0.19 m								
209	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	3.0 m	N-S 5.0 m	0.21 m	Fair	Poor	10-20 years	Low	Low	2.5 m	1.9 m	Growing on a severe lean.
	River red gum				E-W 7.0 m	0.72 m								
						0.28 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
210	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	7.0 m	N-S 6.0 m	0.35 m	Fair	Fair/poor	10-20 years	Moderate	Low	4.2 m	2.3 m	Growing on a severe lean.
	River red gum					1.16 m								
						0.43 m								
211	<i>Eucalyptus camaldulensis</i>	Young	Native NSW QLD SA VIC	3.5 m	N-S 4.0 m	0.10 m	Fair	Fair/poor	10-20 years	Low	Low	2.0 m	1.5 m	Growing on a severe lean.
	River red gum					0.35 m								
						0.14 m								
212	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	5.0 m	N-S 5.0 m	0.23 m	Fair	Fair/poor	10-20 years	Low	Low	2.8 m	2.0 m	Growing on a severe lean.
	River red gum					0.75 m								
						0.29 m								
213	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	7.0 m	N-S 6.0 m	0.27 m	Fair	Fair/poor	10-20 years	Low	Low	3.2 m	2.1 m	Growing on a severe lean.
	River red gum					0.88 m								
						0.32 m								
214	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	4.8 m	N-S 3.0 m	0.13 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.6 m	Growing on a severe lean.
	River red gum					0.41 m								
						0.17 m								
215	<i>Eucalyptus camaldulensis</i>	Dead	Native NSW QLD SA VIC	3.0 m	N-S 1.0 m	0.10 m	Dead	Poor	0 years	Low	Low	2.0 m	1.5 m	2 trees. Tree dimensions averaged. Trees are dead.
	River red gum					0.31 m								
						0.10 m								
216	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	4.0 m	N-S 3.0 m	0.16 m	Fair	Poor	5-10 years	Low	Low	2.0 m	1.7 m	Growing on a severe lean.
	River red gum					0.53 m								
						0.21 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
217	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	4.5 m	N-S 3.0 m	0.18 m	Fair	Poor	5-10 years	Low	Low	2.2 m	1.8 m	Growing on a severe lean.
	River red gum				E-W 6.0 m	0.57 m								
218	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	5.5 m	N-S 2.0 m	0.13 m	Fair	Fair	20 + years	Low	Low	2.0 m	1.6 m	
	River red gum				E-W 2.0 m	0.44 m								
219	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	9.5 m	N-S 6.0 m	0.30 m	Fair	Fair	20 + years	Moderate	Moderate	3.6 m	2.2 m	
	River red gum				E-W 6.0 m	1.01 m								
220	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	4.5 m	N-S 3.5 m	0.13 m	Fair	Fair/ poor	10-20 years	Low	Low	2.0 m	1.6 m	Growing on a severe lean.
	River red gum				E-W 3.5 m	0.41 m								
221	<i>Eucalyptus camaldulensis</i>	Young	Native NSW QLD SA VIC	2.0 m	N-S 2.0 m	0.05 m	Fair	Fair/ poor	20 + years	Low	Low	2.0 m	1.5 m	
	River red gum				E-W 2.0 m	0.16 m								
222	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	4.6 m	N-S 4.0 m	0.12 m	Fair	Fair/ poor	10-20 years	Low	Low	2.0 m	1.6 m	Growing on a severe lean.
	River red gum				E-W 4.0 m	0.41 m								
223	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	7.0 m	N-S 5.5 m	0.33 m	Fair	Fair/ poor	10-20 years	Moderate	Low	4.0 m	2.2 m	Growing on a severe lean.
	River red gum				E-W 5.5 m	1.10 m								

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Comments
224	<i>Eucalyptus camaldulensis</i>	Young	Native NSW QLD SA VIC	2.8 m	N-S 2.5 m	0.06 m	Fair	Poor	10-20 years	Low	Low	2.0 m	1.5 m	Growing on a severe lean.
	River red gum					0.19 m								
	River red gum					E-W 2.5 m								
225	<i>Eucalyptus camaldulensis</i>	Semi Mature	Native NSW QLD SA VIC	7.5 m	N-S 5.0 m	0.19 m	Fair	Fair/poor	10-20 years	Low	Low	2.3 m	1.9 m	Growing on a severe lean.
	River red gum					0.63 m								
	River red gum					E-W 5.0 m								
226	<i>Eucalyptus camaldulensis</i>	Young	Native NSW QLD SA VIC	2.0 m	N-S 2.0 m	0.05 m	Fair	Fair/poor	10-20 years	Low	Low	2.0 m	1.5 m	Growing on a severe lean.
	River red gum					0.16 m								
	River red gum					E-W 2.0 m								
227	<i>Eucalyptus camaldulensis</i>	Young	Native NSW QLD SA VIC	2.0 m	N-S 2.0 m	0.04 m	Dead	Poor	0 years	Low	Low	2.0 m	1.5 m	Growing on a severe lean. Tree is dead.
	River red gum					0.13 m								
	River red gum					E-W 2.0 m								

4.1 Photographic evidence



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Tree 6



Tree 7



Tree 8



Tree 9



Tree 10



Tree 11



Tree 12



Tree 13



Tree 14



Tree 15



Tree 16



Tree 17



Tree 18



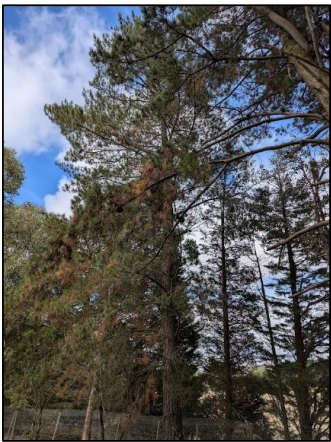
Tree 19



Tree 20



Tree 21



Tree 22



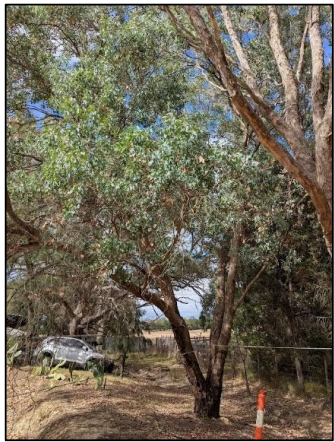
Tree 23



Tree 24



Tree 25



Tree 26



Tree 27



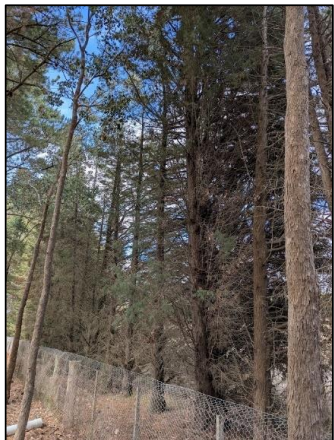
Tree 28



Tree 29



Tree 30



Tree 31



Tree 32



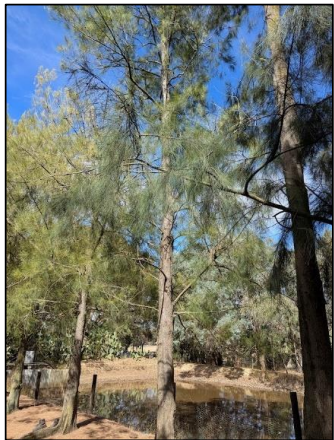
Tree 33



Tree 34



Tree 35



Tree 36



Tree 37



Tree 38



Tree 39



Tree 40



Tree 41



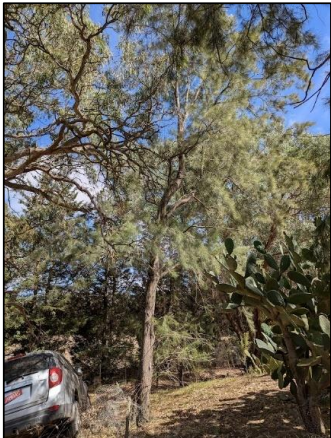
Tree 42



Tree 43



Tree 44



Tree 45



Tree 46



Tree 47



Tree 48



Tree 49



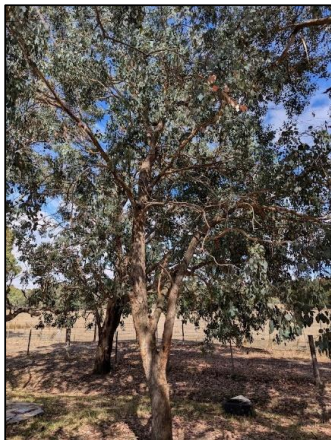
Tree 50



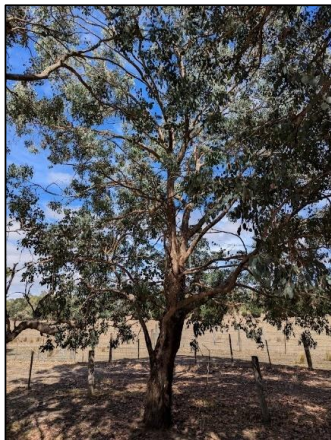
Tree 51



Tree 52



Tree 53



Tree 54



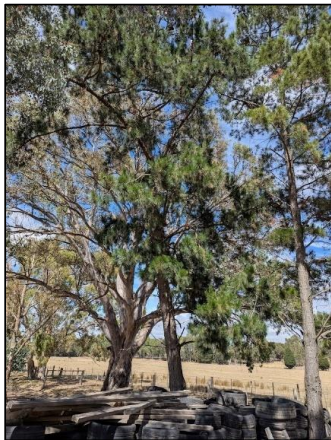
Tree 55



Tree 56



Tree 57



Tree 58



Tree 59



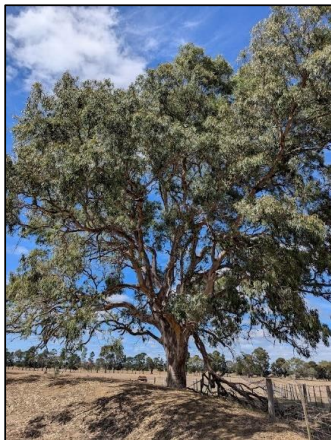
Tree 60



Tree 61



Tree 62



Tree 63



Tree 64



Tree 65



Tree 66



Tree 67



Tree 68



Tree 69



Tree 70



Tree 71



Tree 72



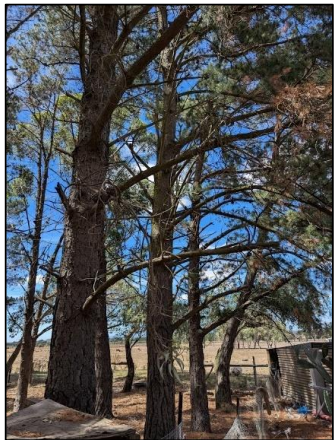
Tree 73



Tree 74



Tree 75



Tree 76



Tree 77



Tree 78



Tree 79



Tree 80



Tree 81



Tree 82



Tree 83



Tree 84



Tree 85



Tree 86



Tree 87



Tree 88



Tree 89



Tree 90



Tree 91



Tree 92



Tree 93



Tree 94



Tree 95



Tree 96



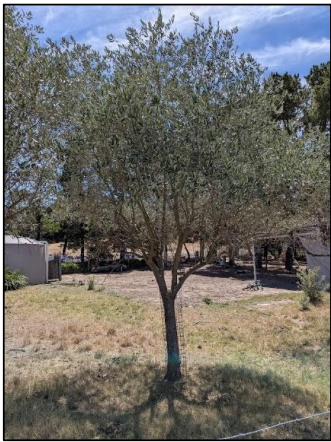
Tree 97



Tree 98



Tree 99



Tree 100



Tree 101



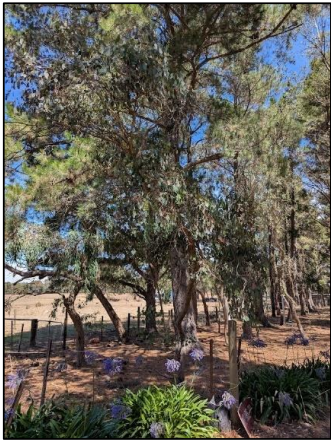
Tree 102



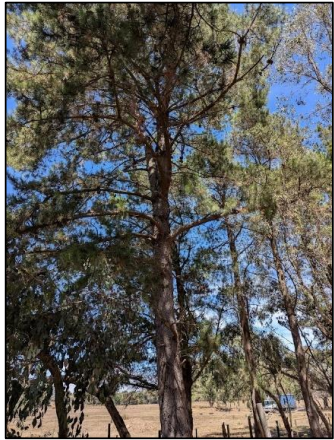
Tree 103



Tree 104



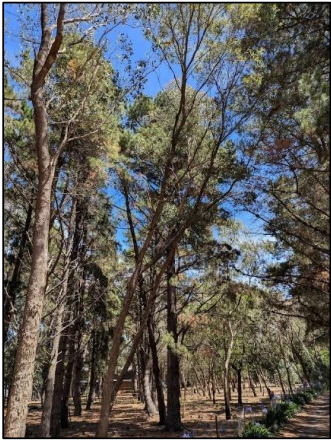
Tree 105



Tree 106



Tree 107



Tree 108



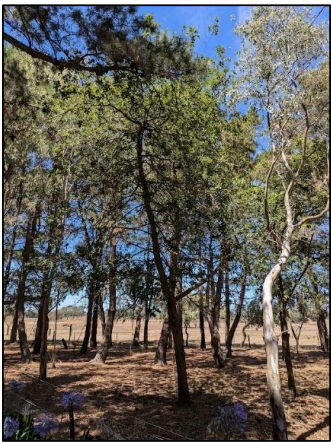
Tree 109



Tree 110



Tree 111



Tree 112



Tree 113



Tree 114



Tree 115



Tree 116



Tree 117



Tree 118



Tree 119



Tree 120



Tree 121



Tree 122



Tree 123



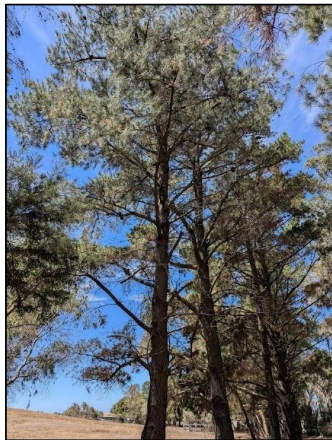
Tree 124



Tree 125



Tree 126



Tree 127



Tree 128



Tree 129



Tree 130



Tree 131



Tree 132



Tree 133



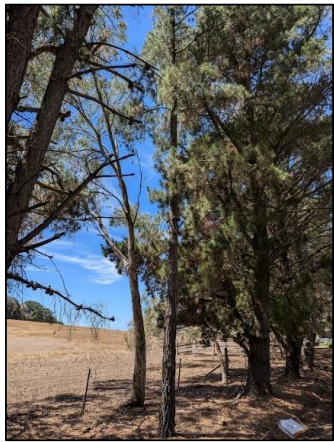
Tree 134



Tree 135



Tree 136



Tree 137



Tree 138



Tree 139



Tree 140



Tree 141



Tree 142



Tree 143



Tree 144



Tree 145



Tree 146



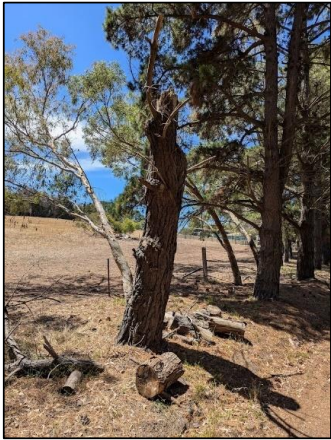
Tree 147



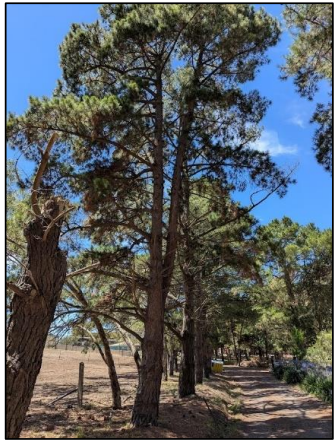
Tree 148



Tree 149



Tree 150



Tree 151



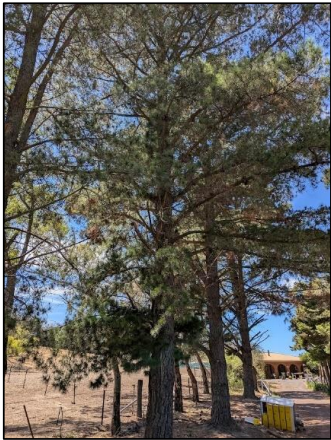
Tree 152



Tree 153



Tree 154



Tree 155



Tree 156



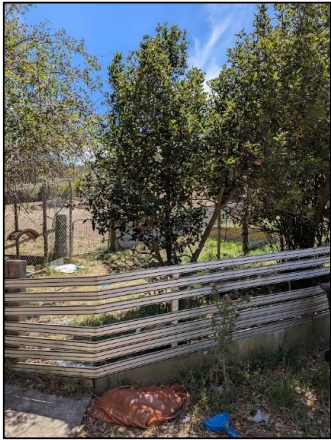
Tree 157



Tree 158



Tree 159



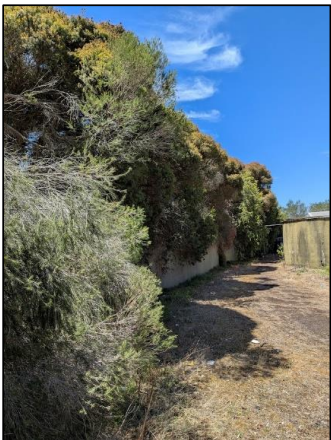
Tree 160



Tree 161



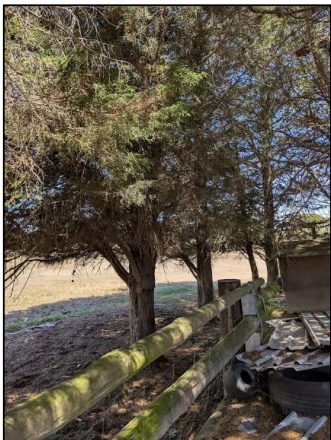
Tree 162



Tree 163



Tree 164



Tree 165



Tree 166



Tree 167



Tree 168



Tree 169



Tree 170



Tree 171



Tree 172



Tree 173



Tree 174



Tree 175



Tree 176



Tree 177



Tree 178



Tree 179



Tree 180



Tree 181



Tree 182



Tree 183



Tree 184



Tree 185



Tree 186



Tree 187



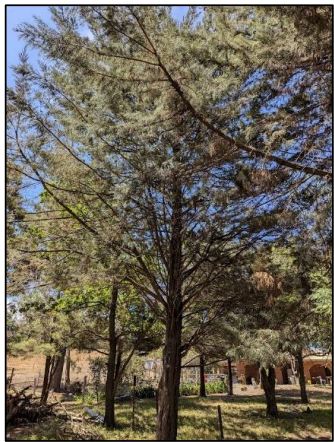
Tree 188



Tree 189



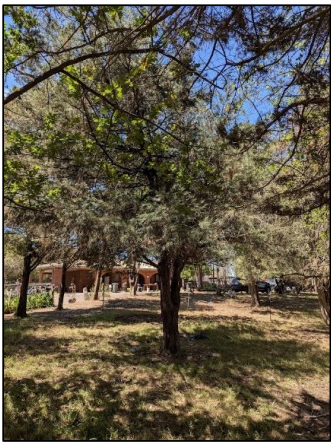
Tree 190



Tree 191



Tree 192



Tree 193



Tree 194



Tree 195



Tree 196



Tree 197



Tree 198



Tree 199



Tree 200



Tree 201



Tree 202



Tree 203



Tree 204



Tree 205



Tree 206



Tree 207



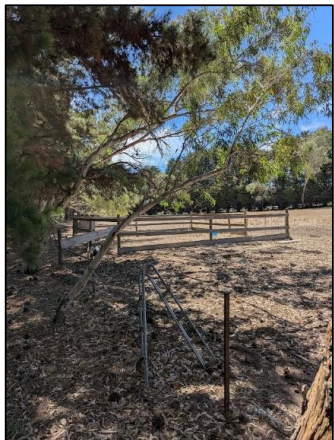
Tree 208



Tree 209



Tree 210



Tree 211



Tree 212



Tree 213



Tree 214



Tree 215



Tree 216



Tree 217



Tree 218



Tree 219



Tree 220



Tree 221



Tree 222



Tree 223



Tree 224



Tree 225



Tree 226



Tree 227



Subject site as viewed from Grants Road



Front gate



Existing front section of the driveway as viewed from the north



Existing dam near the front driveway



Existing driveway near Tree group 72



Rear of shed to be removed



Shed to be retained



Rear of shed to be retained



Dam at base of Trees 62 & 63



Location of proposed pedestiran access near Trees 78-98



Existing dwelling and driveway as viewed from the west



Existing dwelling and storage shed



Driveway at base of Tree group 166

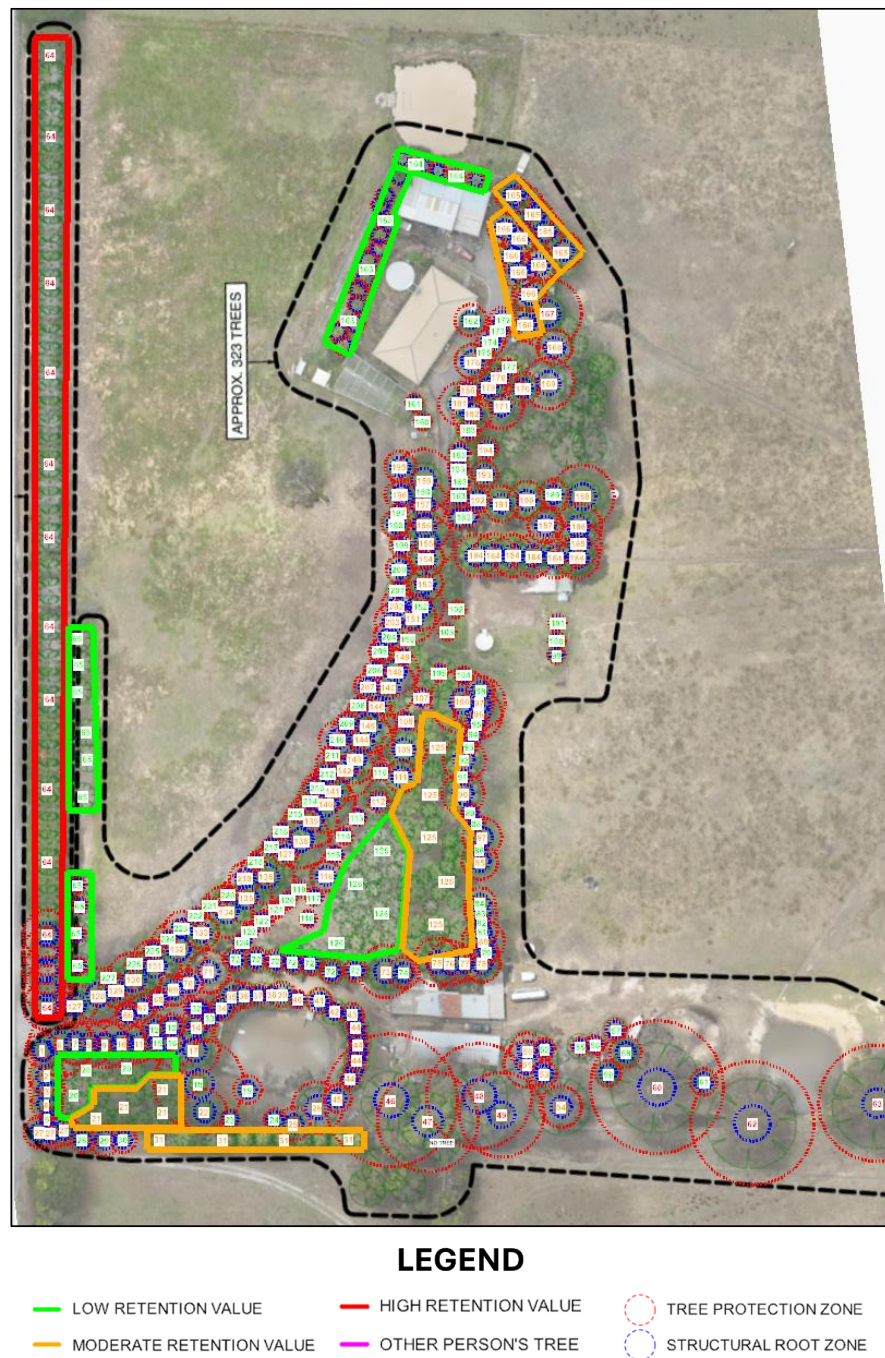


Existing driveway as viewed from the east

5 Site maps

The following maps indicates the approximate tree locations in relation to the existing conditions:

5.1 Existing conditions



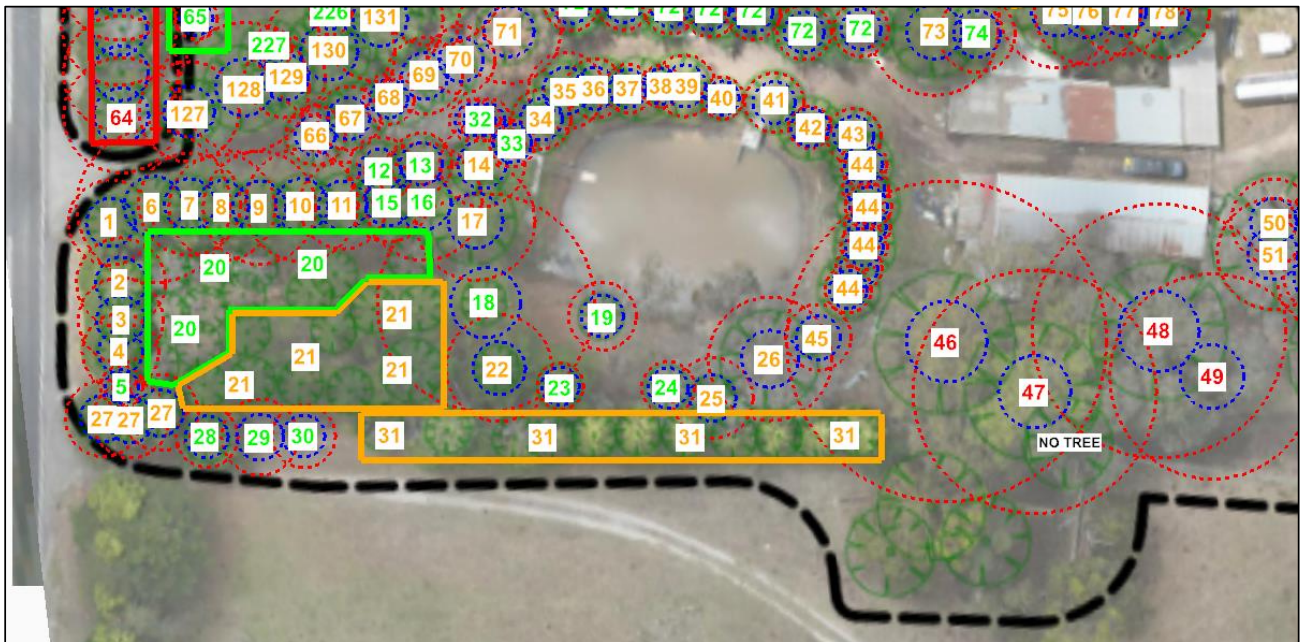
5.1.1 Existing conditions (front driveway)



LEGEND

- LOW RETENTION VALUE
- HIGH RETENTION VALUE
- MODERATE RETENTION VALUE
- OTHER PERSON'S TREE
- ⬢ TREE PROTECTION ZONE
- ⬢ STRUCTURAL ROOT ZONE

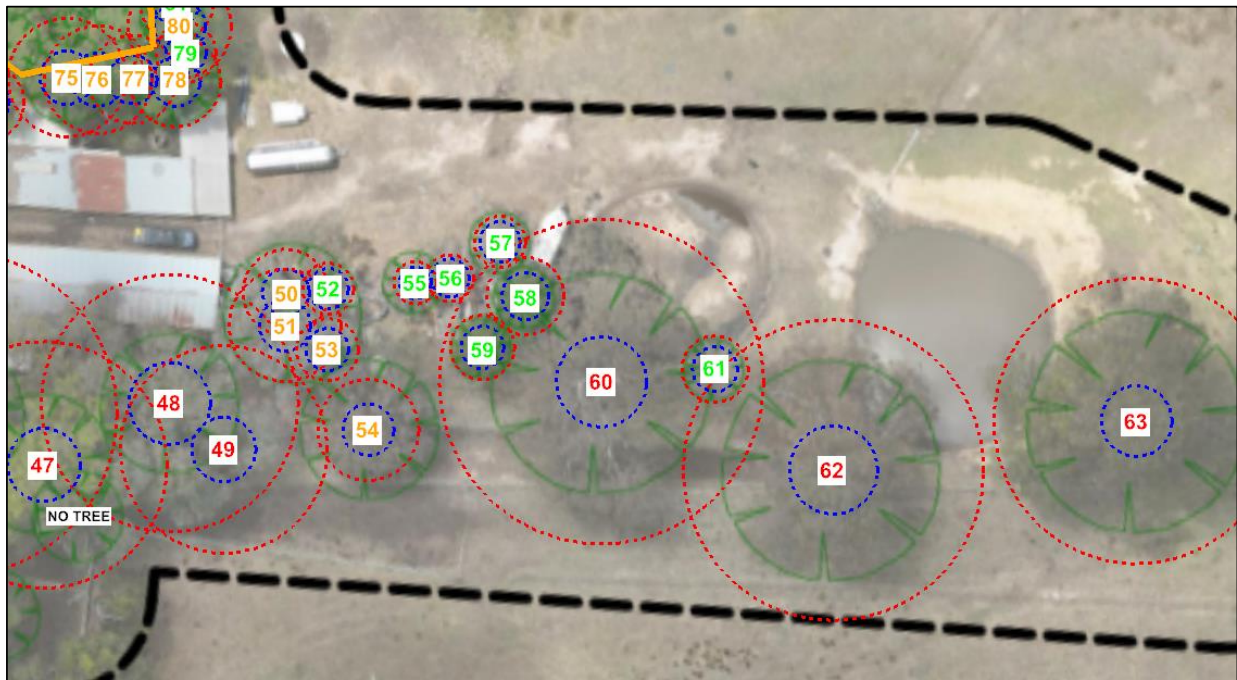
5.1.2 Existing conditions (front dam and sheds)



LEGEND

- | | | |
|--|--|--|
| — LOW RETENTION VALUE | — HIGH RETENTION VALUE | ○ TREE PROTECTION ZONE |
| — MODERATE RETENTION VALUE | — OTHER PERSON'S TREE | ○ STRUCTURAL ROOT ZONE |

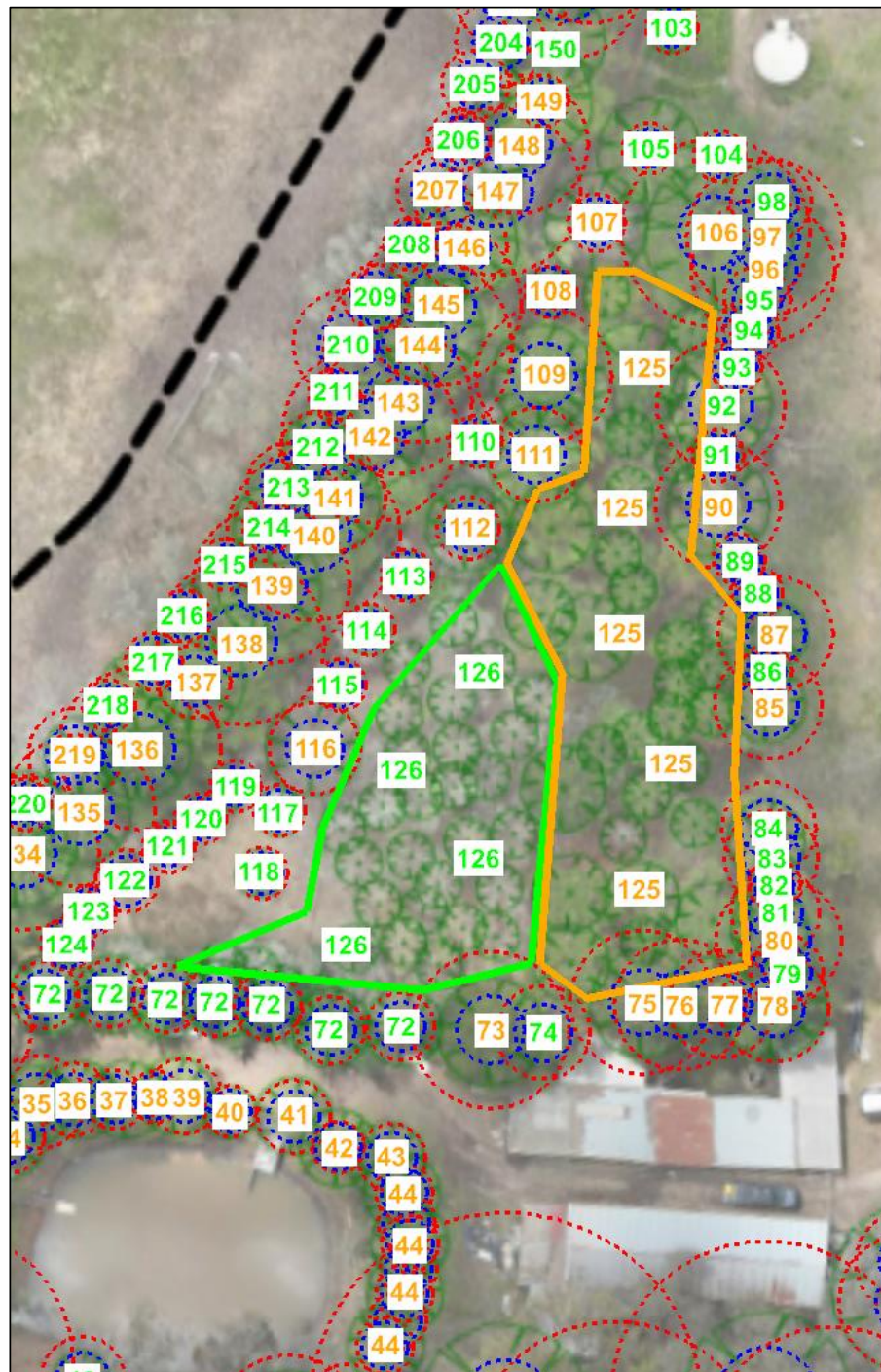
5.1.3 Existing conditions (rear dams)



LEGEND

- | | | |
|----------------------------|------------------------|------------------------|
| — LOW RETENTION VALUE | — HIGH RETENTION VALUE | ○ TREE PROTECTION ZONE |
| — MODERATE RETENTION VALUE | — OTHER PERSON'S TREE | ○ STRUCTURAL ROOT ZONE |

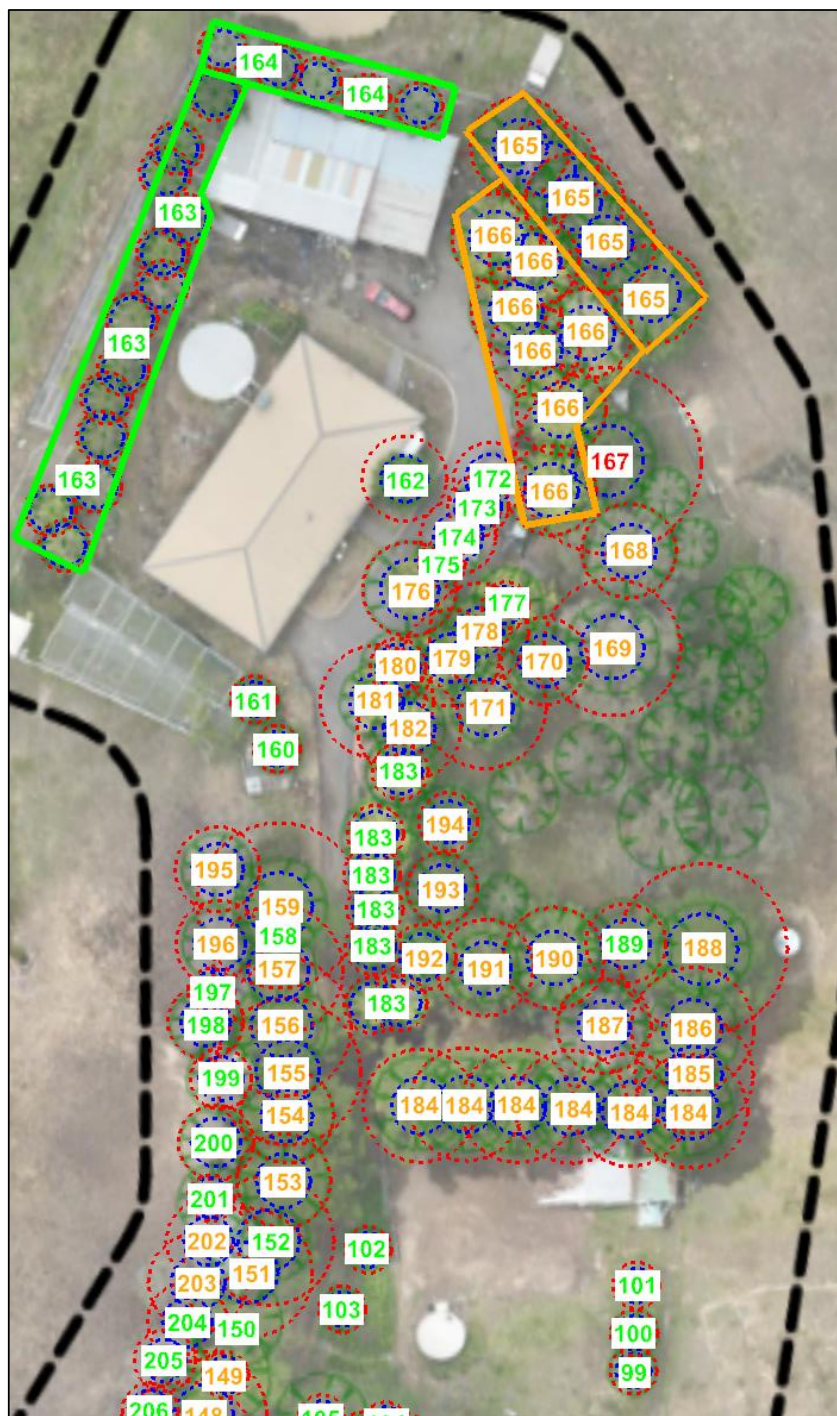
5.1.4 Existing conditions (middle section)



LEGEND

- LOW RETENTION VALUE
- HIGH RETENTION VALUE
- MODERATE RETENTION VALUE
- OTHER PERSON'S TREE
- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE

5.1.5 Existing conditions (dwelling area)

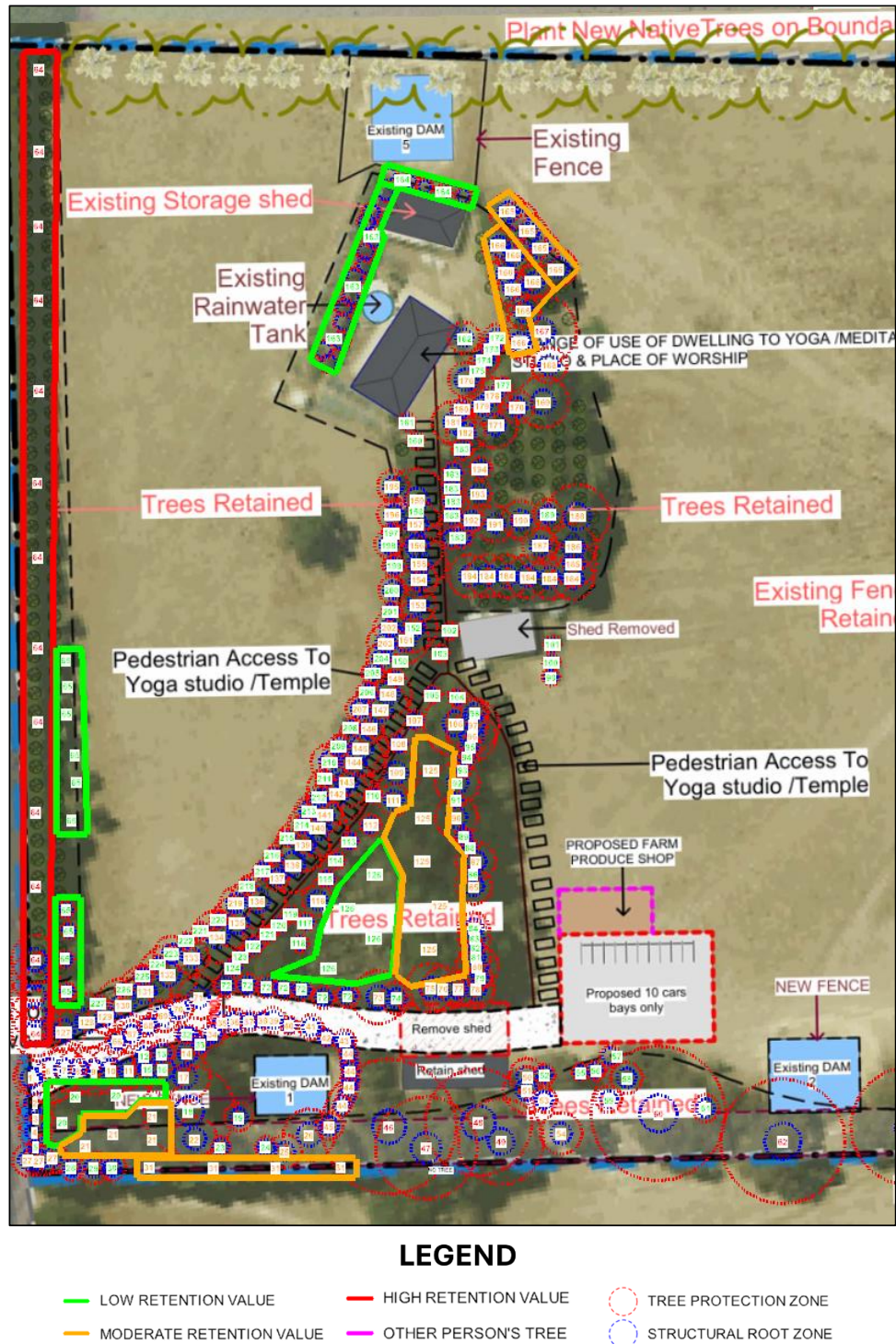


LEGEND

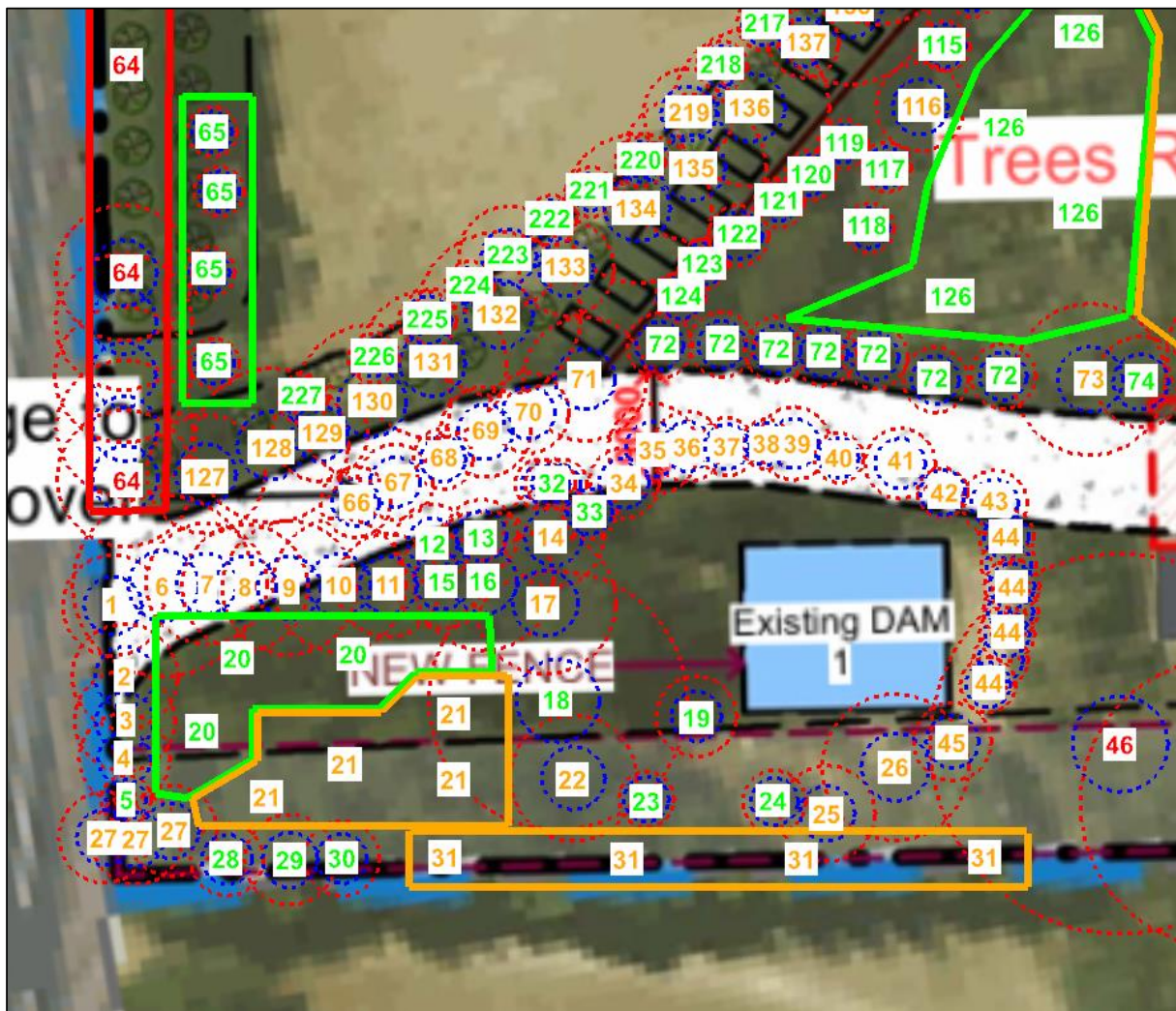
- | | | |
|----------------------------|------------------------|------------------------|
| — LOW RETENTION VALUE | — HIGH RETENTION VALUE | ○ TREE PROTECTION ZONE |
| — MODERATE RETENTION VALUE | — OTHER PERSON'S TREE | ○ STRUCTURAL ROOT ZONE |

5.2 Proposed plans

The following map indicates the approximate tree locations in relation to the proposed plans:



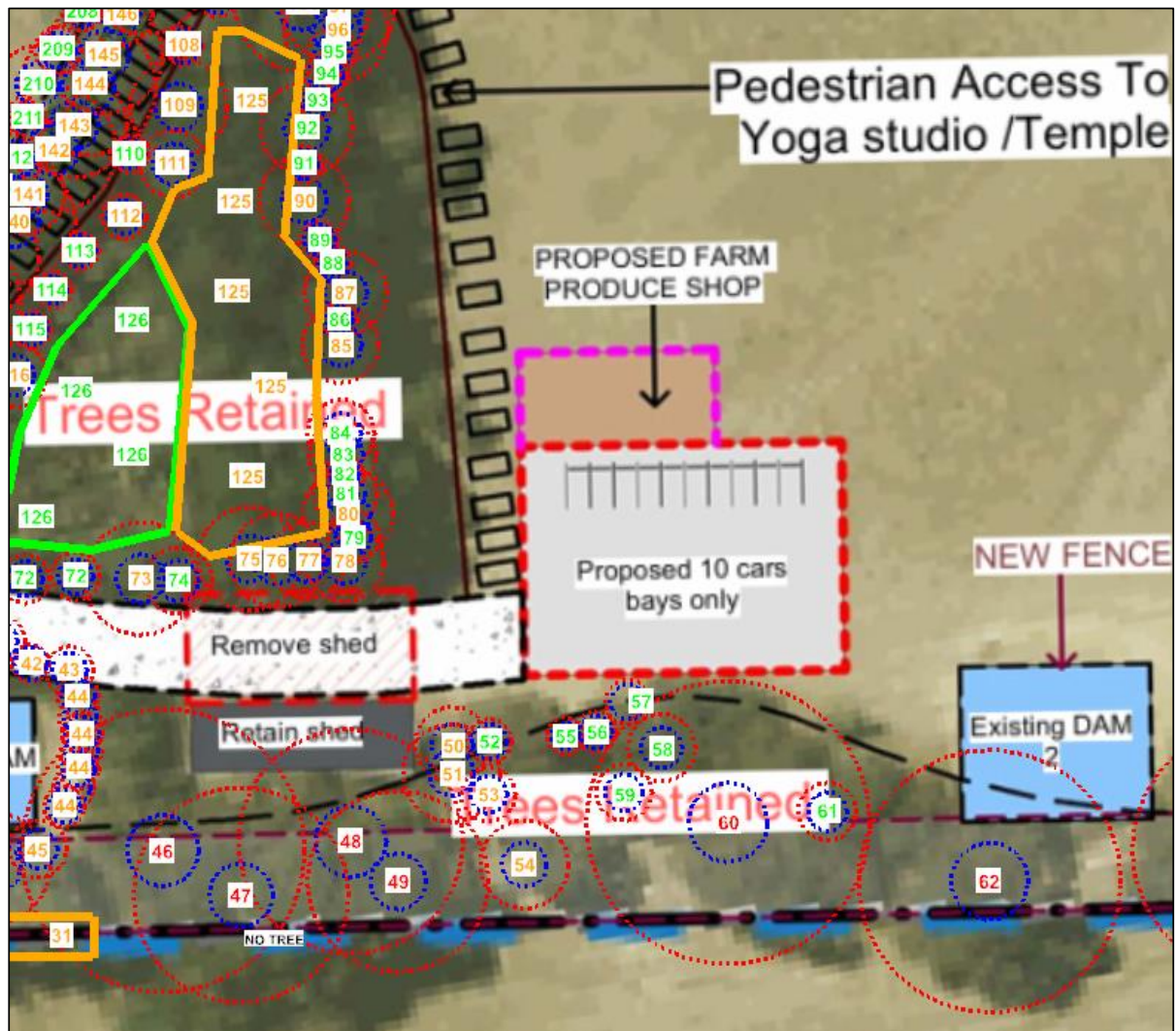
5.2.1 Proposed plans (front section)



LEGEND

- | | | |
|--|--|--|
| — LOW RETENTION VALUE | — HIGH RETENTION VALUE | ∘ TREE PROTECTION ZONE |
| — MODERATE RETENTION VALUE | — OTHER PERSON'S TREE | ∘ STRUCTURAL ROOT ZONE |

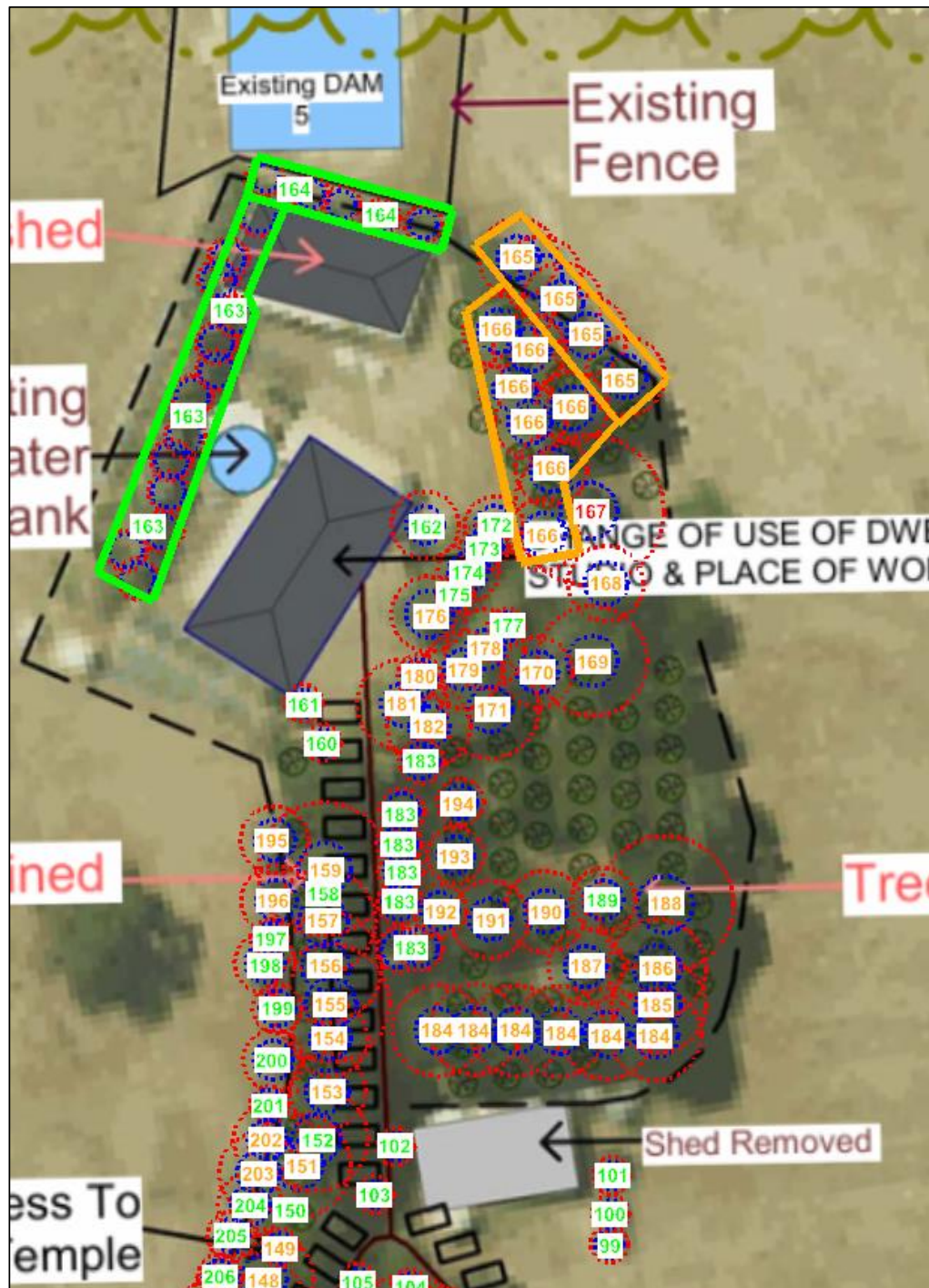
5.2.2 Proposed plans (shed / car bays / pedestrian access)



LEGEND

- | | | |
|----------------------------|------------------------|------------------------|
| — LOW RETENTION VALUE | — HIGH RETENTION VALUE | ○ TREE PROTECTION ZONE |
| — MODERATE RETENTION VALUE | — OTHER PERSON'S TREE | ○ STRUCTURAL ROOT ZONE |

5.2.3 Proposed plans (dwelling area)



LEGEND

- | | | |
|----------------------------|------------------------|------------------------|
| — LOW RETENTION VALUE | — HIGH RETENTION VALUE | ○ TREE PROTECTION ZONE |
| — MODERATE RETENTION VALUE | — OTHER PERSON'S TREE | ○ STRUCTURAL ROOT ZONE |

6 Discussion

6.1 Tree protection zone

The tree protection zone (TPZ) is determined by multiplying the trunk diameter of the tree at breast height, 1.4m from ground level, by 12. A 10% encroachment on one side of this zone is acceptable without investigation into root distribution or offset of the lost area.

Section 3.2 of the Australian Standard AS4970 – 2009 Protection of Trees on Development Sites states that the TPZ of Palms, other monocots, cycads and tree ferns should not be less than 1 m outside the crown projection.

6.2 Structural root zone

The structural root zone (SRZ) is the setback required to avoid damage to stabilising structural roots. The loss of roots within the SRZ must be avoided. The SRZ is determined by applying the following formula: $(D \times 50) 0.42 \times 0.64$ where D = trunk diameter in metres.

6.3 Designing around trees

It may be possible to encroach into or make variations to the TPZ of the trees that must be retained. Encroachment includes excavation, compacted fill and machine trenching.

The following is referenced from section 3.3 of the Australian Standards AS4970 – 2009 Protection of Trees on Development Sites:

6.3.1 Minor encroachment

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.

6.3.2 Major encroachment

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ the project arborist must demonstrate that the trees would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods.

7 Conclusion

7.1 Tree retention value

7.1.1 Low retention value

The following trees are considered to be of low retention value:

- 5, 12, 13, 15, 16, 18, 19, 20, 23, 24, 28, 29, 30, 32, 33, 52, 55 – 59, 61, 65, 72, 74, 79, 81 – 84, 86, 88, 89, 91 – 95, 98 – 105, 110, 113, 114, 115, 117 – 124, 126, 150, 152, 158, 160 – 164, 172 – 175, 177, 183, 189, 197 – 201, 204, 205, 206, 208 – 218 & 220 – 227.

7.1.2 Moderate retention value

The following trees are considered to be of moderate retention value:

- 1 - 4, 6 – 11, 14, 17, 21, 22, 25, 26, 27, 31, 34 – 45, 50, 51, 53, 54, 66 – 71, 73, 75 – 78, 80, 85, 87, 90, 96, 97, 106 – 109, 111, 112, 116, 125, 127 – 149, 151, 153 – 157, 159, 165, 166, 168 – 171, 176, 178 – 182, 184 – 188, 190 – 196, 202, 203, 207 & 219.

7.1.3 High retention value

The following trees are considered to be of high retention value:

- 46, 47, 48, 49, 60, 62, 63, 64 & 167.

7.2 Permit requirements

7.2.1 Victoria Planning Provisions - Clause 52.17 (Native vegetation)

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

7.2.1.1 Permit wording

Under Clause 52.17, native trees require a Victorian planning permit to remove destroy or lop. This clause does not apply to vegetation that was either planted or grown as a result of direct seeding, nor does it apply to naturally-regenerated vegetation that is less than 10 years old. Consequently, only large, mature endemic trees may be considered protected under Clause 52.17. All of the assessed trees are either not endemic, or lack the age and size to be considered naturally occurring; consequently, all of the assessed trees are not protected under Clause 52.17.

7.2.2 Clause 52.17-7 (Exemptions)

The requirement to obtain a permit does not apply to:	
Conservation work	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of conservation work: • which provides an overall improvement for biodiversity; and • with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Crown land	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to manage Crown land: • by or on behalf of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>), or Parks Victoria, and in accordance with the <i>Procedure for the removal, destruction or lopping of native vegetation on Crown land</i>; or • with written permission from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Dead native vegetation	Dead native vegetation Native vegetation that is dead. This exemption does not apply to a standing dead tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
Emergency works	Native vegetation that is to be removed, destroyed, or lopped: • in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access associated with emergency works; or

The requirement to obtain a permit does not apply to:	
	where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.
Existing buildings	Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the use or maintenance of a building constructed in accordance with a planning or building permit issued before 15 September 2008. This exemption does not apply to: - the operation or maintenance of a fence; or - native vegetation located more than 10 metres measured from the outermost point of the building.
Existing buildings and works in the Farming Zone and Rural Activity Zone	Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the use or maintenance of an existing building or works used for Agricultural production, including a dam, utility service, bore, horticultural trellising and accessway in the Farming Zone or the Rural Activity Zone. This exemption does not apply to: - the use or maintenance of a Dwelling; or - the operation or maintenance of a fence; or - native vegetation located more than 10 metres measured from the outermost point of the building or works.
Fences	Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable: - the operation or maintenance of an existing fence; or - the construction of a boundary fence between properties in different ownership. The clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.
Fire protection	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to carry out any of the following fire protection activities: - fire fighting; - planned burning; - making or maintenance of a fuelbreak or firefighting access track (or any combination thereof) that does not exceed a combined width of 6 metres; - making a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>); - in accordance with a fire prevention notice issued under either: - Section 65 of the Forests Act 1958; or - Section 41 of the Country Fire Authority Act 1958. - keeping native vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the <i>Electricity Safety Act 1998</i>; - minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by or on behalf of that authority, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the <i>Road Management Act 2004</i>. <i>Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.</i>
Geothermal energy exploration and extraction	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <i>Geothermal Energy Resources Act 2005</i>.
Grasses	Native grass that is to be mowed or slashed for maintenance only, provided that the grass is: located within a lawn, garden or other landscaped area; or

The requirement to obtain a permit does not apply to:	
	maintained at a height of at least 10 centimetres above ground level.
Grazing	Native vegetation that is to be removed, destroyed or lopped by domestic stock grazing on: - freehold land; or - Crown land in accordance with a license, permit or lease granted under applicable legislation.
Greenhouse gas sequestration and exploration	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <i>Greenhouse Gas Geological Sequestration Act 2008</i> .
Harvesting for timber production – naturally established native vegetation	Naturally established native vegetation that is to be removed, destroyed or lopped to enable timber harvesting operations and associated activities that are in accordance with the <i>Code of Practice for Timber Production 2014</i> and are: - undertaken on public land under a licence or permit issued under section 52 of the <i>Forests Act 1958</i>; or - authorised in accordance with Part 5 of the <i>Sustainable Forests (Timber) Act 2004</i>.
Land management or directions notice	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the <i>Catchment and Land Protection Act 1994</i> .
Land use conditions	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <i>Catchment and Land Protection Act 1994</i> .
Lopping and pruning for maintenance	Lopping or pruning native vegetation, for maintenance only, provided no more than 1/3 of the foliage of each individual plant is lopped or pruned. This exemption does not apply to: - the pruning or lopping of the trunk of a native tree; or - native vegetation on a roadside or railway reservation
Mineral exploration and extraction	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention license issued under the <i>Mineral Resources (Sustainable Development) Act 1990</i>: - that is low impact exploration within the meaning of Schedule 4A of the <i>Mineral Resources (Sustainable Development) Act 1990</i>; or - in accordance with a work plan approved under Part 3 of the <i>Mineral Resources (Sustainable Development) Act 1990</i>. <i>Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.</i>
New buildings and works in the Farming Zone and Rural Activity Zone	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the construction of a building or works used for Agricultural production, including a dam, utility service, bore and accessway, in the Farming Zone or the Rural Activity Zone. The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: 1 hectare of native vegetation which does not include a tree. 15 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. 5 native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. This exemption does not apply to the construction or operation of a pivot irrigation system or horticultural trellising.
New dwellings in the Farming Zone and Rural Activity Zone	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the construction of a dwelling in the Farming Zone or Rural Activity Zone. The maximum extent of native vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: 300 square metres of native vegetation which does not include a tree. 5 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. 1 native tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. This exemption does not apply native vegetation removed, destroyed or lopped to enable the

The requirement to obtain a permit does not apply to:	
	construction of a swimming pool, tennis court or horse ménage.
Personal use	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to obtain reasonable amounts of wood for personal use by the owner or lawful occupier of the land. For the purpose of this exemption personal use means uses such as heating and cooking, building and fence construction on land, and hobbies such as arts and craft. This exemption does not apply to: - contiguous land in one ownership that has an area of less than 10 hectares; - the removal, destruction or lopping of native vegetation by means other than cutting or chopping; or - a standing native tree (including a dead tree) with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
Pest animal burrows	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows in the Farming Zone or the Rural Activity Zone: - in accordance with written agreement of an officer of the department responsible for administering the <i>Flora and Fauna Guarantee Act 1988</i>; or - provided the maximum extent of native vegetation removed, destroyed or lopped on contiguous land in the same ownership in a five year period does not exceed any of the following: 1 hectare of native vegetation which does not include a tree; or 15 native trees with a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.
Planted vegetation	Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.
Railways	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Regrowth	Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is: - less than 10 years old; or - bracken (<i>Pteridium esculentum</i>); or - within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation; or - less than ten years old at the time of a property vegetation plan being signed by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>), and is: - shown on that plan as being 'certified regrowth'; and - on land that is to be used or maintained for cultivation or pasture during the term of that plan. This exemption does not apply to land where native vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.
Road safety	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by and on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Site area	Native vegetation that is to be removed, destroyed or lopped on land, together with all contiguous land in one ownership, which has an area of less than 0.4 hectares. This exemption does not apply to native vegetation on a roadside or rail reservation.
Stock movements on	Native vegetation that is to be removed, or destroyed by stock being moved along a road. This exemption does not apply to grazing as a result of holding stock in a temporary fence (including an

The requirement to obtain a permit does not apply to:	
roads	electric fence) on a roadside for the purpose of feeding.
Stone exploration	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration. The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: • 1 hectare of native vegetation which does not include a tree. • 15 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. • 5 native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. This exemption does not apply to costeaning and bulk sampling activities.
Stone extraction	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone extraction in accordance with a work plan approved under the <i>Mineral Resources (Sustainable Development) Act 1990</i> and authorised by a work authority under that Act.
Surveying	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the <i>Surveying Act 2004</i>) using hand-held tools to establish a sightline for the measurement of land.
Traditional owners	Native vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with: • a natural resource agreement under Part 6 of the <i>Traditional Owner Settlement Act 2010</i>; or • an authorisation order made under sections 82 or 84 of the <i>Traditional Owner Settlement Act 2010</i> as those sections were in force immediately before the commencement of section 24 of the <i>Traditional Owner Settlement Amendment Act</i> in 2016 (1 May 2017).
Utility installations	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary: • to maintain the safe and efficient function a Minor utility installation; or • by or on behalf of a utility service provider to maintain or construct a utility installation in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>).
Vehicle access from public roads	Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road. This exemption only applies to properties which share a common boundary with the road reserve, and the total width of clearing must not exceed 6 metres. This exemption does not apply where there is a practical opportunity to site the accessway to avoid the removal, destruction or lopping of native vegetation. In this exemption, roadside and public road have the same meanings as in section 3 of the <i>Road Management Act 2004</i>. <i>Note: Under the Road Management Act 2004 the written consent of the coordinating road authority is required to conduct any works, including removing a tree or other vegetation, in, on, under or over a road.</i>
Weeds	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal or destruction of a weed listed in the schedule to Clause 52.17. The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: • 1 hectare of native vegetation which does not include a tree. • 15 native trees with a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.

7.2.3 Trees subject to permit requirements

The following trees are protected under Native vegetation - Clause 52.17:

- Tree 46
- Tree 47
- Tree 48
- Tree 49
- Tree 60
- Tree 62
- Tree 63

8 Recommendations

8.1 Tree retention

The following trees are of high retention value and should be considered for retention:

- 46, 47, 48, 49, 60, 62, 63, 64 & 167.

The following trees are of moderate retention value and should be considered for retention only if it is not a constraint to development:

- 1 - 4, 6 – 11, 14, 17, 21, 22, 25, 26, 27, 31, 34 – 45, 50, 51, 53, 54, 66 – 71, 73, 75 – 78, 80, 85, 87, 90, 96, 97, 106 – 109, 111, 112, 116, 125, 127 – 149, 151, 153 – 157, 159, 165, 166, 168 – 171, 176, 178 – 182, 184 – 188, 190 – 196, 202, 203, 207 & 219.

The following is recommended in order to ensure that trees that are proposed to be retained would remain viable post construction:

- Comply with less invasive construction measures (8.3)
- Comply with tree protection measures (8.4)

8.2 Tree removal

The following trees are of low retention value and may be considered for removal if necessary:

- 5, 12, 13, 15, 16, 18, 19, 20, 23, 24, 28, 29, 30, 32, 33, 52, 55 – 59, 61, 65, 72, 74, 79, 81 – 84, 86, 88, 89, 91 – 95, 98 – 105, 110, 113, 114, 115, 117 – 124, 126, 150, 152, 158, 160 – 164, 172 – 175, 177, 183, 189, 197 – 201, 204, 205, 206, 208 – 218 & 220 – 227.

In the event of tree removal, the following is recommended:

- Tree removal should be undertaken prior to construction commencing or during demolition.
- Written consent from the responsible authority must be obtained prior to tree removal (if required).

8.3 Less invasive construction measures

8.3.1 New dam fences

- Construct fences via a post footing system, with the plinth above grade within the TPZ of retained trees.
- Excavation for posts should be undertaken by hand within the TPZ of retained trees.
- Excavation for posts within the TPZ should be supervised by a suitably qualified arborist (AQF Level 5).
- Final post locations should be adaptable so that they are set away from the SRZ and any roots greater than 40mm in diameter.

8.3.2 Shed removal

- Engage a suitably qualified arborist (AQF Level 5) to supervise demolition of the sheds to be removed within the TPZ of retained trees.
- No roots or branches are to be damaged during demolition works.

8.3.3 Pedestrian access

- Construct the pedestrian access at or above the current grade level within the TPZ of retained trees.
- Construct the pedestrian access via permeable materials of pH neutral composition which allows water to penetrate through the surface and into the soil profile within the TPZ of retained trees.

8.3.4 Car bays

- Design so that the proposed car bays do not encroach into the TPZ of retained trees by greater than 10% and does not encroach into the SRZ.

8.4 Tree protection measures

8.4.1 Pruning

- Some trees may require pruning for clearance purposes.
- Only the minimum amount necessary for clearance in order to complete construction should be removed.
- Pruning should be undertaken by a suitably qualified Arborist (minimum AQF level 3).
- The pruning should be undertaken in accordance with the Australian Pruning Standard AS 4373 - 2007.
- Pruning should be undertaken prior to machinery being brought onto site.

8.4.2 Tree protection fencing

- Tree protection fencing (TPF) should be installed for retained trees when they are in proximity to proposed works.
- TPF should be installed as close to the TPZ boundary as practically possible provided that it does not encroach onto the proposed works.
- TPF should be installed prior to machinery being brought onsite for the demolition works.
- TPF should be a minimum 1.8m high and comprised of wire mesh (or similar) supported by concrete feet (or similar).
- TPF should remain intact for the duration of the project.
- TPF should only be removed or shifted with the approval of the Project Arborist and the Responsible Authority.

8.4.3 Tree protection signage

- The signage on the TPF should be placed on TPZ fencing at regular intervals so that it is visible from any angle outside the TPZ.
- Signage should state 'Tree Protection Zone, No Access' or similar.
- Signage should be greater than 600mm X 400mm in size.
- The contact details of the project arborist and site manager should be written clearly on the sign.



8.4.4 Site storage

- A designated storage area where building materials, chemicals etc. can be stored should be located outside the TPZ of retained trees.

8.4.5 Prohibitions within the TPZ

The following activities are prohibited within the TPZ:

- Machine excavation including trenching (unless approved by the Responsible Authority)
- Cultivation
- Storage
- Preparation of chemicals, including cement products
- Parking of vehicles
- Refuelling
- Dumping of waste
- Wash down and cleaning of equipment
- Placement of fill
- Lighting of fires
- Physical damage to the tree
- Pruning or damaging of roots greater than 30mm in diameter

8.4.6 Drains and services

In the event that underground services are a greater than 10% encroachment into the TPZ or encroach into the SRZ of trees that are proposed to be retained, the following should be undertaken:

- Install underground services via low pressure hydro-excavation under arborist supervision, unless a root investigation determines that the tree(s) would remain viable.

Note: encroachment calculations must consider additional encroachments e.g. site cuts, retaining walls, building footprint.

9 Limitation of liability

TMC Reports and their employees are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of this assessment and report.

Trees are living organisms that fail in ways the arboriculture industry does not fully understand. Conditions are often hidden within trees and below ground. Unless otherwise stated, observations have been made from ground level and limited to accessible components without dissection, excavation or probing. There is no guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of this report, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters, and related incidents. Such issues cannot be taken into account unless complete and accurate information is given prior to or at the time of site inspection.

Information contained in this report covers those items that were examined and reflect the condition of those items at the time of inspection. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the trees or property in question may not arise in the future. Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk. The only way to eliminate all risks involved with a tree is to eliminate the tree.

All written reports must be read in their entirety, at no time shall part of the written assessment be referred to unless taken in full context of the whole written report.

10 Definition of terms

The following descriptors are used as indicators only. Other factors may be used in assessing an individual tree's health, structure, ULE, retention value and amenity value.

10.1 Tree health

Category	Description
Good:	The tree is demonstrating good or exceptional growth for the species. The tree is exhibiting a full canopy of foliage and may have only minor pest or disease problems. Foliage colour, size and density is typical of a healthy specimen of that species.
Fair:	The tree is in reasonable condition and growing well for the species. The tree may exhibit an adequate canopy of foliage. There may be some dead wood in the crown, some grazing by insect or animals may be evident, and/or foliage colour, size or density may be atypical for a healthy specimen of that species.
Poor:	The tree is not growing to its full capacity. Extension growth of the laterals may be minimal. The canopy may be thinning or sparse. Large amounts of dead wood may be evident throughout the crown, as well as significant pest and disease problems. Other symptoms of stress indicating tree decline may be present.
Very poor:	The tree appears to be in a state of decline, and the canopy may be very thin and sparse. A significant volume of dead wood may be present in the canopy, or pest and disease problems may be causing a severe decline in tree health.
Dead:	The tree is no longer alive.

10.2 Structure

Category	Description
Good:	The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunks or the branches. Major limbs are well defined. The tree would be considered a good example for the species. Probability of significant failure is highly unlikely.
Fair:	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance at some branch unions or branches may be exhibiting minor structural faults. If the tree has a single trunk, this may be on a slight lean, or be exhibiting minor defects. Probability of significant failure is low.
Poor:	The tree may have a poorly structured crown, the crown may be unbalanced, or exhibit large gaps. Major limbs may not be well defined; branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered major root damage. Probability of significant failure is moderate.
Very poor:	The tree has a poorly structured crown. The crown is unbalanced or exhibits large gaps. Major limbs are not well defined. Branch unions may be poor or faulty at the point of attachment. A section of the tree has failed or is in imminent danger of failure. Active failure may be present, or failure is probably in the immediate future.
Failed:	A significant section of the tree or the whole tree has failed.

10.3 Useful life expectancy (ULE)

Category	Description
Unsafe:	The tree is considered dangerous in the location and should be addressed as a priority..
0 years:	The tree no longer provides any amenity value.
Less than 5 years:	The tree under normal circumstances and without extra stress should be safe and have value of maximum of 5 years. The tree will need to be replaced in the short term. Replacement plants should be established as soon as possible if there is efficient space, or consideration should be given to the removal of the tree to facilitate replanting.
5 to 10 years:	The tree under normal circumstances and without extra stress should be safe and have value of maximum of 10 years. Trees in this category may require regular inspections and maintenance particularly if they are large specimens. Replacement plants should be established in the short term if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.
10 to 20 years:	The tree under normal circumstances and without extra stress should be safe and of value of up to 20 years. During this period, regular inspections and maintenance will be required.
20 + years:	The tree under normal circumstances and without extra stress should be safe and of value of more than 20 years. During this period, regular inspections and maintenance will be required.

10.4 Tree retention value

Category	Description
High:	The tree may be significant in the landscape, offer shade and other amenities such as screening. The tree may assist with erosion control, offer a windbreak or perform a vital function in the location (e.g. habitat, shade, flowers or fruit). The tree is free from structural defects and is vigorous. Consider the retention of the tree and designing the development to accommodate the tree.
Moderate:	The tree may offer some screening in the landscape or serve a particular function in the location and have minor structural defects. The tree may be entering the mature stage of its life cycle. The tree may be retained if it does not hamper the design intent.
Low:	The tree offers very little in the way of screening or amenity and may have significant structural defects. The tree may also be mature and entering the senescent stage of its life cycle. The tree may be removed if necessary.
Neighbouring tree:	The tree is located within an adjoining private property/land. The tree is to be protected unless written consent from the tree owner(s) and/or responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.
Council owned tree:	The tree is located within Council owned land. The tree is to be protected unless written consent from the responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.

10.5 Age

Category	Description
Young:	Juvenile or recently planted approximately 1-7 years.
Semi Mature:	An established tree but one which has not reached its potential ultimate height and has significant growth potential. Tree is actively growing.
Mature:	Tree has reached expected size in its growing conditions.
Senescent:	Tree is over mature and has started to decline.
Dead:	The tree is no longer alive.

10.6 Amenity value

Category	Description
Very Low:	Tree makes little or no amenity value to the site or surrounding areas. In some cases, the tree might be detrimental to the area's amenity value (e.g. unsightly, risk of weed spread).
Low:	Tree makes some contribution of amenity value to the site but makes no contribution to the amenity value of surrounding areas. The removal of the tree may result in little loss of amenity. Juvenile trees, including street trees are generally included in this category. However, they may have the potential to supply increased amenity in the future.
Moderate:	The tree makes a moderate contribution to the amenity of the site and/or may contribute to the amenity of the surrounding area.
High:	The tree makes a significant contribution to the amenity value of the site, or the tree makes a moderate contribution to the amenity value of the larger landscape.

10.7 Terms within the tree data table

Category	Description
DBH:	Diameter at breast height (1.4m from ground level). Combined DBH has been calculated according to the Australian Standard AS4970 – 2009 'Protection of Trees on Development Sites'.
DAB:	(Diameter above buttress) Diameter of the trunk measured immediately above the root buttress.
CA1 / CA1.5:	Circumference of trunk at either 1m or 1.5m from ground level. Combined circumference is the sum of individual stem circumferences.
TPZ:	(Tree protection zone) An area set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. Typically expressed as a radius in metres that defines a circle with the trunk/stem at its centre.
SRZ:	(Structural root zone) An area around the base of a tree required for the tree's stability in the ground. Woody root growth and soil cohesion in this area are necessary to hold the tree upright. Typically expressed as a radius in metres that defines a circle with the trunk/stem at its centre.

Planning for Melbourne's Green Wedges and Agricultural Land

ACTION PLAN 2024







Accessible version of the document

Contact us if you need this information in an accessible format such as large print or audio, please telephone (03) 9655 6666 or email community@transport.vic.gov.au

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Acknowledgement of Country

We acknowledge and respect Victorian Traditional Owners as the original custodians of Victoria’s land and waters, their unique ability to care for Country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of culture and traditional practices.

We are committed to genuinely partner, and meaningfully engage, with Victoria’s Traditional Owners and Aboriginal communities to support the protection of Country, the maintenance of spiritual and cultural practices and their broader aspirations in the 21st century and beyond.



Description of artwork

Aaron (Gunaikurnai) 'Movements Between the Five Clans' 2019, acrylic on canvas.

‘The tracks are going between the five clans of the Gunaikurnai and the hands are the symbols of my spirit travelling around the campsites.’

This artwork was created through programs provided by the Torch. The Torch provides art, cultural and arts industry support to Indigenous offenders and ex-offenders in Victoria. The Torch aims to reduce the rate of re-offending by encouraging the exploration of identity and culture through art programs to define new pathways upon release.

Message from the Minister

From our iconic wine regions to market gardens, our green wedges contribute not only to our economy but make Melbourne one of the best cities in the world to call home.

The peri-urban area within 100 km of central Melbourne is home to some of Victoria’s most fertile soil and productive agricultural land. The peri-urban area punches above its weight - it produces enough food to meet 41 per cent of Metropolitan Melbourne’s food needs, including 80 per cent of its vegetables.

As Melbourne grows, the value of having agricultural land near the city will be increasingly important. It’s close to consumers, workers, and food manufacturers, it has good access to water and transport, and has high quality soils.

Within the peri-urban region, Melbourne’s twelve green wedges cover the areas just outside Melbourne’s urban growth boundary. They are the lungs of Melbourne, providing an essential break between our suburbs.

But our precious green wedges and peri-urban areas are facing increasing pressure from over-development. They are at risk of irreversible change – once they’re gone, they’re gone forever.

That’s why we are taking steps to protect our green wedges and agricultural land by introducing stronger planning controls. This action plan contains 20 actions which will be implemented in the next three years.

Two additional actions have already been completed:

- In partnership with Agriculture Victoria the Department of Transport and Planning established the Agricultural Planning and Advisory Service.
- In February 2023 legislative changes were introduced to provide greater clarity on the development and review of Green Wedge Management Plans by Green Wedge Councils.

I would like to thank all the submitters and those who enthusiastically engaged in the development of the action plan. It is the product of many years of engagement with farmers, local communities and Traditional Owners. This feedback was vital in developing the actions and reinforced how important our green wedges are to the livelihoods and wellbeing of Victorians.

I look forward to implementing the actions and protecting our green wedges for future generations.



The Hon. Sonya Kilkeny MP
Minister for Planning

Executive summary

This action plan explains the 20 actions the Victorian Government will take to protect Melbourne’s green wedges and Victoria’s agricultural land.

From iconic wine regions and spectacular beaches to the market gardens of the west, Melbourne’s green wedges have attracted visitors, produced our fruit and vegetables and grown Victoria’s economy for generations.

Great cities successfully manage the balance between urban development and protecting land for food production, conservation and critical infrastructure. Over the past few decades, our green wedges have faced increasing competition from urban development at the fringes of our cities. While Victoria needs more homes, we also need land for agriculture and production.

This action plan strengthens the protection of our green wedges and agricultural land by supporting the right to farm and protecting the open character of our peri-urban region. The action plan will be complemented by other government actions to ensure we make better use of land within the existing footprint of our cities and townships. This includes Victoria’s Housing Statement, which supports creating more homes in places with good access to jobs, services and transport.

The actions are grouped under the following six themes:

- Protecting Melbourne’s Food Bowl
- Planning for Future Farming
- Securing the Right to Farm
- Establishing Stronger Protections
- Adopting Smarter Land Use
- Setting Tighter Controls

In 2018, the Department of Environment, Land, Water and Planning carried out a technical assessment of green wedge and peri-urban areas within a 100-kilometre radius of Melbourne. The assessment included multiple workshops and public consultations with more than 800 people and received more than 400 submissions.

In 2020, we released a consultation paper outlining 41 planning reform options designed to protect agricultural land and guide decision-making in green wedge and peri-urban areas. The consultation paper received extensive feedback, including 879 public submissions.

This feedback is captured in the accompanying *Community Findings Report*, and complemented by our *Response to Options Report*.

Green wedge land

Melbourne’s green wedge and peri-urban areas are non-urban areas outside the urban growth boundary.

They were set aside in the 1970s to conserve rural activities and significant natural features and resources between the growth areas of metropolitan Melbourne as they developed along major road and rail links.

Since 2002, green wedge land has been defined under the *Planning and Environment Act 1987*. There are 12 designated green wedge areas located within the 17 metropolitan-fringe local government areas that border Melbourne’s urban growth boundary.

The green wedges and peri-urban areas are places for food production, tourism, quarries, airports, sewage treatment, water catchment, and waste and resource recovery.

They have some of Victoria’s best farmlands – producing 10 per cent of the state’s gross value of agricultural production.



Map 1: Melbourne’s green wedge and peri-urban areas

- Study Area - 100km from Central Melbourne

Local Government Area

Urban Growth Boundary

Green Wedge Land
- Urban Areas
- Rail Line
- State Significant Road Corridor



Working with Traditional Owners

Throughout the engagement period, we consulted Traditional Owners on the proposed reforms. We will continue to partner with Traditional Owners to ensure the Government’s actions reflect First Peoples’ knowledge, priorities and aspirations for land, water and culture and contribute to self-determination.



Why action is needed now

Melbourne’s green wedges and urban growth boundary have helped protect farmland and the natural environment from residential and other urban uses. However, these protections need a refresh.

The planning and management objectives of green wedges and agricultural land need to be reviewed to keep up with the changing needs of Victorians and the growing diversity of non-urban land uses. The way we plan and manage land also needs to be updated to ensure our communities remain resilient to climate change and continue to have secure access to food, water and energy.

With that in mind, planning controls for Melbourne’s green wedges and peri-urban agricultural land must be strengthened to:

- respond to land speculation and the continued pressure to convert farmland to other uses
- respond to the high demand for ‘rural lifestyle’ living and the desire to use green wedges and agricultural land for urban activities
- retain land for agriculture and other important non-urban uses, and prevent its incremental loss to other uses
- prevent land use conflict
- ensure the planning system helps farmers to grow, adapt and innovate
- reflect the rising importance of, and need to protect, agricultural production and other resources, such as extractives, near Melbourne
- protect their significant features and assets to improve environmental, economic, cultural and health and wellbeing outcomes
- provide greater certainty and consistency to support local government decision-making and robust planning controls and strategies that ensure a sustainable, growing city and state.



Victoria’s Housing Statement

Across Australia, housing affordability is declining. Victorians are finding it harder to buy their first home or find rental accommodation in places they want to live. The Housing Statement will supercharge the state’s housing supply so that more Victorians can enjoy an affordable place to call home.

But increasing housing supply doesn’t have to come at the cost of agricultural land or our green wedges.

Victoria’s Housing Statement sets out a plan for building 800,000 new homes over the next decade. Increasing residential density, choice, and affordability within Melbourne’s established suburbs will allow us to protect our green wedge land from inappropriate development while ensuring Victoria remains connected, sustainable and thriving.

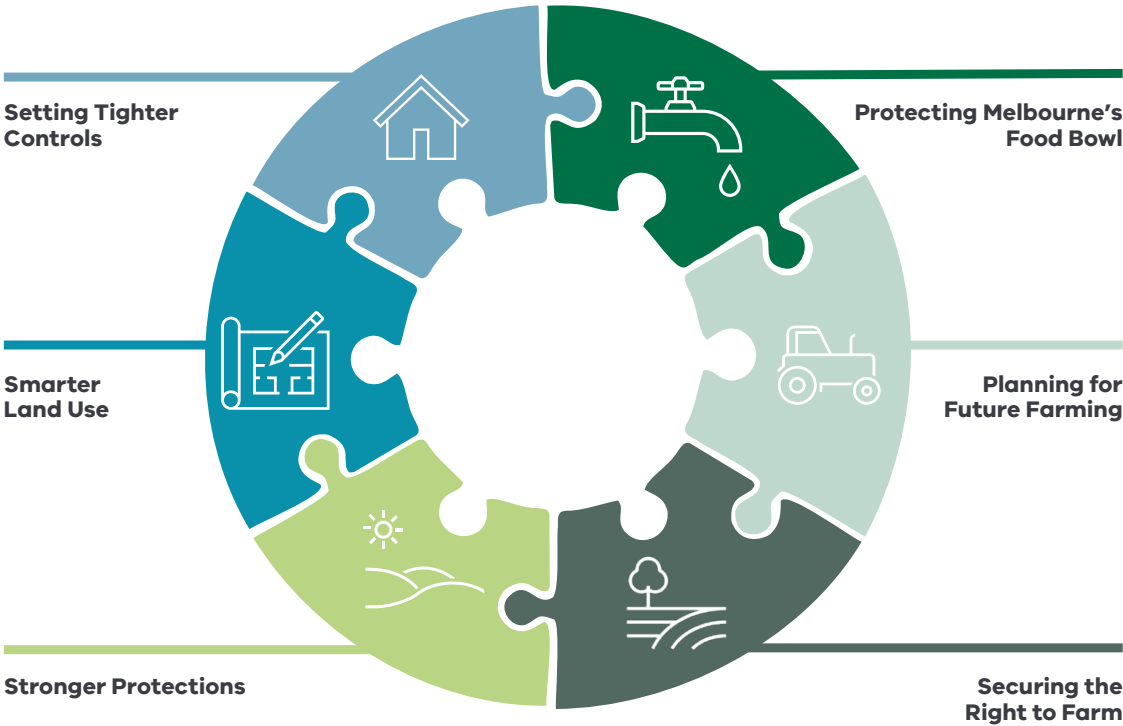
Melbourne’s urban growth boundary

The Victorian Government is committed to maintaining a permanent urban growth boundary (UGB) around Melbourne to contain the city’s footprint and protect our green wedges, rural landscapes and agricultural land.

Victoria’s Housing Statement, affirms the current UGB location as the city’s outer limit for growth so that we can create a more consolidated and sustainable city.

Actions to shape the future of Melbourne’s green wedges and agricultural land

This section explains the 20 actions the Victorian Government will implement to better protect our green wedges and agricultural land. We acknowledge that implementing these important reforms is a significant body of work and for some actions additional consultation with key stakeholders will be needed.



Protecting Melbourne’s Food Bowl

Melbourne’s population is projected to hit 6.2 million by 2031 and 8 million by the 2050s. This population growth, together with the impacts of climate change, will increase the importance of food production close to Melbourne.

Although relatively small, the farmlands close to Melbourne produce 10 per cent of Victoria’s gross value of agricultural production. The land around Bacchus Marsh and Werribee also include some of the state’s most productive farmlands.

These farmlands must be protected.

That is why this action plan includes new protections to help these areas remain productive and resilient, while supporting increased use of recycled water and treated stormwater where these provide improved reliability and water quality to help facilitate expanded agricultural production.

Key actions

- **Action 1:** Introduce a new planning scheme overlay to protect key irrigated agricultural areas in Werribee and Bacchus Marsh
- **Action 2:** Develop criteria to guide the application of the new planning scheme overlay
- **Action 3:** Explore opportunities for water authorities’ views to be considered in the assessment of planning permits for Melbourne’s peri-urban areas where there is current or planned recycled water supply
- **Action 4:** Develop a new regional policy to preserve future opportunities for irrigated agriculture around Melbourne

Planning for Future Farming

Farmland on Melbourne’s urban fringe is highly productive. It is also extremely valuable due to its proximity to city markets and infrastructure.

There is a strong belief in the community and among stakeholders that the importance of all agricultural land around Melbourne should be recognised by the planning system. The more sustainable Melbourne’s agricultural production becomes, the more competitive the city will be.

That is why this action plan will deliver clearer guidelines and advice to councils on planning for future farming activities. This initiative will protect agricultural land and create greater certainty for farmers.

Key actions

- **Action 5:** Update agricultural planning policy to better protect agricultural land within 100 kilometres of Melbourne and make the best use of our fertile soils
- **Action 6:** Contribute to better decisions by providing more guidance for local government planners in assessing planning permit applications within agricultural areas through the development of a Planning Practice Note



Securing the Right to Farm

Farming and urban living are not always compatible. Conflicts can occur when land close to farms is developed for residential use – constraining production of food, fibre, and raw materials.

The best way to prevent land-use conflict is to prevent incompatible land use and development close to farmland through measures such as buffer areas and the ‘agent of change’ principle.

That is why this action plan is commits to support the right to farm through changes to the Victoria Planning Provisions, policy, zones, overlays and guidelines.

Key actions

- **Action 7:** Strengthen the ‘right to farm’ by expanding the ‘agent of change’ principle within 100 kilometres of Melbourne – assign responsibility for mitigating the impacts of sensitive uses on lawful agricultural operations to the permit applicant to achieve better land use management
- **Action 8:** Update the Planning Policy Framework to encourage appropriate siting, design and scale of sensitive uses and development in rural areas within 100 kilometres of Melbourne – thereby avoiding conflicts with agricultural uses

Stronger Protections

Existing legislation has helped restrict the subdivision of green wedge land. But, to deliver on actions outlined in *Plan Melbourne*, legislative provisions have been further strengthened to enable strategic planning for and management of green wedge land.

The importance of local Green Wedge Management Plans is widely recognised as both a key land use strategy and a land management tool.

We will improve guidance and directions for councils in planning for green wedge areas to ensure their rich values and rural uses are protected.

Key actions

- **Action 9:** Update planning policy to emphasise the non-urban values, purpose and character of the green wedges
- **Action 10:** Update Planning Practice Note 31 ‘Preparing a Green Wedge Management Plan’ to better direct green wedge planning at the local level
- **Action 11:** Develop a new Planning Practice Note for urban-rural interface areas that manages land use pressures and supports a permanent edge to growth

Smarter Land Use

Melbourne’s green wedges and agricultural areas are major tourism and recreation attractions, offering parks, vineyards, rolling hills, grasslands, winding rivers, coasts and estuaries.

These landscapes must be protected from poorly designed, inappropriately placed development that detracts from their appearance, character and values.

That is why this action plan sets out stronger and clearer guidance on the appropriate size, scale, siting and design of land use and development in the green wedges. This guidance places strong regard on the landscape characteristics and other considerations within specific areas.

In the green wedges and across Victoria, the sale of produce at farm gates provides farmers with extra income and contributes to tourism. Expanding the source of produce that is sold at the farm gate – without making them shops – will provide more flexibility to farmers and tourism operators.

Key actions

- **Action 12:** Review and update decision guidelines and application requirements for planning applications within green wedge zones
- **Action 13:** Introduce mandatory site coverage, setbacks and building heights for discretionary uses in the Green Wedge Zone and Green Wedge A Zone as a pilot project
- **Action 14:** Increase flexibility for primary produce/farm gate sales

Setting Tighter Controls

As land prices in urban areas rise, there is increased pressure to locate discretionary uses on the non-urban side of the urban growth boundary – within green wedges.

Discretionary uses can support key green wedge values, but these uses are often more appropriately located in urban areas.

There is strong community support for strengthening planning controls in green wedges, and prohibiting and restricting some discretionary uses.

Key actions

- **Action 15:** Prohibit new data centres in the Green Wedge Zone, Green Wedge A Zone and the Rural Conservation Zone
- **Action 16:** Prohibit subdivision of small lots below the minimum lot size in some zones within 100 kilometres of Melbourne
- **Action 17:** Insert new conditions for exhibition centres, group accommodation and hotels in green wedge zones
- **Action 18:** Strengthen the link between host farm accommodation and operating agricultural properties
- **Action 19:** Introduce a new permit trigger for soil dumping (clean fill)
- **Action 20:** Introduce a new land use term for ‘community hall’



Implementation

Delivery of the initiatives in this action plan will provide an unprecedented level of protection for green wedges and agricultural land.

The following table outlines the 20 actions together, detailing their implementation timing and affected land. Short-term actions will be delivered within the first year of the action plan’s publication, while

medium-term actions will be delivered within three years. Affected land is described as land within Melbourne’s green wedges, within 100 kilometres of Melbourne, or statewide.

Action	Protecting Melbourne’s food bowl	Timing	Affected land
1	Introduce a new planning scheme overlay to protect key irrigated agricultural areas in Werribee and Bacchus Marsh	Medium	100km
2	Develop criteria to guide the application of the new planning scheme overlay	Short	100km
3	Explore opportunities for water authorities’ views to be considered in the assessment of planning permits for Melbourne’s peri-urban areas where there is current or planned recycled water supply	Medium	100km
4	Develop a new regional policy to preserve opportunities for irrigated agriculture around Melbourne	Short	100km
Action	Planning for future farming	Timing	Affected land
5	Update agricultural planning policy to better protect agricultural land within 100 kilometres of Melbourne and make the best use of our fertile soils	Short	100km
6	Contribute to better decisions by providing more guidance for local government planners in assessing planning permit applications within agricultural areas through the development of a Planning Practice Note	Medium	Statewide

Action	Securing the right to farm	Timing	Affected land
7	Strengthen the ‘right to farm’ by expanding the ‘agent of change’ principle within 100 kilometres of Melbourne – assign responsibility for mitigating the impacts of sensitive uses on lawful agricultural operations to the permit applicant to achieve better land use management	Medium	100km
8	Update the Planning Policy Framework to encourage appropriate siting, design and scale of sensitive uses and development in rural areas within 100 kilometres of Melbourne – thereby avoiding conflicts with agricultural uses	Short	100km
Action	Stronger protections	Timing	Affected land
9	Update planning policy to emphasise the non-urban values, purpose, and character of the green wedges	Short	Green wedges
10	Update Planning Practice Note 31 ‘Preparing a Green Wedge Management Plan’ to better direct green wedge planning at the local level	Medium	Green wedges
11	Develop a new Planning Practice Note for urban-rural interface areas that manages land use pressures and supports a permanent edge to growth	Medium	Green wedges
Action	Smarter land use	Timing	Affected land
12	Review and update decision guidelines and application requirements for planning applications in green wedge zones	Medium	Green wedges
13	Introduce mandatory site coverage, setbacks and building heights for discretionary uses in the Green Wedge Zone and Green Wedge A Zone as a pilot project	Medium	Green wedges
14	Increase flexibility for primary produce/farm gate sales	Medium	Statewide
Action	Setting tighter controls	Timing	Affected land
15	Prohibit new data centres in the Green Wedge Zone, Green Wedge A Zone and the Rural Conservation Zone	Short	Statewide
16	Prohibit subdivision of small lots below the minimum lot size in some zones within 100km of Melbourne	Short	100km
17	Insert new conditions for exhibition centres, group accommodation and hotels	Short	Green wedges
18	Strengthen the link between host farm accommodation and operating agricultural properties	Medium	Statewide
19	Introduce a new permit trigger for soil dumping (clean fill)	Medium	Statewide
20	Introduce land use term for ‘community hall’	Medium	Statewide





5.2 Planning Scheme Amendment C283 - Rezoning of Conservation Reserves - Request for Authorisation

Director/Executive Manager: Director Planning & Development

Report Author: Senior Strategic Planner

In Attendance: Manager Strategic Futures
Manager Sustainable Environment
Coordinator Planning Policy & Implementation

Executive Summary

This report presents proposed Planning Scheme Amendment C283 – Rezoning of conservation reserves (Amendment C283wsea), which proposes to rezone 35 local conservation reserves in Council ownership from a variety of current zones to the Public Conservation and Resource Zone (PCRZ) to ensure their ongoing protection for conservation purposes. *Attachment 1* provides a map of the local conservation reserve locations.

These Council reserves have predominantly been created over the past 20 years through strategic planning processes which have required land to be set aside as reserves in new subdivisions to protect areas of high conservation value. The reserves were subsequently vested in Council ownership through the subdivision process. These reserves provide valuable habitat for flora and fauna species within the urban area, as well as opportunities for the community to connect with nature, close to where they live.

Rezoning to the PCRZ will secure the long-term protection of these reserves in the planning scheme. *Attachment 2* provides a summary of the environmental values and photographs for each of the local conservation reserves included in this Amendment.

The proposed rezoning will ensure the Whittlesea Planning Scheme more accurately reflects the current use of conservation reserves and ensure consistency with the zoning of similar reserves across the municipality. Applying a ‘public use zone’ through this amendment will also facilitate Council’s ongoing management responsibilities for these sites. Importantly, the amendment does not propose or support any change in the existing use of any of the reserves. *Attachment 3*, the Explanatory Report, provides further detail on the proposed changes to the Whittlesea Planning Scheme. The area to which the rezoning is proposed to be applied is identified on the maps included in *Attachment 4*.

Given the Amendment corrects an anomaly in zoning provisions and that all the conservation reserves are in Council ownership, it is considered appropriate that the Chief Executive Officer write to the Minister for Planning, requesting an exemption from the public notice requirements of the Act pursuant to Section 20(4) of the *Planning and Environment Act 1987* (the Act).

A Section 20(4) planning scheme amendment is commonly referred to as a 'Ministerial' amendment. In this case of Ministerial amendments, the Minister takes on the role of the planning authority – the body that is responsible for the Amendment – in place of Council.

In the case that the Minister does not agree to exempt the Amendment from notice requirements as described above, authorisation can be requested from the Minister to prepare and exhibit the Amendment. In this case the Amendment would be subject to the usual notice and consultation process in accordance with section 19 of the Act.

Officers' Recommendation

THAT Council:

1. **Resolve to commence Planning Scheme Amendment C283wsea – Rezoning of Conservation Reserves to the Whittlesea Planning Scheme to ensure the future protection of 35 local conservation reserves in Council ownership for conservation purposes.**
2. **Authorise the Chief Executive Officer, or their delegate, to:**
 - a. **Request the Minister for Planning to prepare, adopt and approve Amendment C283wsea, as outlined at *Attachment 5*, and exempt themselves from the usual public notification requirements pursuant to section 20(4) of the *Planning and Environment Act 1987*.**
 - b. **Seek authorisation from the Minister for Planning, for Council to prepare and exhibit the proposed Amendment C283wsea, as outlined at *Attachment 5*, in accordance with section 8A of the *Planning and Environment Act 1987*, should the Minister for Planning not agree to prepare, adopt and approve the proposed Amendment C283wsea as per point 2a above.**
 - c. **Make any further changes to the amendment to comply with the Minister for Planning's conditions of authorisation and to make administrative changes to correct errors and grammatical changes.**

Background / Key Information

Environmental Values in the City of Whittlesea

Planning controls in the Whittlesea Planning Scheme are essential to protect environmental values, guiding development to preserve habitat, water quality, and the ecological resilience of the municipality's unique natural assets.

The City of Whittlesea's environmental landscape is defined by its diverse geology and rich ecological heritage. It features a mosaic of natural assets including the basalt plains of the west, the forested slopes of the Great Dividing Range, and key watercourses such as Merri Creek, Plenty River, and Darebin Creek. Prominent conservation areas such as the Kinglake National Park, Mount Disappointment State Forest, and the Yan Yean Reservoir provide critical and connected habitats meaning the City of Whittlesea plays a key role in supporting biodiversity on Melbourne's northern fringe.

When strategic planning is completed for the municipality's growth areas, the process identifies land to be set aside for the protection of environmental values. Additionally, the State Government's Melbourne Strategic Assessment Program (2010) assessed biodiversity values in detail for growth areas across the metropolitan area.

Through this process, over 500 hectares of land, across the municipality, has been vested in Council ownership as local conservation reserves primarily when land is subdivided to enable development.

The *City of Whittlesea Biodiversity Strategy (2019-2029)*, which was adopted by Council in 2019, identified a need to provide greater protection to local conservation reserves that contain significant biodiversity value.

To implement this action, Council officers assessed reserves under Council management and identified 35 as requiring additional protection through the Whittlesea Planning Scheme, on the basis of their high biodiversity value. *Attachment 1* identifies the locations of the 35 local conservation reserves.

These reserves are already in use as conservation reserves, and the rezoning will ensure the protection of these sites for conservation purposes into the future and support Council's management of these sites. *Attachment 2* provides a summary of the details and photographs of the environmental values for each of the local conservation 35 reserves included in Amendment C283wsea.

Proposed Planning Scheme Amendment C283wsea – Rezoning of conservation reservesAmendment C283wsea proposal

Amendment C283wsea proposes to rezone 35 existing Council owned conservation reserves from a variety of current zones (e.g. General Residential Zone) to the Public Conservation and Resource Zone (PCRZ).

A public land zone, such as the PCRZ, can be applied to publicly owned land, where the surrounding zoning is inappropriate or where there is a special reason to separately identify the public land for planning purposes. The PCRZ specifically, is applied to conservation reserves in public ownership that are managed by local government. A key purpose of the zone is to ‘protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.’

The rezoning of these open space areas will provide better protection for these areas and align the zoning with the appropriate land use. It will also provide greater flexibility and certainty for Council in the use and development of this land for public purposes.

The rezoning of the reserves to the appropriate public use zone will not change the future purpose or use of the reserve and as a consequence will not materially affect any adjoining owners or occupiers of privately owned land.

The proposed Amendment C283wsea aims to correct historical anomalies in land use zoning by aligning the public reserve use with the appropriate public use zone, making it essentially administrative in nature.

Attachment 3, the Explanatory Report, provides a more detailed description of the Amendment and its strategic justification. *Attachment 4* provides the mapping for the areas impacted by the rezoning.

Proposed Amendment pathway

Amendment C283wsea is at Step 3 – Council decision – as shown in the Planning Scheme Amendment process diagram at *Attachment 5*. This is the first Council decision stage of the planning scheme amendment process.

Given the Amendment proposes to correct an anomaly in zoning provisions and that all the public open space reserves are vested in Council ownership, it is considered appropriate to request the Minister for Planning prepare the Amendment under Section 20(4) of the Act.

A Section 20(4) planning scheme amendment is commonly referred to as a ‘Ministerial’ amendment. In this case of Ministerial amendments, the Minister takes on the role of the planning authority – the body that is responsible for the Amendment – in place of Council. The Amendment is also exempt from the usual public notification requirements.

The Act sets out that the Minister may use the powers set out under Section 20(4) where they consider that:

- compliance with any of those requirements is not warranted; or
- it is in the interests of Victoria or any part of Victoria to make such an exemption appropriate.

Council officers believe that the nature of Amendment C283wsea warrants the use of these powers due to:

- all of the reserves being in Council ownership, meaning the amendment has no material impact on anyone other than Council;
- the rezoning does not propose a change in use for the 35 sites but rather aligns the zoning to reflect the actual (and future) use of the sites as open space; and
- in several cases the rezoning will reduce the development potential of the conservation reserves (e.g. those that are currently zoned for residential uses), so will reduce the potential for future impacts on adjoining landowners that would arise from any development of these sites.

Council officers note there is precedence for this approach in Amendment C153 to the Baw Baw Shire Planning Scheme, which rezoned 129 Council owned reserves on a municipal wide basis to Public Park and Recreation Zone (PPRZ) or to the PCRZ under Section 20(4) of the Act. This was on the basis that the reserves are currently inappropriately zoned and should be in a public zone and was therefore a primarily administrative amendment.

In the case that the Minister does not agree to exempt the Amendment from notice requirements as described above, authorisation can be requested from the Minister to prepare and exhibit the Amendment. In this case the Amendment would be subject to the usual notice and consultation process in accordance with section 19 of the Act.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

Sustainable Environment

We prioritise our environment and take action to reduce waste, preserve local biodiversity, protect waterways and green space and address climate change.

The proposed amendment implements the Biodiversity Strategy 2019 – 2029 and will better protect land used for local conservation purposes.

Considerations of *Local Government Act (2020)* Principles

Financial Management

Costs for the amendment process including statutory fees and exhibition are included in the Councils operating budget.

Community Consultation and Engagement

Consultation on this proposed amendment was undertaken with relevant Council officers and key external stakeholders, being the Environment Protection Authority, Department of Transport and Planning, and Department of Environment, Energy and Climate Action.

As noted, a request to prepare this amendment under Section 20(4) of the Act is the preferred pathway to progress this amendment.

Should the amendment instead progress in the usual manner, public exhibition and consultation will include:

- Notification in a combination of local newspapers; direct notice to affected stakeholders and State Government agencies;
- Individual meetings with stakeholders, as required,
- Publication in the Victorian Government Gazette; and
- Promotion via Council's public consultation web platform (Engage Whittlesea).

Note that as Council is the owner of all affected land parcels and the amendment will not have material impact on surrounding property owners or occupiers, it is anticipated that there would not be direct notice given to any property owners or occupiers.

All submissions and feedback received during the exhibition period will be reviewed by officers and reported back to Council at a future meeting.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

- (c) The economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

Public Transparency Principles

- (a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.

Council Policy Considerations

Environmental Sustainability Considerations

The proposed Amendment C283wsea will ensure that the biodiversity values present within the 35 Council-owned conservation reserves included in the amendment are afforded permanent protection through the Whittlesea Planning Scheme. The amendment implements an action identified in support of the *Sustainable Environment Strategy, 2022*.

Whilst this amendment focusses on the biodiversity values present on the reserves but there are wider environmental benefits provided by the retention and protection of the reserves including:

- **Clean Air and Water:** Reserves contribute to the provision of clean air and water by protecting rivers and catchments and natural filtration systems.
- **Climate Regulation:** Reserves help regulate the climate through processes like carbon sequestration and act as natural buffers against extreme weather events.
- **Pollination and Soil Stability:** Reserves support natural processes like pollination and help maintain soil stability and prevent soil erosion.

Social, Cultural and Health

Whilst the primary intention of the proposed Amendment C283wsea is to provide protection for the environmental values present on the reserves, having access to open space also provides significant social benefits.

Open space is the publicly owned land that is reserved for recreation, nature conservation and passive outdoor enjoyment. As noted, Council currently manages over 500 hectares of conservation land in dedicated conservation reserves across the City of Whittlesea.

Social benefits include:

- Provide recreational spaces for the community to exercise, play sport, explore, play, socialise, relax, and unwind.
- Protect the unique ecological values including the remnant River Red Gums, native grasslands, and waterways.
- Protect and promote the cultural heritage and contemporary cultural values of the community through social interaction and community events.
- Recognise the non-use values that the community derives from knowing that biodiversity exists and that it will be maintained for the benefit and enjoyment of future generations.

Economic

No implications.

Legal, Resource and Strategic Risk Implications

Council is required to consider the risk of potential contamination when preparing an amendment that will allow the development of sensitive uses.

Council officers are satisfied that the local conservation reserves included in the proposed Amendment C283wsea are suitable for this use.

Implementation Strategy**Communication**

Should Council approve the proposed amendment, the Act outlines the requirements for public exhibition. These requirements are dependent on the pathway authorised by the Department of Transport and Planning. This has been discussed above.

Critical Dates

No critical dates.

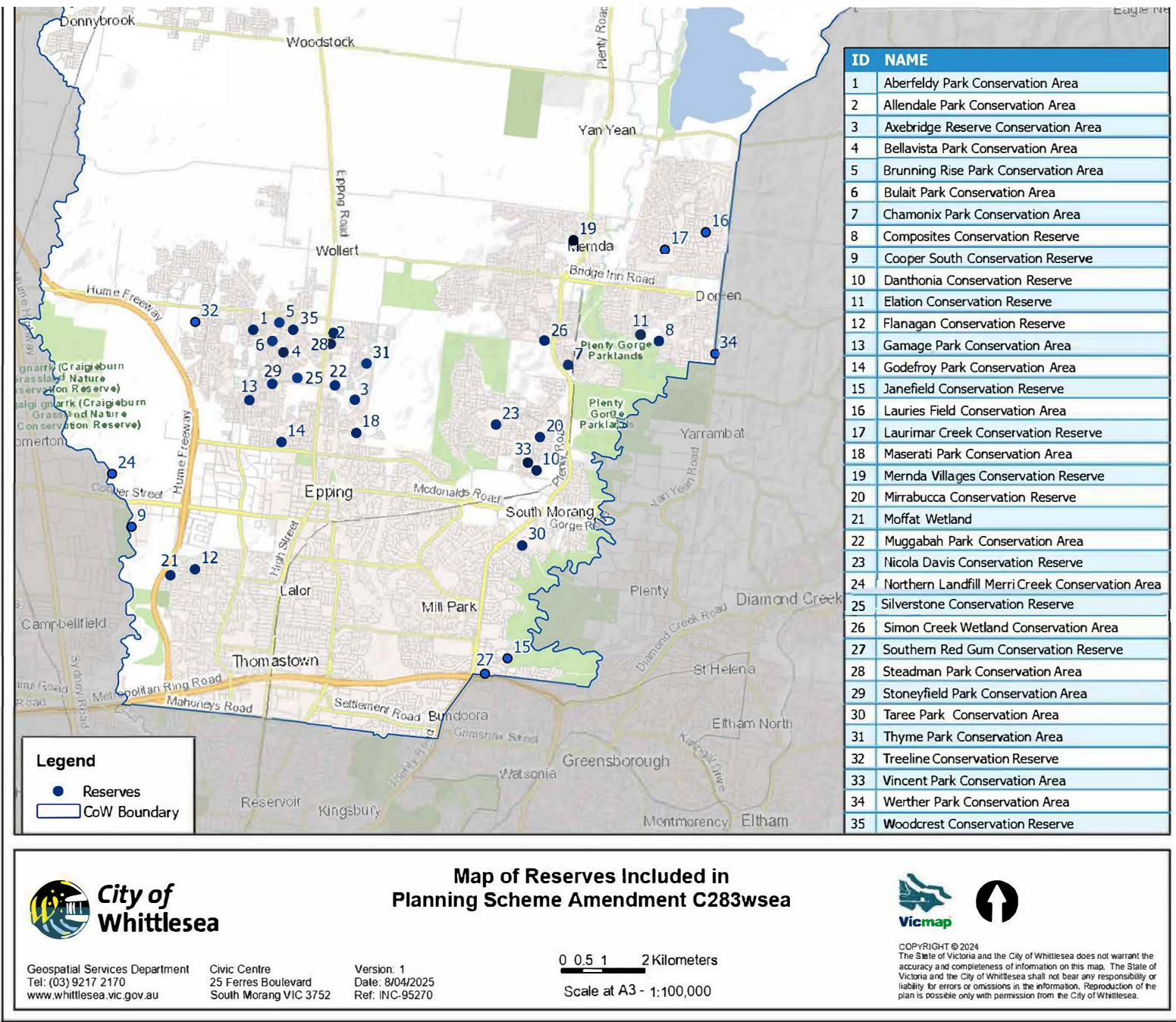
Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

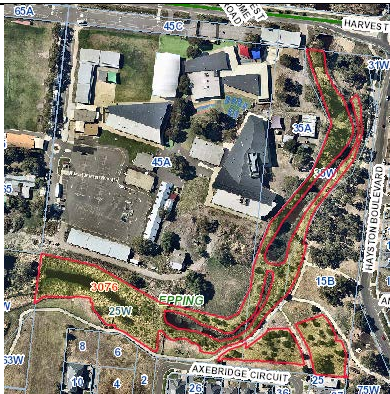
Attachments

1. Location Map of 35 Conservation Reserves included in Amendment C283wsea [5.2.1 - 1 page]
2. Table of 35 Conservation Reserves included in Amendment C283wsea - Aerial Photo and Property Information [5.2.2 - 38 pages]
3. Amendment C283wsea - Draft Explanatory Report [5.2.3 - 13 pages]
4. Amendment C283wsea - Mapping [5.2.4 - 11 pages]
5. Planning Scheme Amendment Process [5.2.5 - 1 page]



ID No:	1	
Address:	1W WIMMERA CRESCENT WOLLERT 3750	
Reserve Name:	Aberfeldy Park Conservation Area	
Site photos:		
	Aerial photo	Conservation value derived from stony rise and established vegetation.
Current use of the site:	The subject site is presently used a conservation area and forms part of the Aurora estate (part 2). • Composite site - conservation area, walking path and playground infrastructure in the north-east quadrant of the site • Established landscaping Subdivision permit date 2015	
Title Details:	PS744121N	
Title Restrictions:	No restrictions	
Current Zoning:	• Comprehensive Development Zone – Schedule 4 • Vegetation Protection Overlay – Schedule 2 • Development Plan Overlay – Schedule 23	
Any other planning controls/ inclusion in major strategies or projects	• Epping Northeast Development Plan • Aurora Estate	
Management Plans: Cultural heritage, site management or other.	• Ongoing council/contractor management for the Aberfeldy Park Conservation Area (vegetation) • Part of this property is an 'area of cultural heritage sensitivity' - Cultural Heritage Management Plan completed.	
Notes:	• None	

ID No:	2	
Address:	8W PINE PARK DRIVE WOLLERT 3750	
Reserve Name:	Allendale Park Conservation Area	
Site photo:		
	Aerial photo	Conservation value: Grassland, remnant river redgums and decaying tree trunks.
Current use of the site:	• Passive open space abutting a petrol station and private primary school. Site contains walking paths. • Neighbourhood & Local Open Space • Subdivision dates to 2008	
Title Details:	PS702877Q	
Title Restrictions:	No Restrictions	
Current Zoning:	• GRZ1 • VPO2 • DCPO10 • DPO21	
Any other planning controls/ inclusion in major strategies or projects	• City of Whittlesea (2008) Epping North East Local Structure Plan – Incorporated Plan • City of Whittlesea (2008) Epping North East Development Plan • MWH (2010) Eucalypt Epping North East VOMP – Final Report • ERM (2008) Epping North East Residential Development Project. 290 Epping Road & 50 Lehmanns Road Epping North, Victoria: Cultural Heritage Management Plan • Raworth, B (2010) Hehr's Pine Park Farm 290 Epping Road Wollert: Conservation Management Plan. Conservation Urban Design	
Management Plans: Cultural heritage, site management or other.	• Part of this property is an 'area of cultural sensitivity'.	
Notes:	• Site contains remnant and planted River Red Gums.	

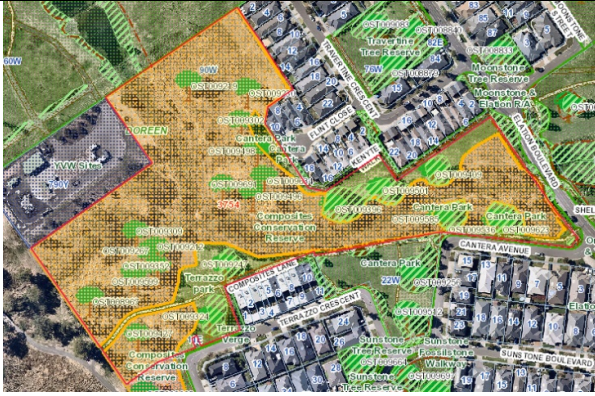
ID No:	3
Address:	• 25W AXEBRIDGE CIRCUIT EPPING 3076 • 15B Axebridge Circuit Epping • 35W Harvest Home Road Epping
Reserve Name:	Axebridge Reserve Conservation Area
Site photo:	 
	Aerial photo Conservation value: Waterway and mixture of remnant and exotic canopy trees.
Current use of the site:	Passive conservation site containing walking path
Title Details:	PS635371W
Title Restrictions:	None
Current Zoning:	• General Residential Zone – Schedule 1 • Development Plan Overlay – Schedule 12 • Development Contributions Plan Overlay – Schedule 2 • Vegetation Protection Overlay – Schedule 2
Any other planning controls/ inclusion in major strategies or projects	• Harvest Home Road Development Plan • Haven Estate Plan
Management Plans: Cultural heritage, site management or other.	• Conservation Site management by appointed contractor. • All of this site located is in an 'Area of Cultural Sensitivity'
Notes:	None

ID No:	4		
Address:	1W BELLAVISTA DRIVE WOLLERT 3750		
Reserve Name:	Bellavista Park Conservation Area		
Site photo:			
	Aerial photo	Conservation value: conservation area.	
Current use of the site:	The subject site is a Neighbourhood and Local open space with conservation area enclosed. The site contains playground infrastructure with seating and walking paths throughout.		
Title Details:	PS632816A		
Title Restrictions:	None		
Current Zoning:	• General Residential Zone – Schedule 1 • Development Contributions Plan Overlay – Schedule 10 • Vegetation Protection Overlay – Schedule 2 • Development Plan Overlay – Schedule 21 • CoW identified Conservation Area		
Any other planning controls/ inclusion in major strategies or projects	• Epping Northeast Development Plan • Summer Hill Estate Plan		
Management Plans: Cultural heritage, site management or other.	• Site has a Vegetation Management Plan under Summerhill Estate – management involves weed and pest monitoring outside of basic park maintenance. • Part of this site is in an 'area of cultural heritage sensitivity' - Cultural Heritage Management Plan available.		
Notes:	• Site is currently used for active recreation. • The conservation area consists of Stony Knoll Shrubland and indigenous perennial grasses. • The park is part of a linear open space network for the Summerhill Estate and is bordered by bollards to restrict vehicle access.		

ID No:	5	
Address:	41W BRUNNING RISE WOLLERT 3750	
Reserve Name:	Brunning Rise Park Conservation Area	
Site photo:		
	Aerial photo	Conservation value: area for vegetation.
Current use of the site:	The subject site is currently used as a municipal reserve and also serves as a transmission easement. The passive conservation area is 0.519Ha and the site contains walking paths throughout.	
Title Details:	PS710882C	
Title Restrictions:	S173 Agreement	
Current Zoning:	• General Residential Zone – Schedule 1 • Development Contributions Plan Overlay – Schedule 10 • Vegetation Protection Overlay – Schedule 2 • Development Plan Overlay – Schedule 21 • CoW Conservation Area	
Any other planning controls/ inclusion in major strategies or projects	• Epping Northeast Development Plan • Woodcrest Estate Plan	
Management Plans: Cultural heritage, site management or other.	• The site protected in perpetuity with s173 Agreement. • The site is subject to 10 years of active management to ensure stated conservation goals and Net Gain offset target – site contains relocated rare and threatened flora species (notably Matted Flax-lily and Western Golden-tip).	
Notes:	• Site contains offset reservation area of Stony Knoll Shrubland with ongoing management undertaken by a conservation manager.	

ID No:	6
Address:	50W BELLAVISTA DRIVE WOLLERT 3750
Reserve Name:	Bulait Park Conservation Area
Site photo:	 
	Aerial photo Conservation value: examples of habitat and stony rises.
Current use of the site:	The subject site is a Neighbourhood and Local open space (1.08Ha) with conservation area enclosed. • The site contains playground infrastructure with seating and walking paths throughout. • Site contains walking paths with seating and bollards protecting vegetation from pedestrian and vehicular access.
Title Details:	PS643120D
Title Restrictions:	None
Current Zoning:	• General Residential Zone – Schedule 1 • Development Contributions Plan Overlay – Schedule 10 • Vegetation Protection Overlay – Schedule 2 • Development Plan Overlay – Schedule 21 • CoW Conservation Areas
Any other planning controls/ inclusion in major strategies or projects	• Epping Northeast Development Plan • Summerhill Estate Plan
Management Plans: Cultural heritage, site management or other.	• Ongoing 10 - year management plan including revegetation, pest/weed maintenance executed by CoW via contractor • Part of this property is in an 'area of cultural heritage sensitivity' – Cultural Heritage Management Plan available.
Notes:	• Site contains Stony Knoll Scrubland. • Native vegetation includes Kangaroo grass, Hill Wallaby grass, Slender Wallaby grass, Milkmaids and Common Maidenhair Fern. • Site also contains one mature Drooping Sheoake.

ID No:	7
Address:	30W CHAMONIX PARADE SOUTH MORANG 3752
Reserve Name:	Chamonix Park Conservation Area
Site photo:	  
	Aerial photo Conservation value: Scattered Remnant canopy trees and decaying tree trunks.
Current use of the site:	Passive conservation area/neighbourhood & local open space with walking paths and seating – 0.98Ha
Title Details:	PS614364M
Title Restrictions:	None
Current Zoning:	- General Residential Zone – Schedule 1 - Development Plan Overlay – Schedule 5 - Development Contributions Plan Overlay – Schedule 9 - Vegetation Protection Overlay – Schedule 1 - Incorporated Plan Overlay – Schedule 1
Any other planning controls/ inclusion in major strategies or projects	Riverdale on Plenty Estate Plan
Management Plans: Cultural heritage, site management or other.	- The site sits adjacent to the Yan Yean Water Supply System which is heritage listed as a State Significant structure (VHR H2333). - Part of the property is in an 'area of cultural sensitivity'
Notes:	- Site contains 7 significant trees (River Red Gums) and there is evidence of regrowth of other trees. - Referral to Heritage Victoria will be required.

ID No:	8
Address:	90W ELATION BVD DOREEN 3754
Reserve Name:	Composites Conservation Reserve
Site photo:	 
	Aerial photo Conservation value: established vegetation and habitat.
Current use of the site:	Composites Conservation Reserve currently forms part of the Riverstone at Plenty River Estate in Doreen. The subject site is a municipal designated conservation reserve and contains walking paths.
Title Details:	PS724890A
Title Restrictions:	Funding agreement
Current Zoning:	• General Residential Zone – Schedule 1 • Incorporated Plan Overlay – Schedule 1 • Development Contributions Plan Overlay – Schedule 6 • Development Plan Overlay – Schedule 5 • Vegetation Protection Overlay – Schedule 1 • CoW Conservation Reserve
Any other planning controls/ inclusion in major strategies or projects	• Ashley Park Development Plan • Riverstone at Plenty River Estate Plan
Management Plans: Cultural heritage, site management or other.	• Conservation and Offset management plan completed.
Notes:	Ecological significance due to: • Grassy woodlands plains • Long Grass/River Redgum habitat for birds/Stony Knolls – Red Rumped parrots & eastern rosellas observed, • Majority of the significant trees on site (River Red Gums) contain hollows.

ID No:	9
Address:	561W COOPER STREET EPPING 3076
Reserve Name:	Cooper South Conservation Reserve
Site photo:	  Aerial photo Conservation value: Grasslands, stony rises and the Merri Creek.
Current use of the site:	Passive conservation site of high ecological significance – approx. 12 Ha
Title Details:	PS712703U
Title Restrictions:	S173 Agreement
Current Zoning:	- Industrial 1 Zone - Urban Floodway Zone - Land Subject to Inundation Overlay - Environmental Significance Overlay – Schedule 3 - Development Plan Overlay – Schedule 33
Any other planning controls/ inclusion in major strategies or projects	Biodiversity Park Development Plan
Management Plans: Cultural heritage, site management or other.	- Site is subject to protection and a 10-15 year management plan via s173 and Conservation Management Plan in perpetuity - A shared path for public access is proposed; however, the location of the path will be kept outside the conservation reserve. The path will also link up to an existing trail network to the south. - The site falls under an 'area of cultural heritage sensitivity'.
Notes:	- The site is a habitat corridor for the Growling Grass Frog and Golden Sun Moth and supports remnant vegetation (escarpment shrubland, streambank shrubland, stony knoll shrubland). - The site is considered of high ecological significance (Conservation Management Plan).

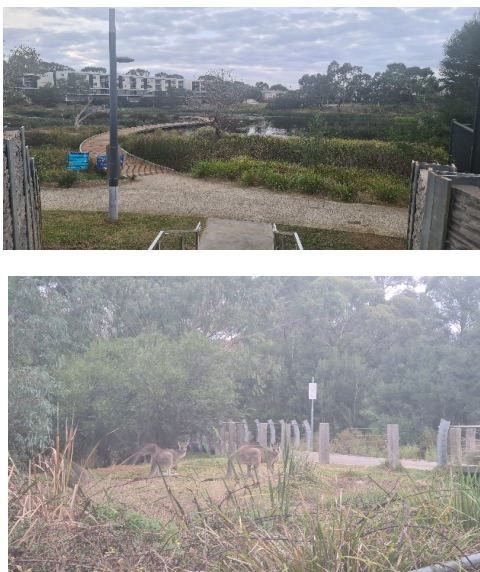
ID No:	10	
Address:	40W CHANDLER DRIVE SOUTH MORANG 3752	
Reserve Name:	Danthonia Conservation Reserve	
Site photo:		
	Aerial photo	Conservation value: Canopy trees, grasslands, fallen trunk and kangaroos.
Current use of the site:	Danthonia Conservation Reserve forms part of the Mill Park Lakes East estate and is a conservation area.	
Title Details:	PS533978Y	
Title Restrictions:	None	
Current Zoning:	• General Residential Zone – Schedule 1 • Vegetation Protection Overlay – Schedule 1 • Development Plan Overlay – Schedule 6	
Any other planning controls/ inclusion in major strategies or projects	• South Morang Gordon's Road- Mill Park Lakes East Development Plan • Mill Park Lakes Development Plan	
Management Plans: Cultural heritage, site management or other.	• A 10-year vegetation management plan is in place to achieve net gains.	
Notes:	Ecological significance due to: • Wetland/grassy woodland reserve • Fenced offset area containing two significant trees (River Red Gums)	

ID No:	11	
Address:	14W ELATION BOULEVARD DOREEN 3754	
Reserve Name:	Elation Conservation Reserve	
Site photo:		
	Aerial photo	Conservation value: Grassland and established canopy trees.
Current use of the site:	Open space/conservation reserve	
Title Details:	PS645358G	
Title Restrictions:	Legal funding agreement	
Current Zoning:	• General residential Zone – Schedule 1 • Bushfire Management Overlay • Vegetation Protection Overlay – Schedule 1 • Development Contributions Overlay – Schedule 6 • Development Plan Overlay – Schedule 5 • Incorporated Plan Overlay – Schedule 1	
Any other planning controls/ inclusion in major strategies or projects	• Mernda Strategy Plan (2004) • Vantage Point Development Plan (Revised 2005) • Plenty River Estate	
Management Plans: Cultural heritage, site management or other.	• Offset Management Plan.	
Notes:	None.	

ID No:	12	
Address:	23W Moffat Drive, Lalor	
Reserve Name:	Flanagan Conservation Reserve	
Site photo:		
	Aerial photo	Conservation value: Grasslands, established trees and kangaroos.
Current use of the site:	The subject site is currently a conservation area and forms part of the Carlingford/Cedar Woods estate in Lalor. The site is being used as a conservation reserve.	
Title Details:	PS633572W	
Title Restrictions:	None	
Current Zoning:	- General Residential Zone – Schedule 1 - Development Plan Overlay – Schedule 20	
Any other planning controls/ inclusion in major strategies or projects	- Lalor Carlingford Development Plan - Carlingford/Cedar Woods Estate Plan	
Management Plans: Cultural heritage, site management or other.	None	
Notes:	None	

ID No:	13	
Address:	33W Shields Street, Epping	
Reserve Name:	Gamage Park Conservation Area	
Site photo:		
	Aerial photo	Conservation value: Grassland, stony rise and established vegetation.
Current use of the site:	The subject site is presently used a conservation area and forms part of the Aurora estate (part 2). The site contains playground infrastructure, a sports area and walking paths throughout.	
Title Details:	PS614702T	
Title Restrictions:	S173 agreement	
Current Zoning:	• Comprehensive Development Zone – Schedule 4 • General Residential Zone – Schedule 1 • Development Contributions Plan Overlay – Schedule 1 • Development Plan Overlay – Schedule 12/23 • Vegetation Protection Overlay – Schedule 12	
Any other planning controls/ inclusion in major strategies or projects	• Epping Northeast Development Plan • Aurora Development Plan	
Management Plans: Cultural heritage, site management or other.	• A small part of this property is in an 'area of cultural sensitivity'.	
Notes:	None	

ID No:	14	
Address:	28W Saxony Drive, Epping 30W Saxony Drive, Epping 29W Goldminers Place, Epping 4W Heatherglade Rise, Epping	
Reserve Name:	Collectively known as the Godefroy Conservation Area	
Site photo:		
	Aerial photo	Conservation value: Scattered established canopy trees and stony rise.
Current use of the site:	The Godefroy Conservation Area is approx. 16,000sqm of municipal land within the Lyndarum Estate in Epping and is used as a conservation area/open space.	
Title Details:	In order listed above: • PS640805K • PS618521B • PS624554A • PS633466V	
Title Restrictions:	• S173 Agreement	
Current Zoning:	• General Residential Zone – Schedule 1 • Development Contributions Plan Overlay – Schedule 01 • Development Plan Overlay – Schedule 12 • Vegetation Protection Overlay – Schedule 2 • Rural Conservation Zone - Schedule 1	
Any other planning controls/ inclusion in major strategies or projects	• Epping Northeast Development Plan • Lyndarum Estate	
Management Plans: Cultural heritage, site management or other.	None	
Notes:	None	

ID No:	15
Address:	43W Janefield Drive, Bundoora
Reserve Name:	Janefield Conservation Reserve
Site photo:	 
	Aerial photo Conservation value: Artificial wetlands, established vegetation and kangaroos.
Current use of the site:	The subject site is municipal reserve. The site contains an artificial wetland to the west and ecologically significant vegetation to the east, where it adjoins the Plenty Gorge Parklands.
Title Details:	AK107752W - PS604072H
Title Restrictions:	N/A
Current Zones and overlay controls:	- Special Use Zone – Schedule 3 (Janefield Technology Estate) - General Residential Zone – Schedule 1 - Bushfire Management Overlay - Development Plan Overlay – Schedule 10 - Part of the site is in a Designated Bushfire Prone Area
Any other planning controls/ inclusion in major strategies or projects	- Janefield Development Plan (2004) - University Hill Concept Development Plan (Precincts 5,6,7) (2007)
Management Plans: Cultural heritage, site management or other.	Part of the subject site is in an area of Aboriginal Cultural Heritage Sensitivity.
Notes:	None.

ID No:	16	
Address:	1W Gosford Court, Doreen	
Reserve Name:	Laurie's Field Conservation Area	
Site photo:		
	Aerial photo	Conservation value: Wetland and established canopy trees.
Current use of the site:	The site is located in the Laurimar Estate, Doreen. The subject site is currently a municipal conservation reserve that includes a waterbody and playground infrastructure.	
Title Details:	• PS617088T	
Title Restrictions:	• None	
Current Zoning:	• General Residential Zone – Schedule 1. • Vegetation Protection Overlay – Schedule 1.	
Any other planning controls/ inclusion in major strategies or projects	• Mernda – Doreen Laurimar Development Plan • Laurimar Park Estate	
Management Plans: Cultural heritage, site management or other.	None.	
Notes:	None.	

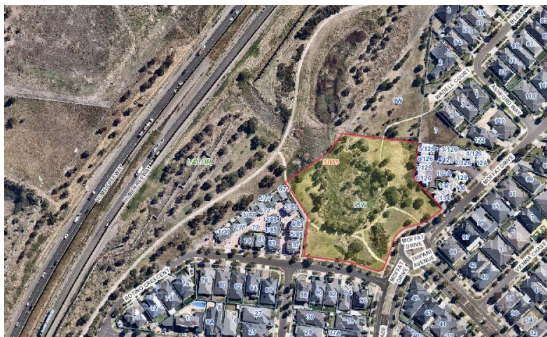
ID No:	17	
Address:	25W Laurence Street, Doreen	
Reserve Name:	Laurimar Creek Conservation Reserve	
Site photo:		
	Aerial photo	Conservation value: Remnant canopy trees.
Current use of the site:	The subject site is used as a municipal conservation reserve within the Bassetts Road Estate. Conservation Reserve and playground	
Title Details:	• PS640521A	
Title Restrictions:	• None	
Current Zoning:	• General Residential Zone – Schedule 1 • Development Plan Overlay Schedule 5 • Incorporated Plan Overlay Schedule 1 • Vegetation Protection Overlay Schedule 1 • Development Contribution Plan Overlay Schedule 5	
Any other planning controls/ inclusion in major strategies or projects	• Mernda Strategy Plan • Bassetts Road Development Plan • Mitchell's Run Estate	
Management Plans: Cultural heritage, site management or other.	• Part of this property is in an 'area of cultural heritage sensitivity'	
Notes:	None	

ID No:	18	
Address:	13W Lancia Court, Epping 30W Cottage Boulevard, Epping 10W Edith Street, Epping	
Reserve Name:	Maserati Park Conservation Area	
Site photo:		
	Aerial photo	Conservation value: Grasslands and stony rises.
Current use of the site:	13w Lancia is currently used as a WRS Reserve.	
Title Details:	13W Lancia Court RES: 1 PS: 446865X 30W Cottage Boulevard RES: 1 PS: 636352V 10 W Edith Street LOT: RES2 PS: 722476W	
Title Restrictions:	Various easements apply, in particular a significant electricity transmission line easement.	
Any other planning controls/ inclusion in major strategies or projects	- Epping North Strategic Plan (2002) - Harvest Home local Structure Plan (2002) - Mahon Development Plan (2009)	
Current Zoning Plan (site outlined):	13W Lancia Court - Farming Zone – Schedule - Development Contributions Plan Overlay – Schedule 2 - Development Plan Overlay – Schedule 12 - Rural Floodway Overlay – Schedule - Vegetation Protection Overlay – Schedule 2 10W Edith Street - General Residential Zone – Schedule 1 - Development Contributions Plan Overlay – Schedule 2 - Development Plan Overlay – Schedule 12	

	• Rural Floodway Overlay – Schedule • Vegetation Protection Overlay – Schedule 2 30W Cottage Boulevard • General Residential Zone – Schedule 1 • Development Contributions Plan Overlay – Schedule 2 • Development Plan Overlay – Schedule 12 • Rural Floodway Overlay – Schedule • Vegetation Protection Overlay – Schedule 2
Management Plans: Cultural heritage, site management or other.	Cultural Heritage Management Plan required
Notes:	• RFO applies to site - Floodplain management authority will need to be contacted as part of the amendment. • Easement on site - Ausnet will need to be contacted as part of the amendment.

ID No:	19	
Address:	132W & 146W Mernda Village Drive, Mernda	
Reserve Name:	Mernda Villages Conservation Reserve	
Site photo:		
	Aerial photo	Conservation value: Established canopy trees, remnant vegetation and artificial wetlands.
Current use of the site:	Conservation Reserve	
Title Details:	1555 & 1565 Plenty Road MERNDA & 620 MASONS ROAD MERNDA LOT: 1 TP: 109109J; Lot: 1 TP: 237098U & Lot: 1 TP: 215068D	
Title Restrictions:	None.	
Current Zoning and Overlay Controls:	Both sites: • General Residential Zone – Schedule 1 • Development Contributions Plan Overlay – Schedule 7 • Development Plan Overlay – Schedule 5 • Incorporated Plan Overlay – Schedule 1 • Vegetation Protection Overlay – Schedule 1	
Management Plans: Cultural heritage, site management or other.	None	
Notes:	• Multiple sites of aboriginal cultural heritage overlay. • Wetlands throughout the site as well. • Melbourne Water easement on the land.	

ID No:	20	
Address:	108W Gordons Road, South Morang	
Reserve Name:	Mirrabucca Conservation Reserve	
Site photo:		
	Aerial photo	Conservation value: Grasslands and remnant canopy trees.
Current use of the site:	WRS Reserve.	
Title Details:	Provided. PARENT TITLE Volume 11067 Folio 788 PS 544527X	
Title Restrictions:	None.	
Current Zoning and Overlay Controls:	• General Residential Zone – Schedule 1; • Development Plan Overlay – Schedule 6; • Land Subject to Inundation Overlay; and, • Vegetation Protection Overlay – Schedule 1.	
Any other planning controls/ inclusion in major strategies or projects	• South Morang Gordons Road – Mill Park Lakes East Development Plan • Mill Park Lakes Estate	
Management Plans: Cultural heritage, site management or other.	None	
Notes:	None	

ID No:	21	
Address:	95W Rotino Crescent, Lalor	
Reserve Name:	Moffat Wetland	
Site photo:		
	Aerial photo	Conservation value: Wetlands, established vegetation and grasslands.
Current use of the site:	WiGis notes the sites as a drainage reserve.	
Title Details:	Provided. Lot 1, Vol. 11362, Fol. 395. PS638843P	
Title Restrictions:	Registered restrictive covenant PS638843P. The proposed land rezoning will not impact this registered restrictive covenant.	
Current Zoning and Overlay Controls:	• General Residential Zone – Schedule 1 • Design and Development Overlay – Schedule 2 • Development Plan Overlay – Schedule 20	
Any other planning controls/ inclusion in major strategies or projects	• Lalor Carlingford Development Plan • Mosaic Living Estate Plan	
Management Plans: Cultural heritage, site management or other.	None	
Notes:	• In addition to the above title restriction, there is a significant drainage easement on the subject site.	

ID No:	22	
Address:	98W Harvest Home Road, Wollert	
Reserve Name:	Muggabah Park	
Site photo:		
	Aerial photo	Conservation value: Established vegetation, grassland and dam.
Current use of the site:	WRS Reserve	
Title Details:	Provided	
Title Restrictions:	Restrictions attached to the plan of subdivision, but these do not apply to the subject site. S173 Agreement	
Current Zoning and Overlay Controls:	• General Residential Zone – Schedule 1 • Development contributions plan overlay – schedule 10 • Development Plan Overlay – Schedule 21 • Vegetation Protection Overlay – Schedule 2	
Any other planning controls/ inclusion in major strategies or projects	• Epping Northeast Development Plan	
Management Plans: Cultural heritage, site management or other.	None	
Notes:	• Dam has been retained on site.	

ID No:	23	
Address:	245 Gordons Road, South Morang	
Reserve Name:	Nicola Davis Conservation Reserve	
Site photo:		
	Aerial photo	Conservation value: Grasslands, scattered vegetation and decaying tree trunks.
Current use of the site:	Vacant land.	
Title Details:	Provided. Vol. 10924, Fol. 752, Lot Z.	
Title Restrictions:	- Registered Restrictive Covenant attached to the site (AF807561U). Covenant excludes "Lot Z" (the subject site) and has a sunset period of 10 years. It is reasonable to conclude that the covenant is spent. - The subject site is impacted by a restriction that protects vegetation. Trust for Nature is listed as a trust. - Rezoning will not impact the registered covenant.	
Current Zoning and Overlay Controls:	- Urban Flood Zone (part) - General Residential Zone – Schedule 1 (majority of site) - Land subject to Inundation Overlay - Vegetation Protection Overlay – Schedule 1	
Any other planning controls/ inclusion in major strategies or projects	- South Morang Local Structure Plan (1997) - Mill Park Lakes Development Plan (1998)	
Management Plans: Cultural heritage, site management or other.	None	
Notes:	- The Trust for Nature will need to be notified of the proposed rezoning. The proposed PCRZ zone is generally consistent with the intention of the Covenant. - Floodplain management authority will need to be notified of the proposal.	

ID No:	24	
Address:	490 Cooper Street Epping & 38 Companion Place, Epping	
Reserve Name:	Northern Landfill Merri Creek Conservation Area	
Site photo:		
	Aerial photo	Conservation value: Grassland and Merri Creek.
Current use of the site:	490 Cooper Street, Epping – Vacant Land. This is a thin strip of land running alongside the Merri Creek. 38 Companion Plan, Epping – Vacant Land and forms the bulk of the reserve.	
Title Details:	Section 69 agreement	
Title Restrictions:	None	
Current Zoning and Overlay Controls:	- Special Use Zone Schedule 4 - Urban Floodway Zone - Environmental Significance Overlay Schedule 3 - Rural Flood Zone - Development Contributions Plan Overlay - Design and Development Overlay - Development Plan Overlay - Land Subject to Inundation Overlay - Specific Controls Overlay - Transport Zone 2 – Principal Road Network (Hume Side) - Public Park and Recreation Zone (Hume Side) - Development Plan Overlay (Hume Side). - Environmental Audit Overlay Schedule 3 (adjacent to the subject site, Hume Side)	
Any other planning controls/ inclusion in major strategies or projects	- Part of the proposed marram baba Merri Creek Regional Parklands - Growling Grass Frog Management Plan 2021	

Management Plans: Cultural heritage, site management or other.	• The Merri Creek and Cooper Street Drain are present on the site and the site is located in an area of Aboriginal Cultural Heritage Sensitivity.
Notes:	None.

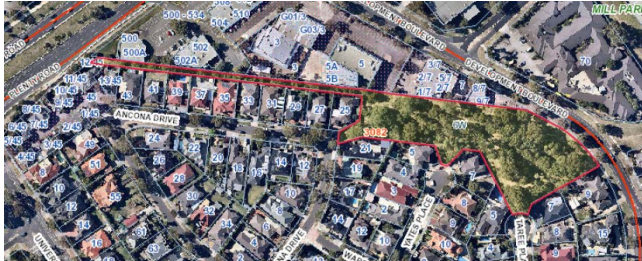
ID No:	25	
Address:	25W Silverstone Circuit Wollert	
Reserve Name:	Silverstone Conservation Reserve	
Site photo:		
	Aerial photo	Conservation value: Remnant River Redgums and grassland.
Current use of the site:	Conservation Reserve. Open land with paths and trees.	
Title Details:	Provided. Vol. 11396, Fol. 037, PS637629P, Reserve 1.	
Title Restrictions:	Memorandum of common provisions are on site. However, these do not impact on the reserve and as such there are no title restrictions that will impact upon the proposed rezoning. The reserve is burdened by an easement.	
Current Zoning and Overlay Controls:	• General Residential Zone – Schedule 1 • Development Contributions Plan Overlay – Schedule 10 • Development Plan Overlay – Schedule 21 • Heritage Overlay – Schedule (HO82) • Vegetation Protection Overlay – Schedule 2	
Any other planning controls/ inclusion in major strategies or projects	• Epping Northeast Development Plan • Lyndarum Estate	
Management Plans: Cultural heritage, site management or other.	• The Wollert Precinct Structure Plan 1070: Aboriginal and Historical Heritage Assessment August 2012 found subject site not being affected by an Aboriginal Cultural Heritage Overlay.	
Notes:	None.	

ID No:	26	
Address:	1273W Plenty Road, Mernda and 30W Hunters Road, Mernda.	
Reserve Name:	Simon Creek Wetland Conservation Area and Woodland Waters Conservation Reserve	
Site photo:		
	Aerial photo	Conservation value: Wetland and established canopy trees.
Current use of the site:	Registered Council Reserve	
Title Details:	Lot 2 and 3 LP 134588	
Title Restrictions:	None that will be impacted by the rezoning	
Current Zoning:	• General Residential Zone – Schedule 1 (GRZ1) • Development Contributions Plan Overlay – Schedule 8 (DCPO8) • Development Plan Overlay – Schedule 5 (DPO5) • Incorporated Plan Overlay – Schedule 1 (IPO1) • Vegetation Protection Overlay – Schedule 1 (VPO1)	
Any other planning controls/ inclusion in major strategies or projects	• Mernda Development Plan (2004/2006) • Woodlands Waters Development Plan	
Management Plans: Cultural heritage, site management or other.	• Aboriginal Cultural Heritage Overlay	
Notes:	• Aboriginal Cultural Heritage Overlay and Designated Bushfire Prone Area • Part of the reserve is located within the Woodland waters development plan.	

ID No:	27	
Address:	22W Enterprise Drive, Bundoora	
Reserve Name:	Southern Red Gum Conservation Reserve	
Site photo:		
	Aerial photo	Conservation value: Established canopy trees.
Current use of the site:	Council reserve.	
Title Details:	Provided in full.	
Title Restrictions:	None, no easements.	
Current Zoning and Overlay Controls:	• Special Use Zone – Schedule 3 • Development Plan Overlay – Schedule 10	
Any other planning controls/ inclusion in major strategies or projects	• Janefield Development Plan (2004) • Concept Development Plan University (Precinct 3 and 4) (2005)	
Management Plans: Cultural heritage, site management or other.	None noted.	
Notes:	• Endorsed management plan notes remanent river redgums in this reserve. • Grassy woodland area.	

ID NO:	28	
Address:	1W Steadman Way, Wollert	
Reserve Name:	Steadman Park Conservation Area	
Site photo:		
	Aerial photo	Conservation value: Established canopy trees and grassland.
Current use of the site:	WRC Reserve	
Title Details:	Provided.	
Title Restrictions:	Restrictions on plan of subdivision, that do not apply to the subject site.	
Current Zoning and overlay controls:	• General Residential Zone – Schedule 1 • Development Contributions Plan Overlay – Schedule 10 • Development Plan Overlay – Schedule 21 • Vegetation Protection Overlay – Schedule 2	
Any other planning controls/ inclusion in major strategies or projects	• City of Whittlesea (2008) Epping North East Local Structure Plan – Incorporated Plan • City of Whittlesea (2008) Epping North East Development Plan • MWH (2010) Eucalypt Epping North East VOMP – Final Report • ERM (2008) Epping North East Residential Development Project. 290 Epping Road & 50 Lehmanns Road Epping North, Victoria: Cultural Heritage Management Plan • Raworth, B (2010) Hehr's Pine Park Farm 290 Epping Road Wollert: Conservation Management Plan. Conservation Urban Design	
Management Plans: Cultural heritage, site management or other.	• According to the Epping North Local Structure Plan, the site was listed as a heritage area. This is not directly relevant to this proposed amendment, as this amendment does not seek to alter conditions on the ground. • Part of the site is impacted by an Aboriginal cultural heritage management overlay.	
Notes:	None	

ID No:	29
Address:	245W Harvest Home Road, Epping
Reserve Name:	Stoneyfield Park Conservation Area
Site photo:	 
	Aerial photo Conservation value: Stony rise and established vegetation.
Current use of the site:	Site is currently a reserve.
Title Details:	- Reserve 1 on Plan of subdivision 541997y - Reserve 1 on Plan of subdivision 517215W.
Title Restrictions:	Section 173 Agreement AD904345c on Reserve 1 on Plan of subdivision 541997y. The other parcel of land is not impacted by title restrictions.
Current Zone & Overlay Controls:	- General Residential Zone – Schedule 1 - Development Contributions Plan Overlay – Schedule 1 - Development Plan Overlay – Schedule 12 - Vegetation Protection Overlay – Schedule 2
Any other planning controls/ inclusion in major strategies or projects	Subject site is part of two development plans: Aurora Development Plan Part 1 (2003) and Horizon Development Plan.
Management Plans: Cultural heritage, site management or other.	Part of the reserve is a place of aboriginal cultural heritage.
Notes:	None

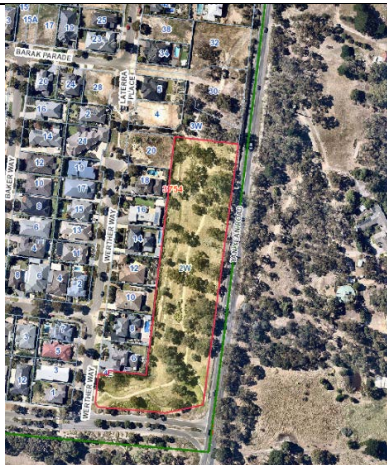
ID No:	30	
Address:	6W Taree Place, Mill Park	
Reserve Name:	Taree Park Conservation Area	
Site photo:		
	Aerial photo	Conservation value: Established canopy trees and decaying trunks.
Current use of the site:	Council Reserve/open space.	
Title Details:	Provided	
Title Restrictions:	None.	
Current Zoning and overlay controls:	• General Residential Zone – Schedule 1 • Development Contributions Plan Overlay – Schedule 1 • Vegetation Protection Overlay – Schedule 1	
Any other planning controls/ inclusion in major strategies or projects	• Epping North East Precinct Structure Plan (2008) • Eucalypt Estate	
Management Plans: Cultural heritage, site management or other.	None.	
Notes:	None.	

ID No:	31	
Address:	66W Anzac Drive & 7W Weerona Parkway, Wollert	
Reserve Name:	Thyme Park Conservation Area	
Site photo:		
	Aerial photo	Conservation value: Stony rise and scattered established canopy trees.
Current use of the site:	Open space.	
Title Details:	• 66w Reserve 3 on Plan of subdivision 721501G. • 7w Reserve 2 on Plan of Subdivision 7215501G.	
Title Restrictions:	• 66w Memorandum of common provisions. Will not be impacted by the proposed rezoning. • 7w Memorandum of common provisions. Will not be impacted by the proposed rezoning.	
Current Zoning and Overlay Controls:	• General Residential Zone – Schedule 1 • Development contributions plan overlay – Schedule 10 • Development plan overlay – Schedule 21 • Vegetation protection overlay – Schedule 2	
Any other planning controls/ inclusion in major strategies or projects	• Epping North East Precinct Structure Plan (2008) • Eucalypt Estate	
Management Plans: Cultural heritage, site management or other.	• Site is impacted by an aboriginal cultural heritage management plan.	
Notes:	None	

ID No:	32	
Address:	325W Craigieburn Road, Wollert 2W Adelong Avenue, Wollert	
Reserve Name:	Treeline Conservation Reserve	
Site photo:	325W Craigieburn Road  2W Adelong Avenue, Wollert  Aerial photo	  Conservation value: Scattered vegetation, grasslands and stony rises.
Current use of the site:	Open space which houses a children's playground located close to Arnaud Loop (in the top image).	
Title Details:	325W Craigieburn Road: Reserve 4 on Plan of Subdivision 729871C. 2W Adelong Avenue, Wollert: Reserve 1 on Plan of Subdivision 729871C.	
Title Restrictions:	There are title restrictions, however these do not apply to the Council reserves.	
Current Zoning and Overlay Controls:	Both Sites - Comprehensive Development Zone – Schedule 4 - Development Plan Overlay – Schedule 23 - Vegetation Protection Overlay – Schedule 2	
Any other planning controls/ inclusion in major strategies or projects	- Epping Northeast Development Plan - Aurora (Part 2) Estate Plan	
Management Plans:	There is an Aboriginal Cultural Heritage management plan for the entire Development Plan area however the report does not specifically mention the land to be impacted by this reserve.	

Cultural heritage, site management or other.	
Notes:	None.

ID No:	33	
Address:	27W Vincent Drive, South Morang	
Reserve Name:	Vincent Park Conservation Area	
Site photo:		
	Aerial photo	Conservation value: Remnant River Redgums and decaying tree trunks.
Current use of the site:	Open space with pathways and a children's playground to the east of the subject site.	
Title Details:	Reserve 1 on PS 600490K.	
Title Restrictions:	Memorandum of common provisions – creation of building envelopes.	
Current Zoning and Overlay Controls:	- General Residential Zone – Schedule 1 - Development Plan Overlay – Schedule 6 - Vegetation Protection Overlay – Schedule 1	
Any other planning controls/ inclusion in major strategies or projects	- Epping North East Precinct Structure Plan (2008) - South Morang Local Structure Plan (1997) (part) - Mill Park Lakes East Development Plan (Gordons Road) (2005) - Mill Park Lakes Estate	
Management Plans: Cultural heritage, site management or other.	None.	
Notes:	None.	

ID No:	34
Address:	2W Werther Way, 3W Laterra Place, Doreen
Reserve Name:	Werther Park Conservation Area
Site photo:	 
	Aerial photo Conservation value: Established canopy trees and decaying tree trunks.
Current use of the site:	Open space
Title Details:	Reserve 1 on Plan of Subdivision 520106J
Title Restrictions:	None
Current Zoning and Overlay Controls:	- General Residential Zone – Schedule 1 - Development Contributions Plan Overlay – Schedule 6 - Development Plan Overlay – Schedule 5 - Incorporated Plan Overlay – Schedule 1 - Public Acquisition Overlay – Schedule 2 - Specific Controls Overlay – Schedule 13 - Vegetation Protection Overlay – Schedule 1.
Any other planning controls/ inclusion in major strategies or projects	- Mernda Strategy Plan (2004) - Orchard Park Development Plan (2003)
Management Plans: Cultural heritage, site management or other.	None.
Notes:	None

ID No:	35	
Address:	10W Woodcrest Way, Wollert 3W Pinfold Road, Wollert	
Reserve Name:	Collectively known as the Woodcrest Conservation Reserve	
Site photo:		
	Aerial photo	Conservation value: Stony rise, decaying logs and grassland.
Current use of the site:	Conservation reserve with large playground located on the east side of the site.	
Title Details:	PS710882C PS746830V	
Title Restrictions:	None	
Current Zoning:	• General Residential Zone – Schedule 1; • Development Contributions Plan Overlay – Schedule 10; • Development Plan Overlay – Schedule 21; and, • Vegetation Protection Overlay – Schedule 2.	
Any other planning controls/ inclusion in major strategies or projects	• Epping Northeast Development Plan • Woodcrest Estate	
Management Plans: Cultural heritage, site management or other.	None	
Notes:	None	

Planning and Environment Act 1987

WHITTLESEA PLANNING SCHEME

AMENDMENT C283wsea

EXPLANATORY REPORT

Overview

The amendment seeks to rezone a total of 35 local conservation reserves, located on Council land, from a variety of current zonings to the Public Conservation and Resource Zone (PCRZ). The amendment aims to update the zoning to reflect the current use, and to have consistently applied zoning to all sites to support Council's management of these sites. It will also ensure the protection of these sites for conservation purposes into the future.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Whittlesea City Council website at <https://www.whittlesea.vic.gov.au>

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

Whittlesea City Council
Civic Centre,
25 Ferres Boulevard,
South Morang 3652

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by: **TBD**

A submission must be sent to:

Chief Executive Officer
Whittlesea City Council
Locked Bag 1
Bundoora MDC 3083

Or email: Strategic.Planning@whittlesea.vic.gov.au

Subject line: Strategic Planning – Amendment C283wsea submission

Panel hearing dates

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

- Directions hearing: TBD
- Panel hearing: TBD

Details of the amendment

Who is the planning authority?

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

The amendment has been made at the request of the Whittlesea City Council.

Land affected by the amendment

The amendment applies to 35 sites within the urban areas of the municipality.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment seeks to update the existing zoning to reflect the current land use of the 35 local conservation reserves, located on council owned land.

The amendment makes zoning mapping changes to the Whittlesea Planning Scheme as follows:

- Rezone land from General Residential Zone 1 to Public Conservation and Resource Zone as shown on Planning Scheme Maps 11,12,13,14,16,17,18,19 and 20.
- Rezone land from General Residential Zone 5 to Public Conservation and Resource Zone as shown on Planning Scheme Map 22.
- Rezone land from Rural Conservation Zone 1 to Public Conservation and Resource Zone as shown on Planning Scheme Map 16.
- Rezone land from Farming Zone to Public Conservation and Resource Zone as shown on Planning Scheme Maps 15 and 17.
- Rezone land from Comprehensive Development Zone 4 to Public Conservation and Resource Zone as shown on Planning Scheme Maps 11 and 16.
- Rezone land from Industrial Zone 1 to Public Conservation and Resource Zone as shown on Planning Scheme Maps 15 and 20.
- Rezone land from Special Use Zone 3 to Public Conservation and Resource Zone as per Planning Scheme Map 22.
- Rezone land from Special Use Zone 4 to Public Conservation and Resource Zone as per Planning Scheme Map 15.

Strategic assessment of the amendment

Why is the amendment required?

The Amendment is required to rezone 35 local conservation reserves located on council-owned land, from a variety of existing zonings to PCRZ for the sites (35).

The sites included in the amendment are local conservation reserves through the development of surrounding land, in recognition of the biodiversity values contained on the sites. In most cases, sites were identified through the precinct structure planning process and subsequently vested in Council ownership following the subdivision process.

Consequently, the sites are currently zoned for various land uses that do not appropriately protect the biodiversity values and purpose of these sites. Council seeks to rezone the sites to assist with land management of these sites and to ensure that they are preserved for conservation purposes into the future.

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

The amendment implements a number of the objectives of planning in Victoria under section 4(1) of the *Planning and Environment Act 1987*. In particular:

To provide for the fair, orderly, economic and sustainable use, and development of land

The amendment, using the selected zoning, will ensure that the current and intended use of the reserves is recognised and maintained.

To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity

The amendment will ensure the protection and enhancement of habitat for indigenous plants and animals in urban areas. Open space also provides large areas with no or limited underground infrastructure enabling larger trees with significant root systems to establish providing shade and cooling.

To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria

The amendment will ensure the continuing provision of open space, which is aesthetically pleasing, and provides for a range of social and community benefits by increasing social interaction, improving physical and mental health and, in some locations, providing for active and / or passive recreation opportunities.

To balance the present and future interests of all Victorians.

The amendment recognises the importance of ensuring that the natural environment is managed as an asset and protected for the benefit of current and future generations.

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

The amendment will have positive environmental, social or economic effects by ensuring that the land is correctly zoned to protect and conserve the natural

environment.

Does the amendment address relevant bushfire risk?

As all of the land being rezoned is within Council ownership, bushfire risk will be managed by Council in accordance with municipal emergency management processes established for all Council assets.

Additionally, the amendment does not seek to increase the development potential or alter the current use of the sites and therefore does not change the bushfire risk currently posed by these sites.

Given the amendment will not result in any increased risk to life, property, community infrastructure and the natural environment from bushfire, the views of the relevant fire authorities have not been sought in formulating this amendment.

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

The amendment has been prepared and is consistent with the requirements of *Ministerial Direction on the Form and Content of Planning Schemes* under section 7(5) of the *Planning and Environment Act 1987*.

Ministerial Direction No. 1 Potentially contaminated land

The purpose of *Ministerial Direction No. 1* is to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly affected by any contamination.

Clauses 5 and 7 of *Ministerial Direction No. 1* require a planning authority to satisfy itself whether land to be used for (among other uses) a children's playground or open space respectively, are potentially contaminated, and if so, whether the environmental conditions are suitable for that use.

It should be noted that all sites are currently in use as public open space and the amendment is retrospective in nature; aligning the zoning of the sites with the current use, rather than facilitating a proposed new use.

In accordance with the method set out in Appendix 2 of Planning Practice Note 30, site history reviews were conducted for the 35 sites included in the amendment to assess the risk of potential contamination. This comprised of a desktop review of past land uses at each site and surrounds to determine whether the land meets the definition of potentially contaminated land. In line with Section 25, General Environmental Duty requirements, introduced by the Environmental Protection Act 2017, five sites were tested to confirm any risk of potential contamination. All five sites were cleared of potential contamination.

In summary, all of the 35 local conservation reserves are currently in use for open space, which will not change as a result of the amendment. In fact, the current zoning of some sites (e.g. General Residential Zone) allows a greater range of sensitive uses than will be allowed by the zone proposed by this amendment.

The amendment is therefore consistent with the purpose of Ministerial Direction 1.

Ministerial Direction No.9: Metropolitan Planning Strategy

This amendment supports the following pillars and policy set out in Plan for Victoria 2025, the State's current metropolitan planning strategy:

- Pillar 5: Great places, suburbs and towns
 - *Great open space*: To make sure you can enjoy great parks, reserves and other green public areas, we'll make sure they are suitable for all Victorians and close to homes.

Ministerial Direction No. 11: Strategic Assessment of Amendments

This explanatory report has been prepared in compliance with the requirements and purpose of *Ministerial Direction No. 11* to ensure a comprehensive strategic evaluation of a planning scheme amendment and its outcomes.

Ministerial Direction No.19: Amendments that may result in impacts on the environment, amenity and human health

This explanatory report has been prepared in compliance with the requirements and purpose of *Ministerial Direction No. 19* (MD 19).

The Environmental Protection Agency have provided feedback on the preparation of this amendment as required by *Ministerial Direction No.19* and have indicated their support for the methodology used and the application of the appropriate planning tools.

The proposed approach was also supported by the Department of Energy, Environment and Climate Action (DECCA) whose views were sought.

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

By rezoning council-owned local conservation reserves from a variety of zones to the PCRZ the amendment is consistent with, supports and implements the Planning Policy Framework. In particular:

Clause 12: Environmental and Landscape Values

- Clause 12.01-1S and 12.01-1L - Protection of Biodiversity - to protect and enhance Victoria's biodiversity;

The reserves contained in this amendment were identified through the use of biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

- Clause 12.01-L - River Red Gum Protection - to retain and provide for the long-term viability of River Red Gums;

These reserves contain several long-established River Red Gum trees. The rezoning will provide greater protection for biodiversity and in particular for the River Red Gums.

- Clause 12.01-2S - Native vegetation management - to ensure that there is no

net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

- Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs – to protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs

The amendment will aid Council's management of these conservation sites by applying a zone which aims to protect their biodiversity values and native vegetation, including along the waterways present on some of the sites. The rezoning will assist in the protection of links between important areas of biodiversity.

Clause 15: Built Environment

- Clause 15.01-4– Healthy neighbourhoods - Design subdivisions to integrate with the surrounding environment and land use.

The amendment helps to improve the aesthetics and amenity of urban areas. These reserves can also encourage walking and cycling to supplement or replace car travel, particularly for shorter journeys.

Clause 19: Community Infrastructure

- Clause 19.02-6S and 19.02-6L – Open space – to establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

The provision of open space provides a range of social and community benefits by increasing social interaction, improving physical and mental health and, in some locations, providing for active and / or passive recreation opportunities.

Protecting Victoria's Environment - Biodiversity 2037 (DELWP, 2017)

Protecting Victoria's Environment – Biodiversity 2037 is Victoria's plan to stop the decline of our native plants and animals and improve our natural environment, the implementation of this amendment will support the strategic objectives and actions in the plan.

The following objective is relevant to this amendment:

- Objective 9.2 *Maintaining and improving a world-class reserve system*
 - To ensure that Victoria's reserve system on public and private land is as effective as possible, formally protected areas need to be well managed and well connected. Improving habitat condition, habitat linkages and reducing threats are all vital actions needed to improve and restore biodiversity values and ecosystem health across protected areas, as across the wider landscape.

The following action item is relevant to this amendment:

- Action Item 18. Maintain and enhance a world-class system of protected areas.
 - Initiatives by the government to deliver this priority will include to identify future reserve system priorities (such as targeted acquisition) through strategic land-use planning.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment is consistent with and supports the Municipal Planning Strategy (MPS). The rezoning of the land to Public Conservation and Resource Zone reinforces the protection and enhancement of the City of Whittlesea's biodiversity and significant habitats.

Specifically, the proposed amendment is consistent with the following strategic directions:

02.03-2 Environmental and landscape values (Biodiversity and native vegetation)

- Protect areas of biodiversity and native vegetation including conservation areas protected for urban growth areas.
- Increase connectivity between key habitat areas whether regional or local.

02.03-9 Infrastructure (Open space)

- Facilitate an appropriate range and proportion of open space types to reflect community expectations for nature conservation, formal and informal recreation.

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

Chapter 5: Choosing and applying provisions of the *Practitioner's Guide to Victorian Planning Scheme*, 2024 outlines that the Ministerial Direction 7(5): The Form and Content of Planning Schemes specifies that a planning scheme may only include land in a public land zone if the land is Crown land or is owned, vested in or controlled by a Minister, government department, public authority or a municipal council. The chapter also provides direction regarding the purpose, provisions, land ownership, physical characteristics and intended planning outcomes when applying the PCRZ.

In addition to the advice of the practitioner's guide, the amendment has been prepared considering *DELWP's Planning for Biodiversity, December 2017* guidance note. The PCRZ has been selected for 35 sites in accordance with the guidance note's advice that reserves established for conservation purposes should have this zone applied.

The amendment seeks to ensure that the Victorian Planning Provisions are correctly applied through the correct application of zone and reflects the current and future intended use of the land.

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

The EPA have provided feedback on the preparation of this amendment as required by *Ministerial Direction No. 19*. The EPA and DECCA have indicated its support for the proposed methodology for the amendment (using the site history desktop review) and the application of the appropriate planning tools (using the identified planning zone).

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

The amendment is not considered to have a significant impact on the transport system.

Resource and administrative costs

The amendment is not anticipated to have a significant impact on the resource and administrative costs of the responsible authority because it will not result in an increased generation of planning permits applications.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Wollert	Aberfeldy Park Conservation Area	Map 11 and Map 16	1W Wimmera Crescent Wollert, 3650	Replace CDZ4 with PCRZ	N/A	N/A
Wollert	Allendale Park Conservation Area	Map 17	8W Pine Park Drive, Wollert 3650	Rezone from GRZ1 to PCRZ	N/A	N/A
Epping	Axebridge Reserve Conservation Area	Map 17	15B AXEBRIDGE CIRCUIT EPPING & 35W HARVEST HOME ROAD EPPING	Rezone from GRZ1 to PCRZ	N/A	N/A
Wollert	Bellavista Park Conservation Area	Map 16	1W BELLAVISTA DRIVE WOLLERT 3650	Rezone from GRZ1 to PCRZ	N/A	N/A
Wollert	Brunning Rise Park Conservation Area	Map 11	41W Brunning Rise, Wollert 3650	Rezone from GRZ1 to PCRZ	N/A	N/A
Wollert	Bulait Park Conservation Area	Map 16	50w Bellavista Drive, Wollert, 3650	Rezone from GRZ1 to PCRZ	N/A	N/A
South Morang	Chamonix Park Conservation Area	Map 18	30W Chamonix Parade, South Morang 3652	Rezone from GRZ1 to PCRZ	N/A	N/A
Doreen	Composites Conservation Reserve	Map 19	90w Elation Boulevard, Doreen 3654	Rezone from GRZ1 to PCRZ	N/A	N/A

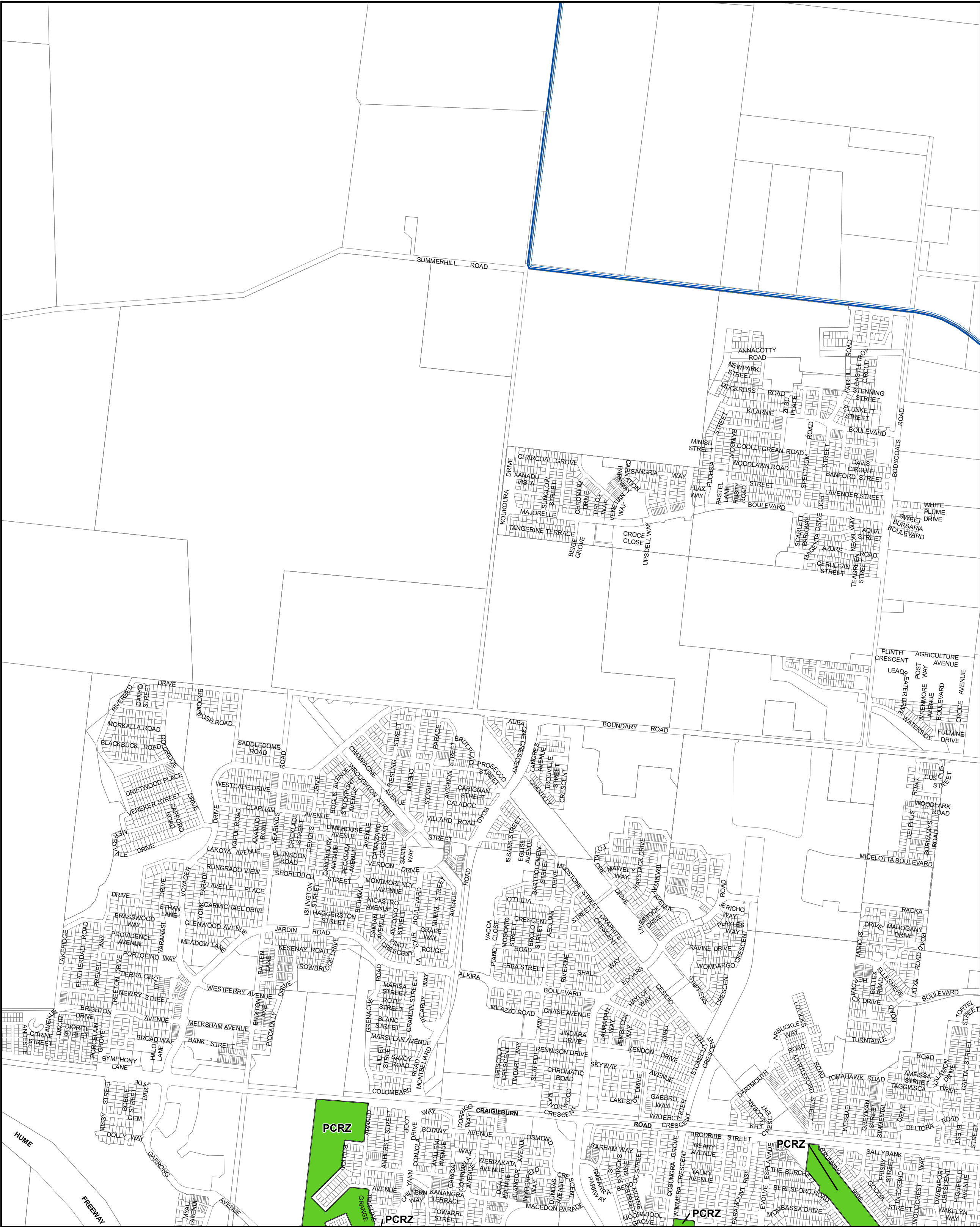
Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Epping	Cooper South Conservati on Reserve	Map 15 and Map 20	561W Cooper Street, Epping	Rezone from INZ1 to PCRZ	N/A	N/A
South Morang	Danthonia Conservati on Reserve	Map 18	40W Chandler Drive, South Morang 3652	Rezone from GRZ1 to PCRZ	N/A	N/A
Doreen	Elation Conservati on Reserve	Map 18	14W Elation Boulevard Doreen 3654	Rezone from GRZ1 to PCRZ	N/A	N/A
Lalor	Flanagan Conservati on Reserve	Map 20	23W Moffat Drive, Lalor	Rezone from GRZ1 to PCRZ	N/A	N/A
Epping	Gamage Park Conservati on Area	Map 16	33W Shields Street, Epping	Rezone from CDZ4 and GRZ1 to PCRZ	N/A	N/A
Epping	Godefroy Conservati on Area	Map 16	28W Saxony Drive, Epping 30W Saxony Drive, Epping 29W Goldminer s Place, Epping 4W Heathergl ade Rise, Epping	Rezone from RCZ1 to PCRZ	N/A	N/A
Bundoora	Janefield Conservati on Reserve	Map 22	43 Janefield Drive, Bundoora	Rezone from SUZ3 to PCRZ	N/A	N/A
Doreen	Lauries Field	Map 14	1W Gosford	Rezone from GRZ1 to PCRZ	N/A	N/A

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
	Conservation Area		Court, Doreen			
Doreen	Laurimar Creek Conservation Reserve	Map 14	25 Laurence Street, Doreen	Rezone from GRZ1 to PCRZ	N/A	N/A
Epping	Maserati Park Conservation Area	Map 17	13W Lancia Court, Epping 30W Cottage Boulevard, Epping & 10W Edith Street, Epping	Rezone from FZ and GRZ1 to PCRZ	N/A	N/A
Mernda	Mernda Villages Conservation Reserve	Map 13	132W & 146w Mernda Village Drive, Mernda	Rezone from GRZ1 to PCRZ	N/A	N/A
South Morang	Mirrabucca Conservation Reserve	Map 18	108W Gordons Road, South Morang	Rezone from GRZ1 to PCRZ	N/A	N/A
Lalor	Moffat Wetland	Map 20	95W Rotino Crescent, Lalor	Rezone from GRZ1 to PCRZ	N/A	N/A
Epping	Northern Landfill Merri Creek Conservation Area	Map 15	490 Cooper Street Epping	Rezone from FZ and SUZ4 to PCRZ	N/A	N/A
South Morang	Nicola Davis Conservation Reserve	Map 17 and 18	245 Gordons Road, South Morang	Rezone from GRZ1 to PCRZ	N/A	N/A
Wollert	Silverstone Conservation Reserve	Map 16	25W Silverstone Circuit Wollert	Rezone from GRZ1 to PCRZ	N/A	N/A
Mernda	Simon Creek Wetland	Map 18	1273W Plenty	Rezone from GRZ1 to PCRZ	N/A	N/A

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
	Conservation Area		Road, Mernda			
Bundoora	Southern Red Gum Conservation Reserve	Map 22	22W Enterprise Drive, Bundoora	Rezone from SUZ3 to PCRZ	N/A	N/A
Wollert	Steadman Park Conservation Area	Map 12 and 17	1W Steadman Way, Wollert	Rezone from GRZ1 to PCRZ	N/A	N/A
Epping	Stoneyfield Park Conservation Area	Map 16	245W Harvest Home Road, Epping	Rezone from GRZ1 to PCRZ	N/A	N/A
Mill Park	Taree Park Conservation Area	Map 22	6W Taree Place, Mill Park	Rezone from GRZ5 to PCRZ	N/A	N/A
Wollert	Thyme Park Conservation Area	Map 17	66W Anzac Drive & 7W Weerona Parkway, Wollert & 32w Ryrie Grove.	Rezone from GRZ1 to PCRZ	N/A	N/A
Wollert	Treeline Conservation Reserve	Map 11 and 16	325W Craigieburn Road, 2W Adelong Avenue, Wollert	Rezone from CDZ4 to PCRZ	N/A	N/A
South Morang	Vincent Park Conservation Area	Map 18	27W Vincent Drive, South Morang	Rezone from GRZ1 to PCRZ	N/A	N/A
Doreen	Werther Park Conservation Area	Map 19	2W Werther Way, 3W Laterra Place, Doreen	Rezone from GRZ1 to PCRZ	N/A	N/A
Wollert	Woodcrest Conservation Reserve	Map 11 and 16	10W Woodcrest Way,	Rezone from GRZ1 to PCRZ	N/A	N/A

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
			Wollert			

WHITTLESEA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C283wsea



LEGEND

- PCRZ - Public Conservation and Resource Zone
- Municipal Boundary
- Land Outside Urban Growth Zone

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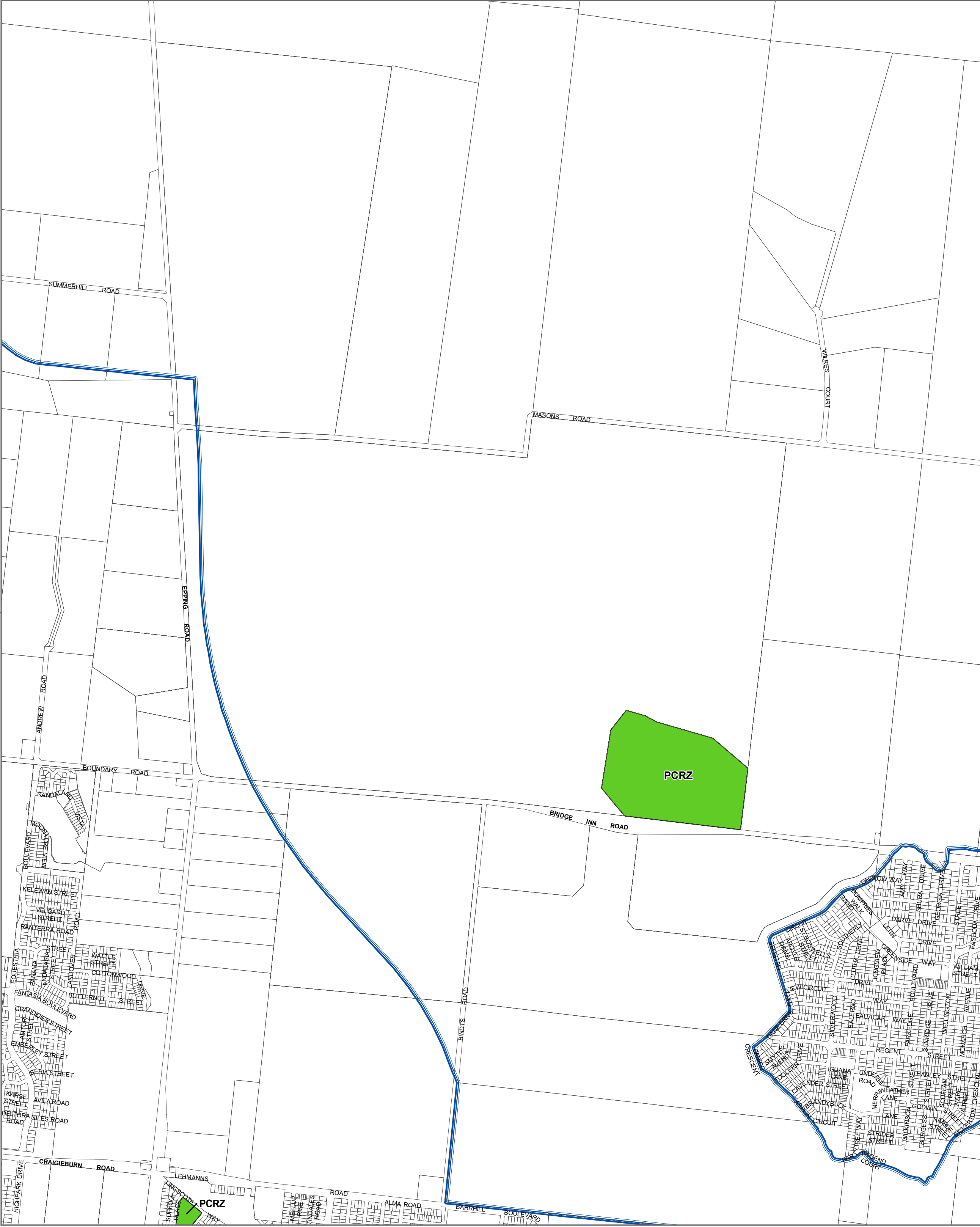
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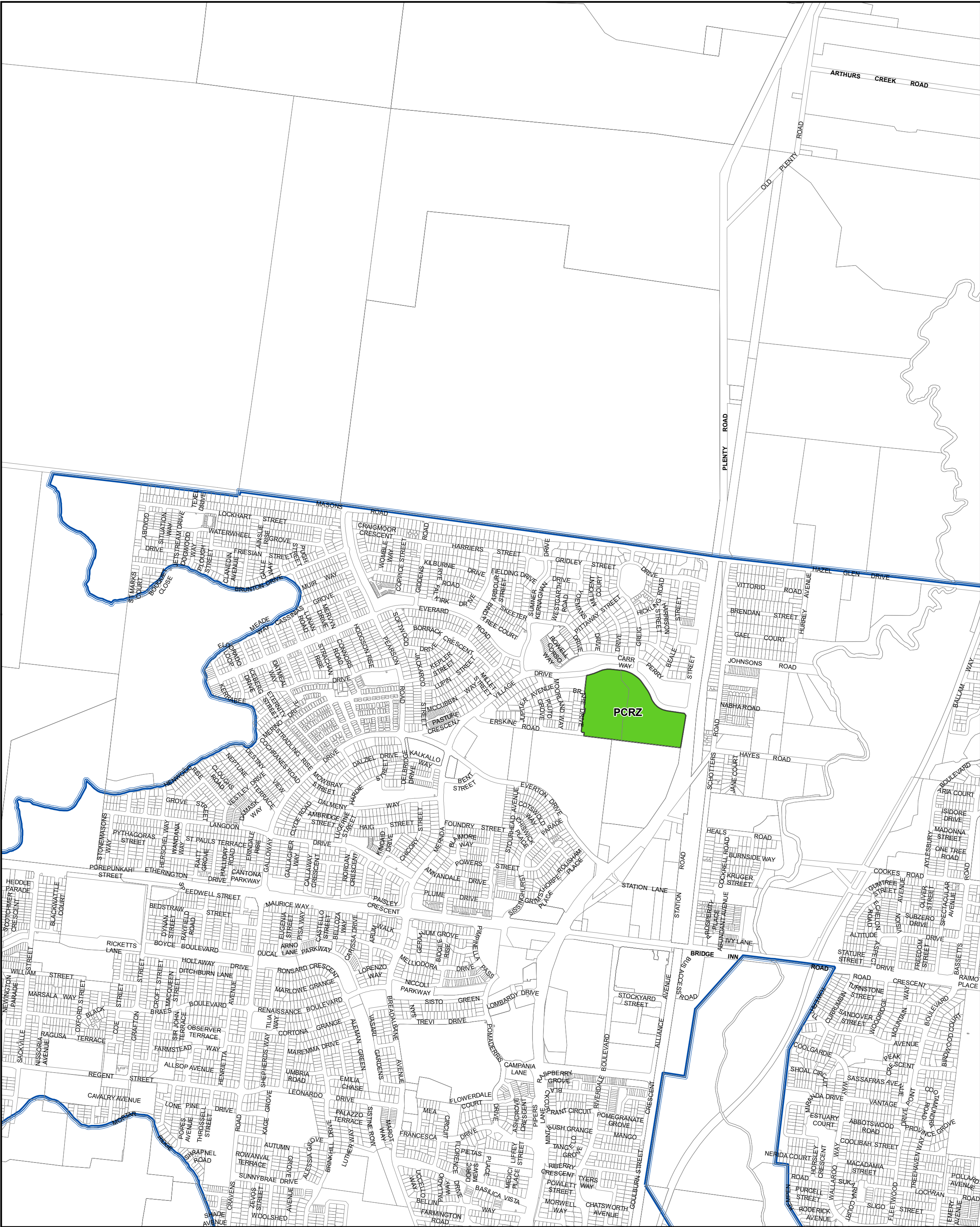
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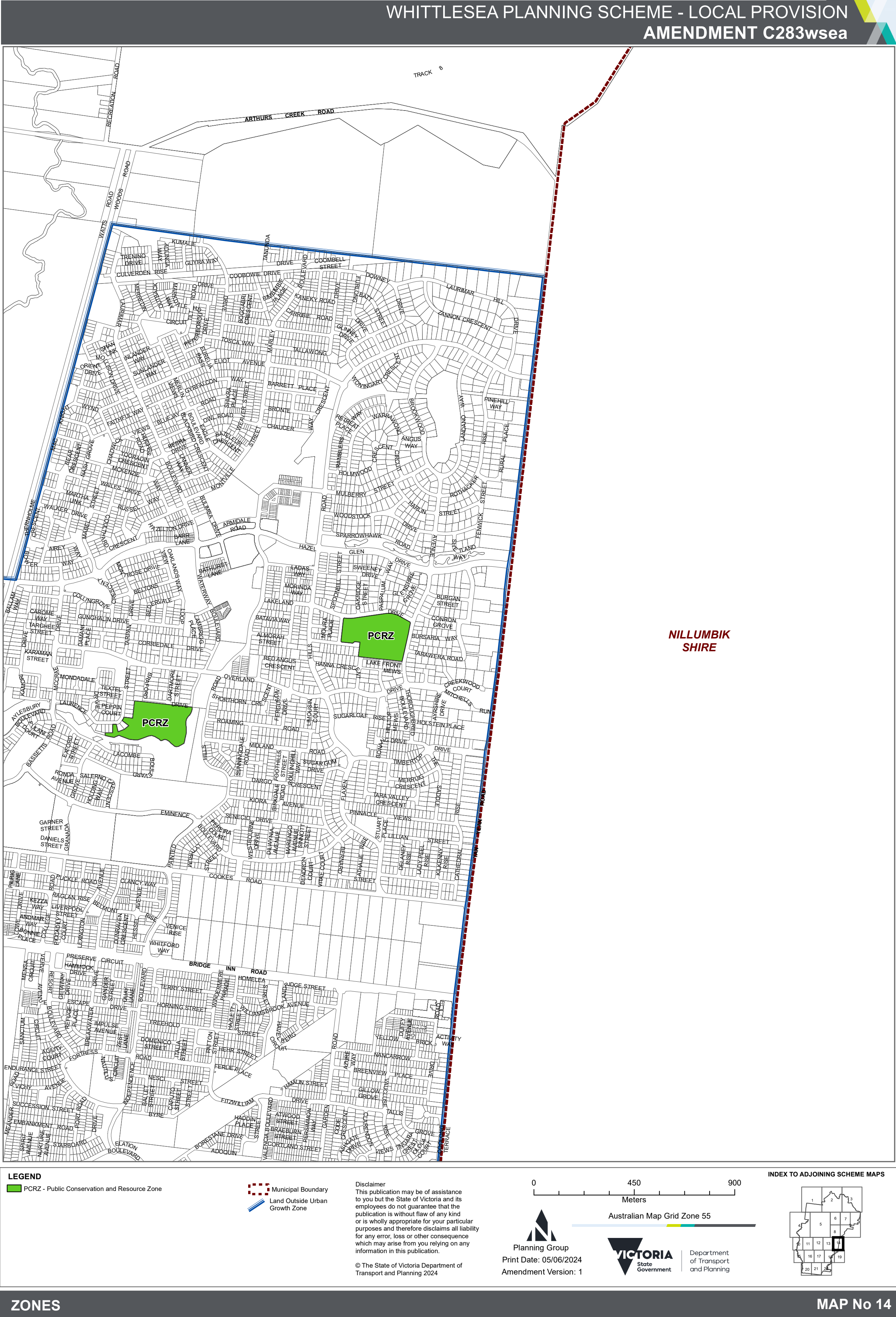
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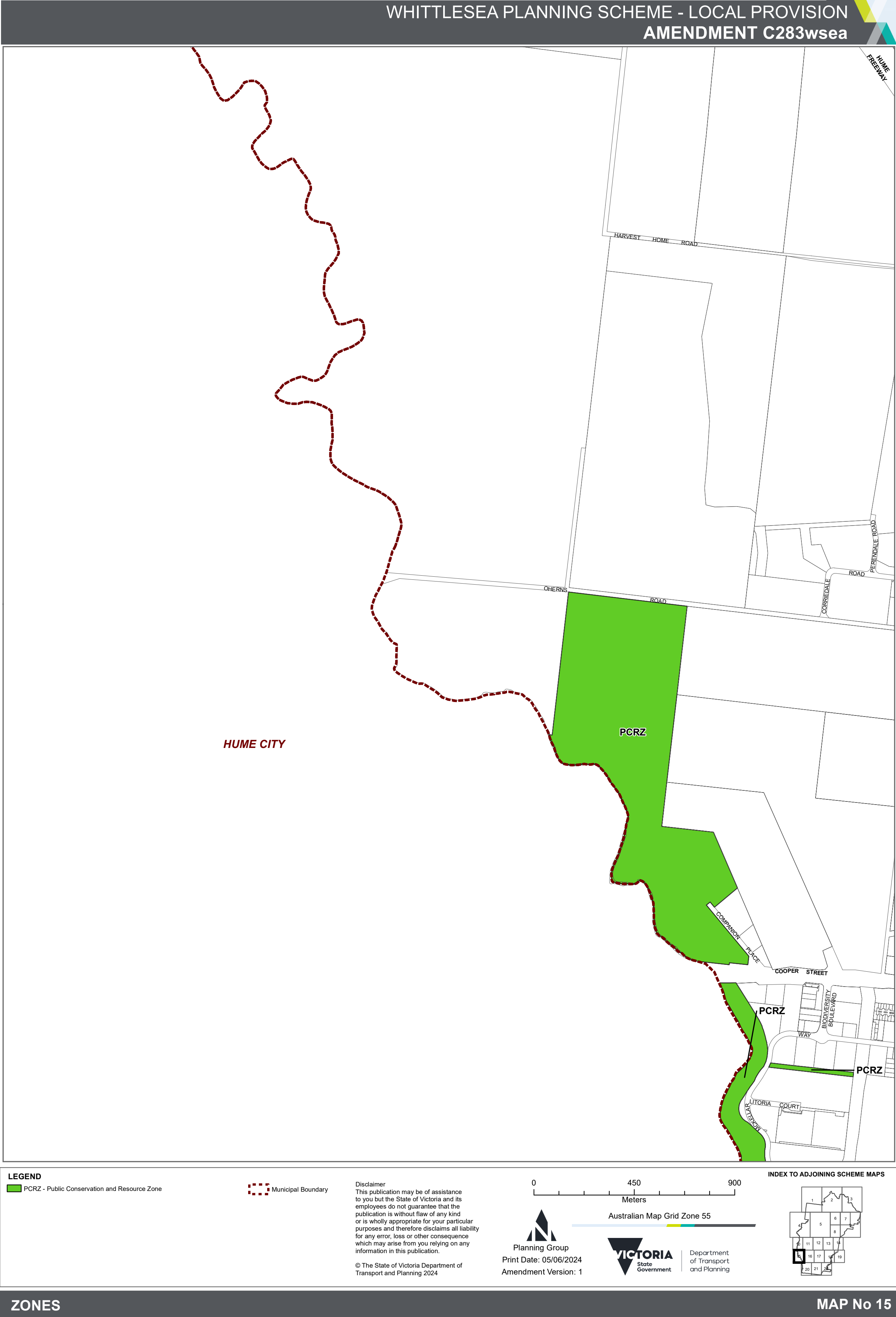
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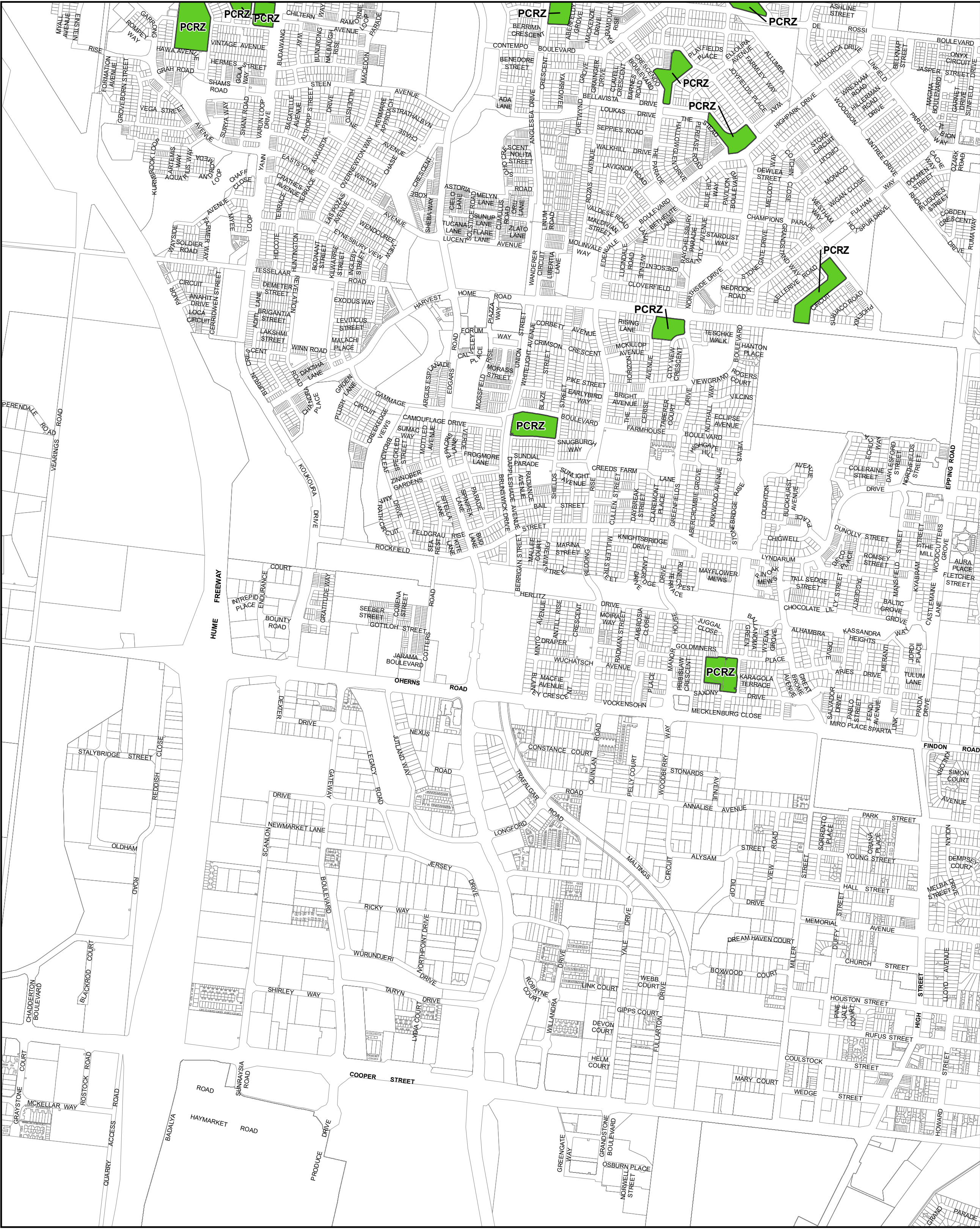
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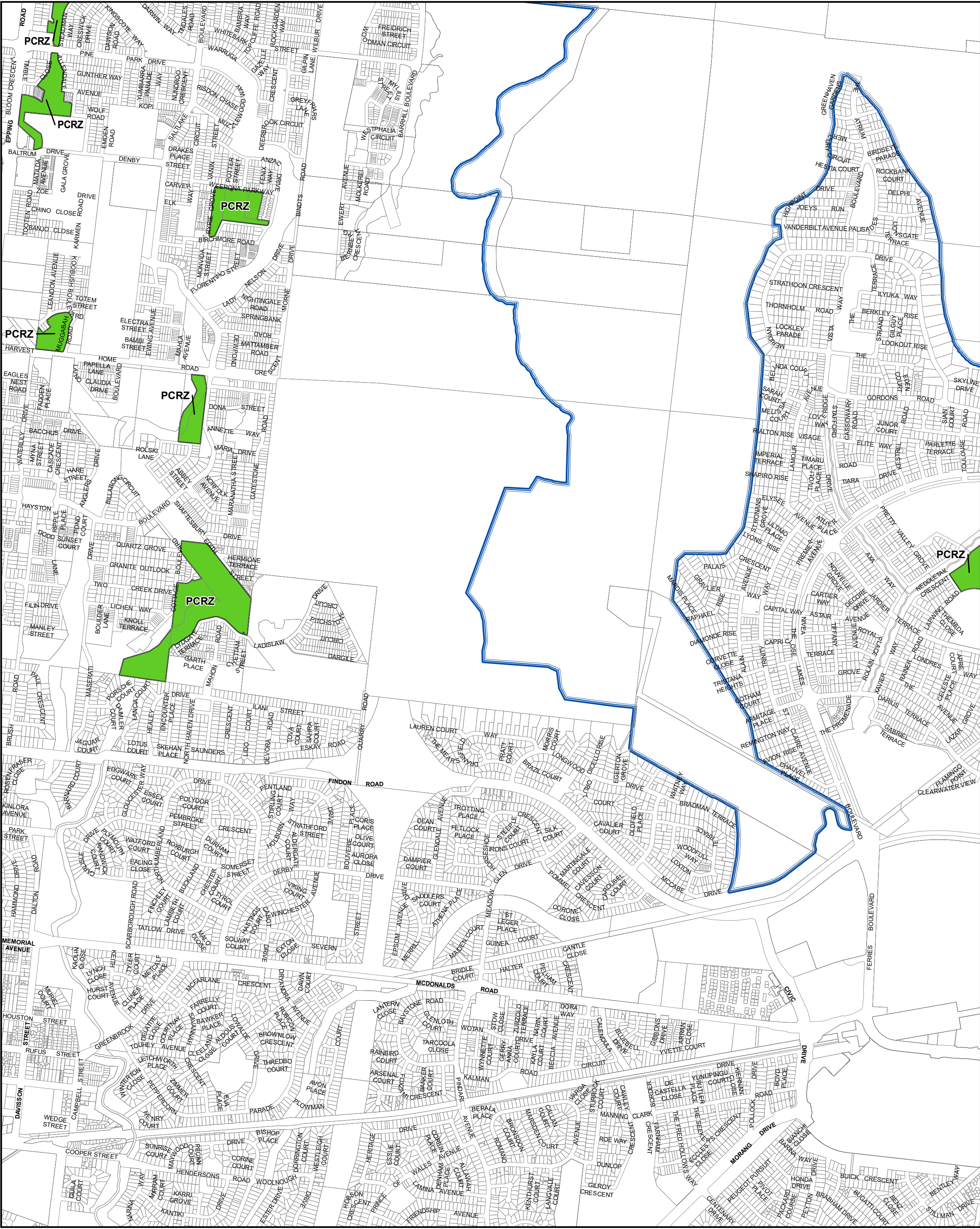
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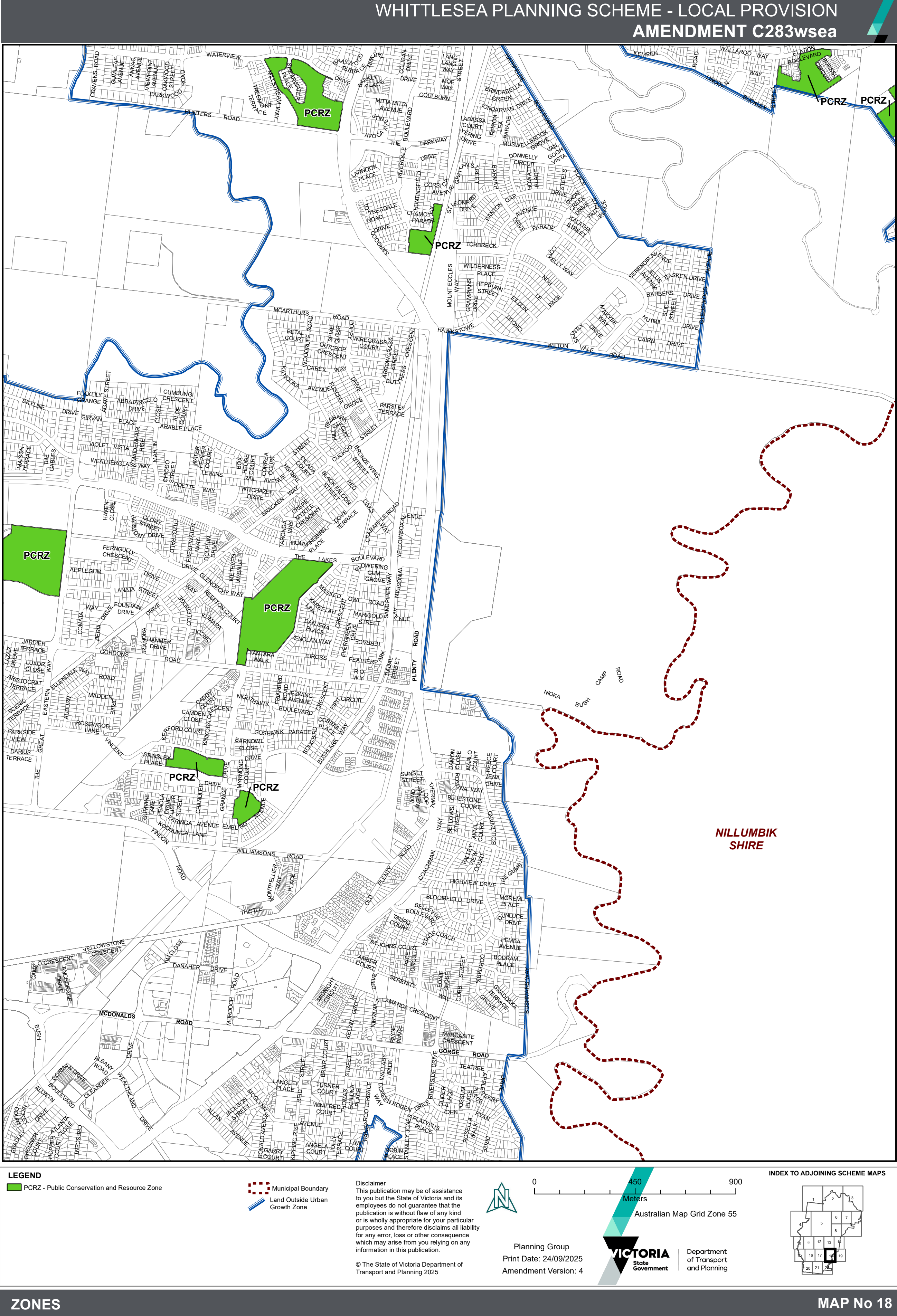
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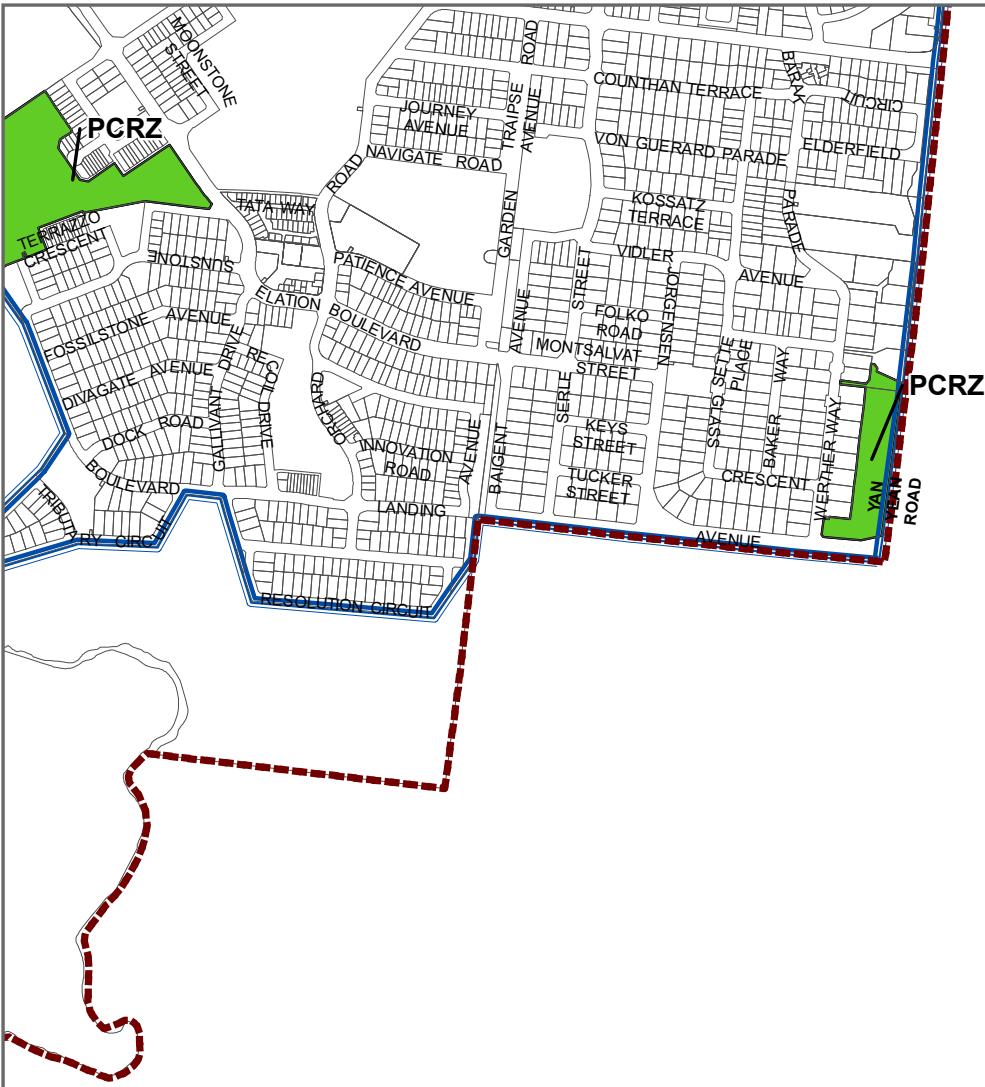
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LEGEND

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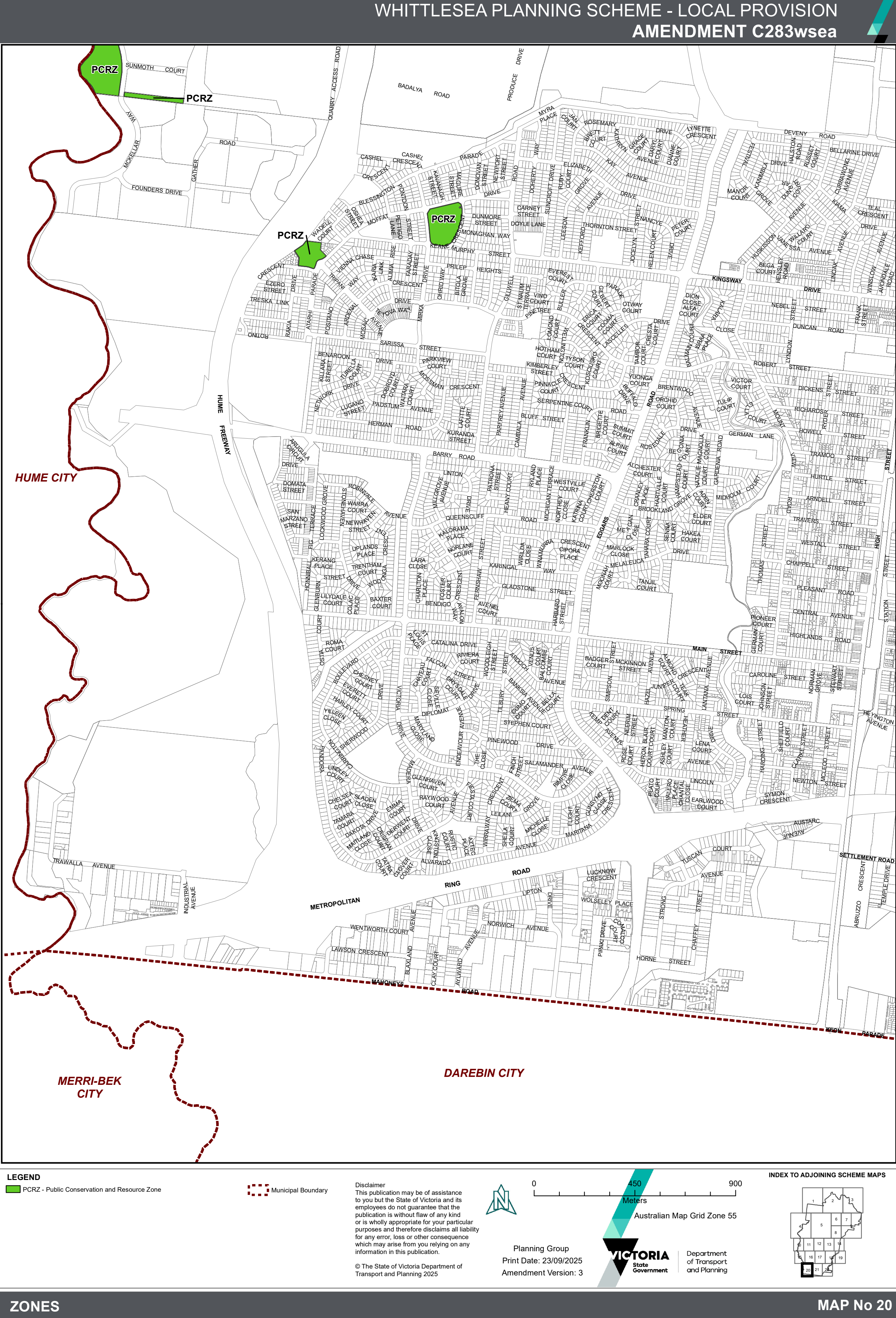
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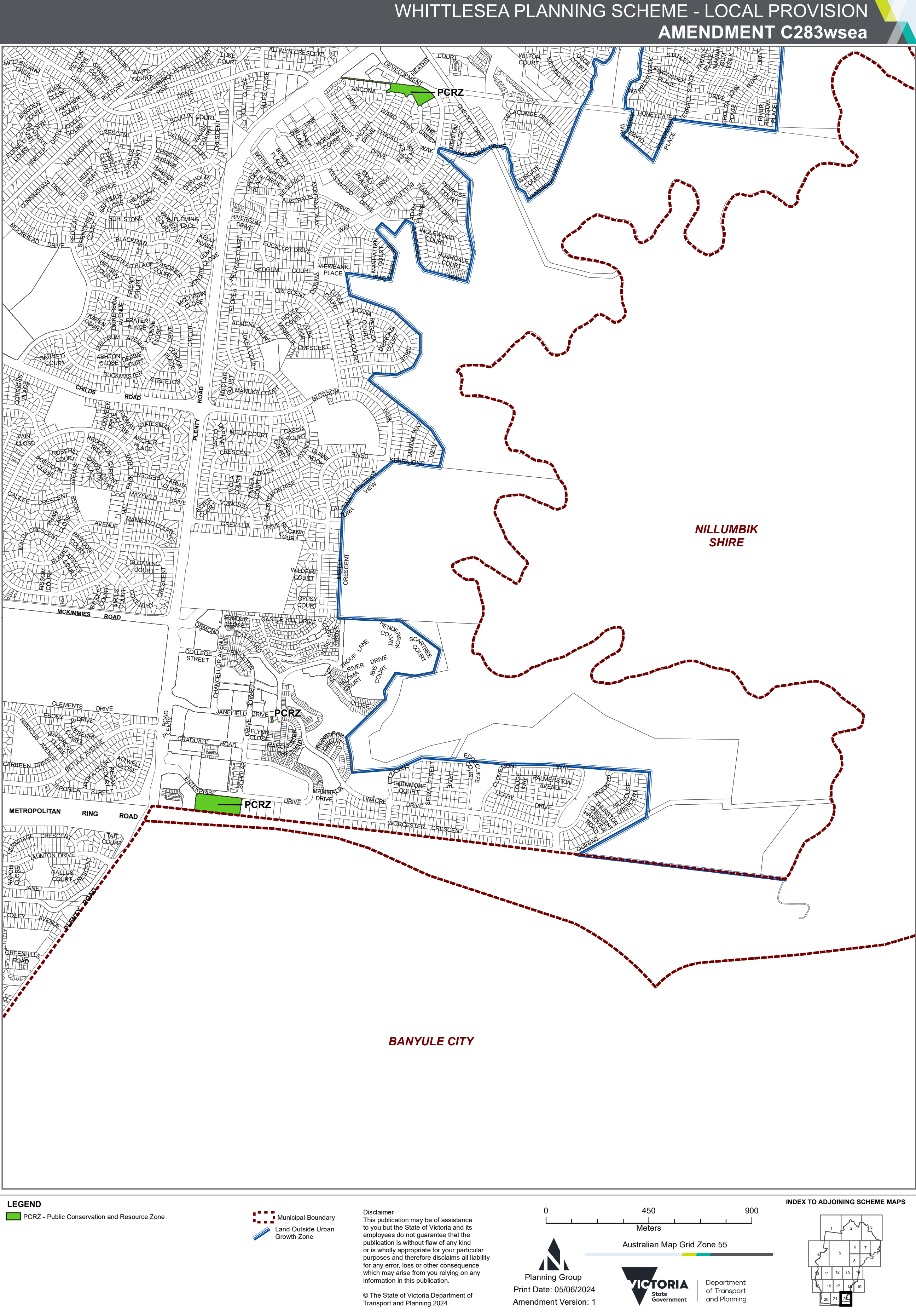
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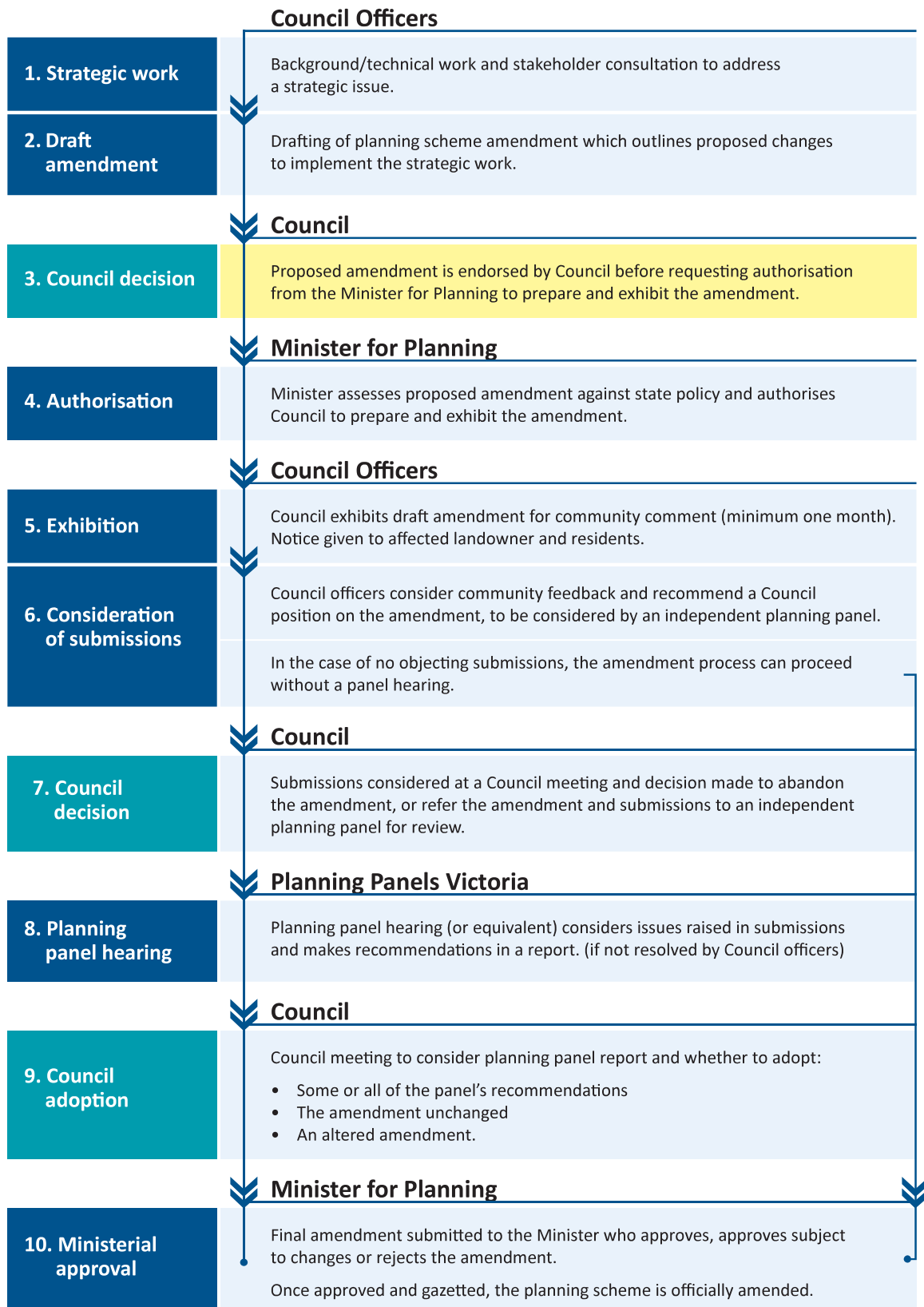




Planning Scheme Amendment statutory process

Council-led amendments

NOTE: 20(4) Ministerial Amendments are not subject to this process. These Amendments can proceed straight to step 10.



5.3 Proposed Lease at 52W Main Street, Thomastown - Decision

Director/Executive Manager: Director Planning & Development

Report Author: Property Advisor

In Attendance: Manager Strategic Property & Portfolio Development

Executive Summary

At its ordinary meeting on 21 November 2022, Council considered a planning application proposing the construction of a telecommunication facility within the Main Street Recreation Reserve at 52W Main Street, Thomastown (see *Attachment 1*). The proposal consisted of a 30-metre-tall monopole providing both 4G and 5G telecommunications services and a four bay equipment cabinet.

Notification of the planning application was undertaken, and two objections were received, one of which included a petition with 146 signatures.

Council resolved to grant the permit for use and development of a telecommunication facility noting the proposal was deemed consistent with the objectives of the relevant Planning Policy and decision guidelines of the Whittlesea Planning Scheme.

The planning permit was granted on 9 March 2023.

A lease agreement is required with the telecommunication provider, being Optus, to formalise the parties' agreement to the proposal.

As per Council's statutory obligations under section 115 of the *Local Government Act 2020*, notice of intention to lease was given on 14 May 2024 in the Whittlesea Review newspaper and on Council's website for a 28-day submission period. Submissions were invited from the community, and three submissions were received with one submitter requesting to be heard at a Hearing of Submission Committee meeting to be held at Council Offices.

Due to the extended timing of lease negotiations, including the need to reaffirm commitment from Optus to proceed, the planning permit was subsequently extended on 9 March 2025 in accordance with the endorsed plan as shown in *Attachment 2*.

A further notice period regarding the lease was given from 29 July to 13 August 2025 in the Whittlesea Review newspaper and on Council's website. Previous submitters were notified by email. One submission has been received, being the same submitter from the previous notice period.

A Hearing of Submissions Committee meeting was held on 9 September 2025 at Council offices and the submitter presented their submission verbally.

This report provides background context, the process undertaken and the submissions received to date. The recommendation is for Council to grant the lease to Optus for the telecommunication facility.

Officers' Recommendation

THAT Council:

- 1. In accordance with section 115 of the *Local Government Act 2020* and section 223 of the *Local Government Act 1989*:**
 - a. by giving public notice in the Whittlesea Review newspaper on 14 May 2024 and again on 29 July 2025;**
 - b. having received and considered three submissions in response to the public notice; and**
 - c. by hearing submitters that requested to be heard at a Hearing of Submissions Committee held on 9 September 2025;****resolve to grant Optus a lease subject to the proposed terms and conditions for the establishment of a telecommunication facility within the Main Street Recreation Reserve located at 52W Main Street, Thomastown.**
- 2. Note officers will notify all submitters who have made written submissions of Council's decision and reasons for the decision.**
- 3. Approve the Manager Strategic Property & Portfolio Development to formalise and execute the lease between Council and Optus for the establishment of a telecommunication facility within the Main Street Recreation Reserve located at 52W Main Street, Thomastown.**

Background / Key Information

Council considered a planning application in November 2022 proposing the construction of an Optus telecommunication facility within the Main Street Recreation Reserve at 52W Main Street, Thomastown (see *Attachment 1*). The proposal consisted of a 30-metre-tall monopole providing both 4G and 5G telecommunications services and a four bay equipment cabinet.

Notification of the planning application was undertaken, and two objections were received, one of which included a petition with 146 signatures.

Council resolved to grant the permit for use and development of a telecommunication facility noting the proposal was deemed consistent with the objectives of the relevant Planning Policy and decision guidelines of the Whittlesea Planning Scheme. The planning permit was granted on 9 March 2023.

Once the planning permit was issued, Council was then required to begin negotiations for a Lease with Optus. To fulfill Council's statutory obligations under section 115 of the *Local Government Act 2020*, a notice of intention to lease was required. The notice was given on 14 May 2024 in the Whittlesea Review newspaper and on Council's website for a 28-day submission period and subsequently on 29 July 2025 for a 14-day submission period.

Three submissions were received in total with one submitter requesting to be heard at a Hearing of Submission Committee meeting to be held at Council Offices. A Hearing of Submissions Committee meeting was held on 9 September 2025 at Council offices, and the one submitter presented their submission verbally.

Submissions

A total of three submissions were received and a summary with considerations of the feedback is provided in Table 1.

Table 1 – Summary and consideration of submissions

Submission	Feedback (summary)	Officer Consideration
1	a. Unlawful purpose due to threat of emission of radiation.	a. All operational equipment must comply with the Australian Communications and Media Authority (ACMA), Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and Electromagnetic Energy & Radiation requirements.

Submission	Feedback (summary)	Officer Consideration
		Following construction completion, Optus will be required to prepare and provide a telecommunication equipment operational report to ensure the equipment complies with ARPANSA and ACMA requirements. From publicly available information on the ARPANSA website, <i>'there is no substantiated scientific evidence to support any adverse health effects from low-level exposure to Radio Frequency Electro Magnetic Energy (RF EME) associated with telecommunications and wireless technology below the limits set within the ARPANSA RF Standard'</i>.
2	a. Safety concerns related to construction and operation of a phone tower.	a. The planning permit provides the following conditions: i. Prior to the commencement of any buildings and works, consultation with relevant stakeholders (including sporting clubs, visitors and residents) must be undertaken to eliminate impacts on any organised sporting or community events within the Main Street Recreation Reserve. ii. The use and development must be managed to the satisfaction of the Responsible Authority so that the amenity of the area is not detrimentally affected through the: 1. Transport of materials, goods or commodities to or from the land; and 2. Appearance of the building, works or materials. During the construction phase, Council's Asset Protection unit will ensure that the amenity is not detrimentally affected due to transportation. The lease will also capture this as an obligation as to not interfere with any occupant or user of the land.

Submission	Feedback (summary)	Officer Consideration
	b. Phone tower will create a significant eyesore.	b. The assessment of the planning permit noted the proposal was consistent with the purpose of the Public Park and Recreation Zone where the location of the facility was not foreseen to impact on the function of the recreation reserve. Further assessment against the four principles of design, siting, construction and operation of the telecommunication facility was found to be consistent with the Code of Practice for Telecommunications Facilities in Victoria 2004. The lease will also have provisions regarding style, design, colour and measures to ensure the tenant's equipment which is visible from outside the subject land/area does not adversely affect amenity and responds to context. The Planning Permit also provides that the telecommunications facility must be finished in muted and/or natural colours.
	c. Hindrance to future development.	c. The telecommunication infrastructure is not expected to impede, limit or otherwise hinder future development at the recreation reserve. The planning permit provides that any communications infrastructure decommissioned and no longer required at the telecommunications facility must be removed from the site within one month of being decommissioned and no longer required to the satisfaction of Council. Further, the land is zoned Public Park and Recreation and any future development would be required to remain consistent with the Planning Scheme.

Submission	Feedback (summary)	Officer Consideration
3	a. Safety in a high traffic area.	a. The planning permit provides the following conditions: i. Prior to the commencement of any buildings and works, consultation with relevant stakeholders (including sporting clubs, visitors and residents) must be undertaken to eliminate impacts on any organised sporting or community events within the Main Street Recreation Reserve. ii. The use and development must be managed to the satisfaction of the Responsible Authority so that the amenity of the area is not detrimentally affected through the: 1. Transport of materials, goods or commodities to or from the land; and 2. Appearance of the building works or materials. During the construction phase, Council's Asset Protection unit will ensure that the amenity is not detrimentally affected due to transportation. The lease will also capture this as an obligation as to not interfere with any occupant or user of the land.
	b. Phone tower will be an Eyesore	b. The assessment of the planning permit noted the proposal was consistent with the purpose of the Public Park and Recreation Zone where the location of the facility was not foreseen to impact on the function of the recreation reserve. Further assessment against the four principles of design, siting, construction and operation of the telecommunication facility was found to be consistent with the Code of Practice for Telecommunications Facilities in Victoria 2004. The lease will also have provisions regarding style, design, colour and measures to ensure the tenant's equipment which is visible from outside the subject land/area does not adversely affect amenity and responds to context.

Submission	Feedback (summary)	Officer Consideration
		The Planning Permit also provides that the telecommunications facility must be finished in muted and/or natural colours.

The full submissions document was provided to Council at the Council Briefing held on 26 August 2025.

On 9 September 2025 at 5pm, a Hearing of Submissions Committee Meeting was held for representative Councillors to hear from those submitters in person. The Committee heard from one submitter who requested to speak in relation to the proposed lease to Optus located at Main Street Recreation Reserve, 52W Main Street, Thomastown. The Mayor, Cr Taylor, exercised his discretion to extend the speaking time from 3 minutes to 5 minutes in accordance with Governance Rule 35.5. There being no further questions, the Chair formally closed the Hearing of Submissions meeting at 5:10pm.

Considerations voiced at the Hearing of Submissions Meeting have been captured within the feedback summary and officer considerations above. Further consideration has been given to the factors raised by submitters and included here for completeness.

Consideration – Australian safety standards

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is the local agency for setting standards for all telecommunications facilities in Australia. The standards are regulated by the Australian Communications and Media Authority (ACMA).

The ACMA's regulatory arrangements require base stations to comply with the exposure limits in the ARPANSA Radio Frequency Standard. The ARPANSA Standard is designed to protect people of all ages and health status against all known adverse health effects from exposure to Radio Frequency Electro Magnetic Energy (RF EME).

The ARPANSA Standard is based on scientific research that shows the levels at which harmful effects occur, and it sets limits, based on international guidelines, well below these harmful levels.

The applicable standard is the Radiation Protection Series S-1 (RPS S-1). The RPS S-1 standard is set by the Australian Federal Government. The RPS S-1 standard must be complied with as part of carrier licensing conditions.

The RPS S-1 standard was developed after a review of all relevant scientific literature in conjunction with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and an extensive public consultation process.

The standard:

- Protects all people including children, 24 hours a day, 7 days a week.
- Is very conservative and includes large reduction factors.
- Covers all RF EME frequencies including those used by 5G and future technologies.

The RPS S-1 standard takes a precautionary approach to ensure public safety, so the distance between the proposed facility and places like homes, hospitals, or schools is not a factor. The standard's protection applies at all times, meaning safety is unaffected by how often or how long people are near the facility.

From publicly available information on the ARPANSA website, *'there is no substantiated scientific evidence to support any adverse health effects from low-level exposure to RF EME associated with telecommunications and wireless technology below the limits set within the ARPANSA RF Standard'*.

The ACMA also requires base stations to comply with an industry code of practice which requires telecommunications carriers to inform and consult with the local community when planning, installing or upgrading base stations.

Consideration - access

A recent study entitled "Municipal Telecommunications Accessibility Report" commissioned by Council found that:

- 10% of locations have unusable network quality.
- 5% of emergency markers lack adequate coverage.
- Key infrastructure, including schools, medical centres, and businesses suffer from inconsistent service.
- Major transport routes experience frequent connectivity issues.

The quality of Optus coverage for 5G and 4G in Thomastown ranges from poor to good. This facility ensures essential telecommunication services are available for the Thomastown and Lalor area which will provide for a better service for local businesses, dwellings, schools and community facilities. The location of this facility ensures the surrounding community has ongoing reliable access to telecommunications.

Consideration - location

The proposal is consistent with the purpose of the Public Park and Recreation Zone and the location of the facility is not foreseen to impact on the function of the recreation reserve. It has been designed and must be installed so that the maximum human exposure levels to radio frequency emissions comply with Radiation Protection Standard.

Proposed terms

The key terms and conditions of the proposed lease to Optus are as follows:

- **Lease Term:** 10 years with one further option of 10 years.
- **Rental Fee:** \$30,000 per annum excluding GST, rates and outgoings.
- **Rental Review:** 3% annually on every anniversary date.
- **Market Rent Review:** at year 10.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

High Performing Organisation

We engage effectively with the community, to deliver efficient and effective services and initiatives, and to make decisions in the best interest of our community and deliver value to our community.

Considerations of *Local Government Act (2020)* Principles

Financial Management

There are no financial costs associated with this report.

Should the lease proceed, Optus have agreed to enter into a lease of the land for \$30,000 per annum at its current market rental assessment, excluding GST, rates and outgoings with 3% annual increases.

Community Consultation and Engagement

Council has met its statutory obligations under section 115 of the *Local Government Act 2020* with regard to community engagement including publishing a notice of intention to lease, information on Council website and letters to previous submitters.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

- (a) Council decisions are to be made, and actions taken in accordance with the relevant law.
- (b) Priority is to be given to achieving the best outcomes for the municipal community, including future generations.
- (d) The municipal community is to be engaged in strategic planning and strategic decision making.
- (g) The ongoing financial viability of the Council is to be ensured.
- (i) The transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

- (a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.
- (b) Council information must be publicly available unless—
 - (i) the information is confidential by virtue of the *Local Government Act* or any other Act; or
 - (ii) public availability of the information would be contrary to the public interest.
- (c) Council information must be understandable and accessible to members of the municipal community.
- (d) Public awareness of the availability of Council information must be facilitated.

Council Policy Considerations

Environmental Sustainability Considerations

The proposed facility is required to comply with the relevant Radiation Protection Standard and once operational must have this compliance certified by an accredited person. Any proposed additional infrastructure added to the facility at a later date (such as a second carrier) would require an EME report (and associated mandatory compliance requirements) to be re-visited and re-certified.

The telecommunication facility has been designed and must be installed so that the maximum human exposure levels to radio frequency emissions comply with Radiation Protection Standard.

Social, Cultural and Health

There are no known social, cultural and health implications.

Economic

No implications.

Legal, Resource and Strategic Risk Implications

No implications.

Implementation Strategy

Communication

Not applicable.

Critical Dates

- Notify submitters of Council decision – October 2025.
- Notify Optus of Council decision – October 2025.
- Commence lease document development and negotiations – October 2025.

Declaration of Conflict of Interest

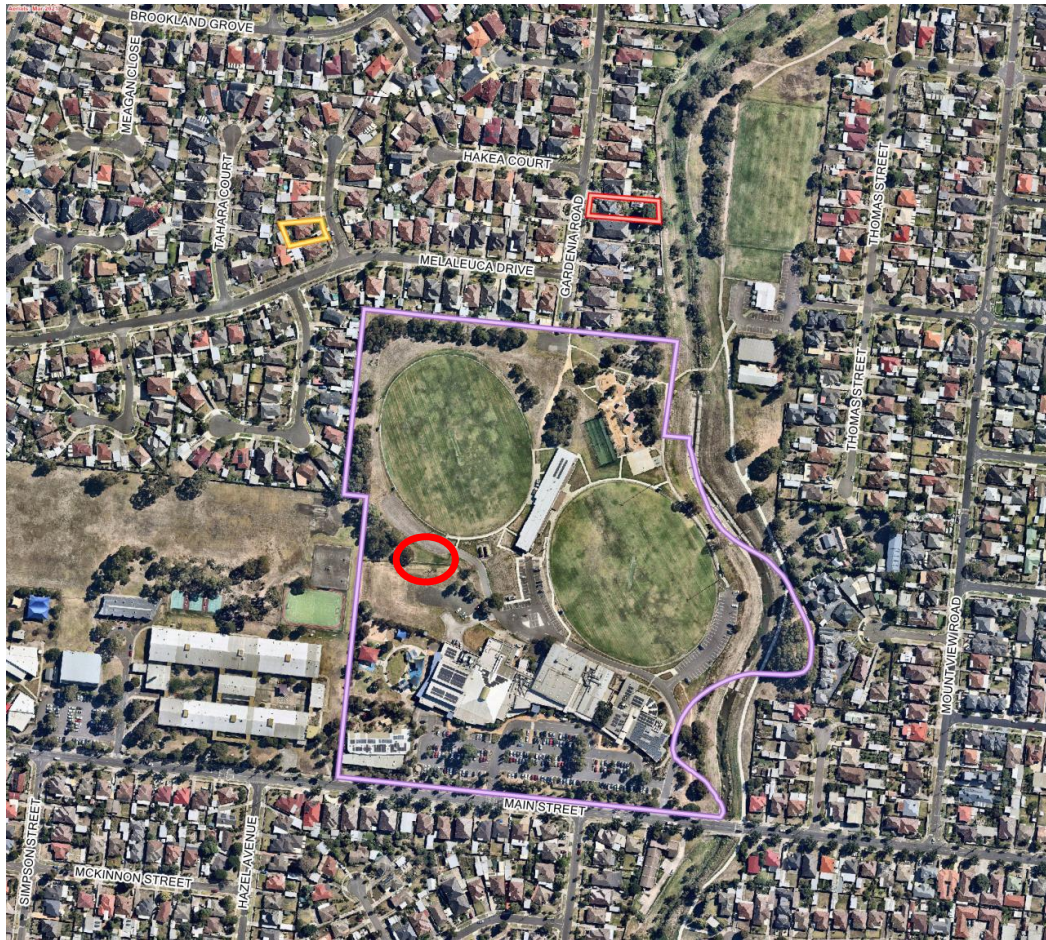
Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Attachments

1. Attachment 1 - Site Plan [5.3.1 - 1 page]
2. Attachment 2 - Endorsed Plan [5.3.2 - 3 pages]

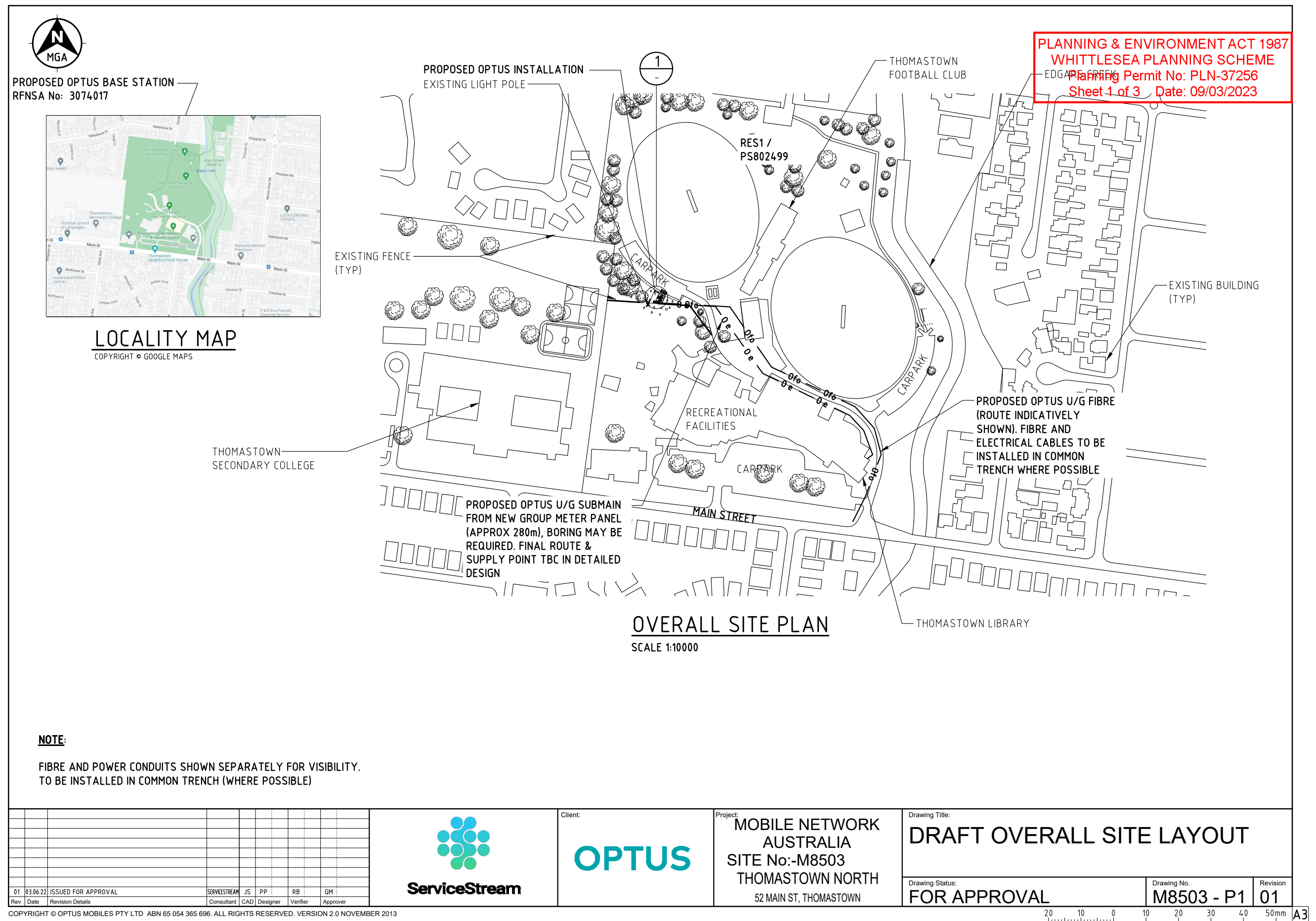
Attachment 1



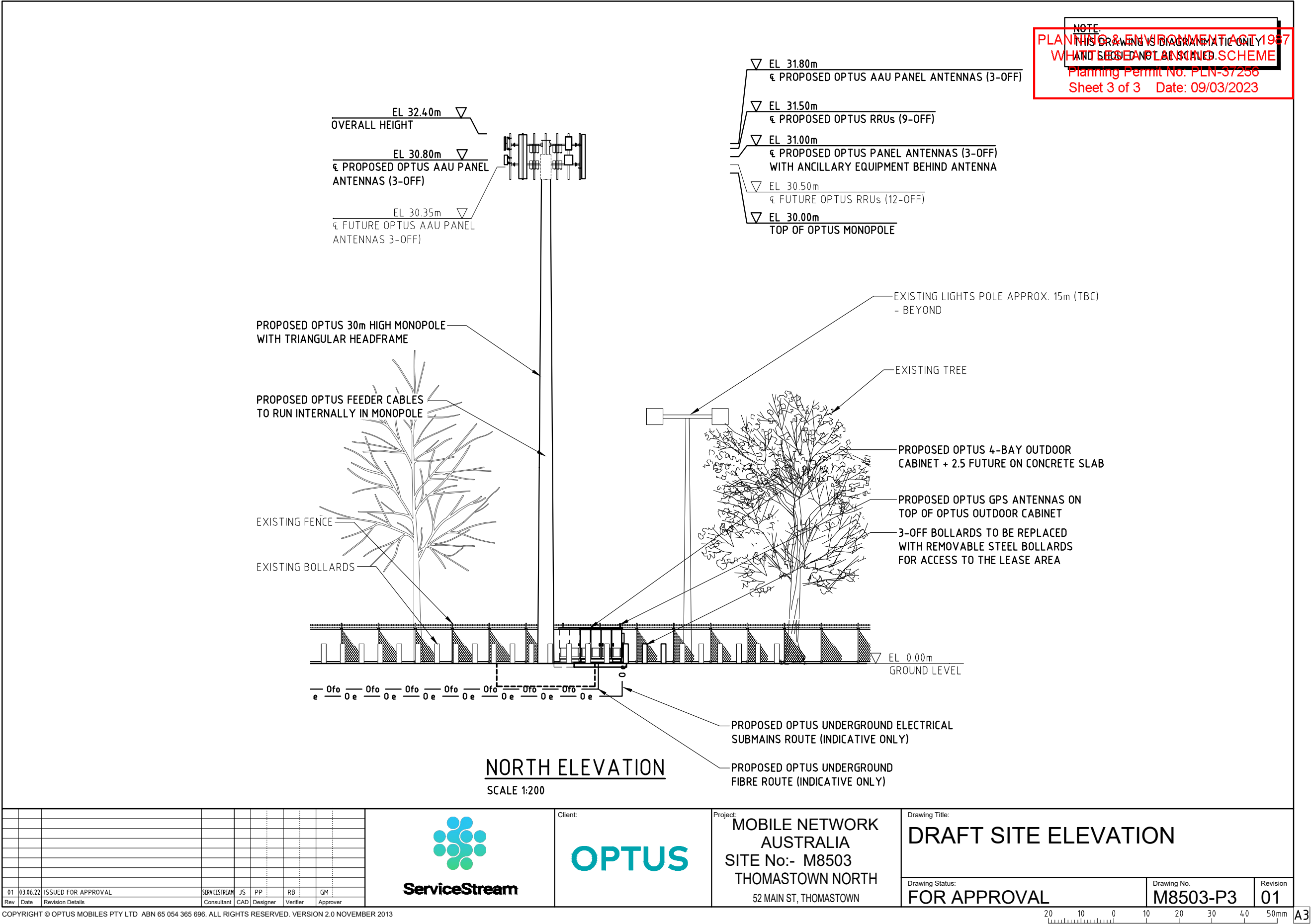
Subject Land – 52W Main Street, Thomastown



Proposed location of installation







5.4 Road Management Plan

Director/Executive Manager: Director Infrastructure & Environment

Report Author: Manager Maintenance & Operations

In Attendance: Manager Maintenance & Operations

Executive Summary

Under section 37 of the *Road Management Act 2004* (the “Act”), municipal Councils are recognised as road authorities and are delegated the responsibility of maintaining municipal public road networks. The Act recommends road authorities create and publish a Road Management Plan (the “Plan”) to outline the methods and service level interventions that will be utilised to maintain the standard of Council’s municipal road network.

Although the Road Management Plan is voluntary, the City of Whittlesea has published and revised the Plan every four years since 2004, in accordance with *Road Management (General) Regulations 2016*.

Within the plan, Council establishes clear service intervention levels against the likely faults it will experience among road and road-related infrastructure. Those faults include common issues like overgrown vegetation, debris and dumped rubbish impacting roads and footpaths, potholes, wheel ruts, depressions, cracks in concrete and asphalt, and many more.

Once established, Councils are held to the standard of the service level interventions outlined within their Road Management Plan.

The City of Whittlesea’s current Road Management Plan was last revised in June 2021. In the revised 2025 edition, the following changes are proposed:

- A reclassification of all access roads into access major and access minor categories, in accordance with the new State Government requirements;
- An alignment of service intervention levels to MAV Insurance’s recommendations;
- The inclusion of kerbs and channels within the scope of the Road Management Plan’s service portfolio; and
- An alignment to Council’s proposed Asset plan.

Upon approval, Council is legally required to notify the public that the Road Management Plan has been amended.

Officers' Recommendation

THAT Council:

- 1. Approve the Road Management Plan 2025 at Attachment 1.**
- 2. Note officers, on behalf of Council, will give the necessary notice to the community advising of the amendments to the Road Management Plan.**

Background / Key Information

The *Road Management Act 2004* is the primary legislation that governs the management and maintenance of public roads.

Under the *Road Management Act 2004* (Act), Councils are designated the title of road authorities and are thereby responsible for the upkeep and maintenance of their associated municipal road networks.

Though the process is voluntary, the Act recommends road authorities establish and publish a formal document titled the Road Management Plan. The Road Management Plan (the “plan”) formalises how each road authority intends to maintain their road network to ensure roads are safe, compliant with legislative requirements, and functional for the public and community.

Within the plan, Council outlines the various methods it utilises to maintain its municipal public road network and establishes clear service intervention levels against the likely faults it will experience among road and road-related infrastructure. Those faults include common issues like overgrown vegetation, debris and dumped rubbish impacting roads and footpaths, potholes, wheel ruts, depressions, cracks in concrete and asphalt, and many more.

Once established, Councils are held to the standard of the service level interventions outlined within their Road Management Plan.

The City of Whittlesea’s current Road Management Plan was last revised in June 2021. In the revised 2025 edition, the following changes are proposed:

- A reclassification of all access roads into access major and access minor categories, in accordance with the new State Government requirements;
- An alignment of service intervention levels to MAV Insurance’s recommendations;
- The inclusion of kerbs and channels within the scope of the Road Management Plan’s service portfolio; and
- An alignment to Council’s proposed Asset plan.

The implications of the access major and access minor reclassification are relatively inconsequential to service delivery.

The proposed alignment of service intervention levels to those recommended by MAV Insurance are significant. MAV Insurance provides public liability and professional indemnity insurance for Local Councils across Victoria and Tasmania.

Alignment between the proposed Road Management Plan intervention levels, and those recommended by MAV Insurance should help ensure Council remains compliant with industry best practice, while simultaneously safeguarding the organisation from unnecessary liability and risk. That alignment has tightened several of Council's proposed service intervention timelines, which should result in better outcomes for the community.

The inclusion of kerbs and channels formalises Council's legal responsibilities to the maintenance of those assets, providing clearer public timelines for service level responses.

Alignment with Council's proposed Asset plan will ensure Council continues with a standardised approach in the management and maintenance of its public asset portfolio.

Once the 2025 version of the Plan is approved, Council is legally required to notify the public of the updated amendments. Section 55 of the Act requires Council to provide notice via the publication of a notice in the Government Gazette and in a newspaper generally circulated in the area in which the roads to which the Plan is to apply are situated.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

Liveable Neighbourhoods

Increase the safety and accessibility of transport with a focus on major corridor improvements, public transport usage and safe connected cycling and walking networks

The Plan outlines the service level interventions Council will follow for road-related infrastructure repairs, including footpaths, kerbs and channels, to ensure those networks remain well maintained, safe, and functionally compliant with public expectations.

High-Performing Organisation

Improve customer service through investing in technology, systems, and Council staff and make it easier for our community to interact with Council.

Following approval, Council officers will update existing systems to ensure officer response times correspond with the service level timeframes outlined within the Plan. This will provide customers with a clear expectation and timeframe for road and road-related repairs, and ensure officers are providing timely resolutions in accordance with the legislative requirements of the Act.

Considerations of *Local Government Act (2020)* Principles

Financial Management

The ongoing cost of road maintenance is included in the current budget. Considerations against future needs, including any potential increase of resources to ensure compliance with the service level interventions established within the Plan would occur as part of Council's annual budget review process.

Community Consultation and Engagement

Section 55 of the Act requires Council to provide notice to the public upon establishing a new, or amending an existing, Road Management Plan. Where either case has been made, the forum for Community consultation is the publication of a notice in the Government Gazette and in a newspaper generally circulated in the area in which the roads to which the Plan is to apply are situated.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

- (a) Council decisions are to be made and actions taken in accordance with the relevant law.
- (b) Priority is to be given to achieving the best outcomes for the municipal community, including future generations.
- (c) The economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.
- (g) The ongoing financial viability of the Council is to be ensured.

Public Transparency Principles

- (a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.
- (b) Council information must be publicly available unless --
 - (i) the information is confidential by virtue of the *Local Government Act* or any other Act; or
 - (ii) public availability of the information would be contrary to the public interest.
- (d) Public awareness of the availability of Council information must be facilitated.

Council Policy Considerations

Environmental Sustainability Considerations

No implications, though officers will continue to seek out strategies to increase sustainable solutions for road and road-related infrastructure repairs.

Social, Cultural and Health

No implications.

Economic

No implications.

Legal, Resource and Strategic Risk Implications

The proposed amendments within the Plan have included a realignment of service intervention levels to those recommended by MAV Insurance. MAV Insurance provides public liability and professional indemnity insurance for Local Councils across Victoria and Tasmania. Alignment between the proposed Plan intervention levels, and those recommended by MAV Insurance should help ensure Council remains compliant with industry best practice, while simultaneously safeguarding the organisation from unnecessary liability and risk.

Section 37 of the Act assigns Council legal responsibility for the maintenance and upkeep of its municipal public road network. Though the establishment of a Road Management Plan is recommended by the Act, the creation itself is voluntary. Once a Road Management Plan has been created, however, Council does hold a legal responsibility to be compliant with the contents of its Plan.

Council also has a legal requirement to publicly notify relevant parties of any creation of or amendment to a Road Management Plan. In instances where the Plan has been amended, the forum for public notification is the publication of a notice in the Government Gazette and in a newspaper generally circulated in the area in which the roads to which the road management plan is to apply are situated.

Implementation Strategy**Communication**

Upon approval, the updated version of the Road Management Plan will become publicly available on Council's website. As per the *Road Management Act* requirements, Council will also publish a notice in the local community newspaper advising the public of the amendments.

Critical Dates

- Council decision date: 1 April 2025.
- Government Gazette Notice: A formal notice will be published in the next available edition of the Victoria Government Gazette post approval.
- Update Council Website: Within 5 working days of the Council approval.
- Implementation of New Service Level Interventions: 1 July 2025.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Attachments

1. Road Management Plan 2025 [5.4.1 - 50 pages]



Road Management Plan

1 June 2025



Acknowledgement of Traditional Owners

The City of Whittlesea recognises the rich Aboriginal heritage of this country and acknowledges the Wurundjeri Willum Clan and the Taungurung People as the traditional owners of this place.

We acknowledge and respect their unique ability to care for Country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of culture and traditional practices.

Document Control

Amendment Date	Scope of Amendment	Authorised By
June 2025	Amended and updated	Manager Maintenance and Operations
June 2021	Amended and updated	Manager Maintenance and Operations
June 2017	Amended and updated	Manager City Design and Transport
May 2013	Amended and updated	Manager Engineering and Transportation
June 2009	Amended and updated	Manager Engineering Services
November 2005	Amended and updated	Manager Engineering Services
December 2004	First published	Manager Engineering Services

Document Control	Name	Title	Date
Prepared by:	Anthony Eid	Senior Infrastructure Engineer	19/02/2025
Approved by:	James Walden	Manager Maintenance and Operations	19/02/2025
Endorsed by:	Debbie Wood	Director Infrastructure and Environment	08/09/2025

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1 Introduction

The Road Management Act 2004 (the “Act”) has established a statutory framework for the management of public roads in Victoria. The Act applies to road authorities including the City of Whittlesea.

Under Part 4, Division 5 of the Act, Council elected to make a Road Management Plan in accordance with the Code of Practice for Road Management Plans (1 October 2004).

1.1 Purpose of Plan

The purpose of this Road Management Plan (the “Plan”) is to ensure Council has in place a plan that helps Council to achieve the following objectives:

1. Ensure that a safe and efficient network of municipal public roads is provided.
2. Meet the statutory requirements of the Road Management Act Section 50, Road Management Regulations (the “Regulations”) and relevant Ministerial Code of Practice (the “Codes”).
3. Provide principles to manage the road portfolio which will ensure that public roads in the municipality:
 - Are capable of functioning to their required service levels; and
 - Continue to meet the needs and expectations of the community and other stakeholders.
4. Utilise asset data to inform Council’s asset management practice to achieve the strategic objectives of Council’s *Whittlesea 2040: A Place For All* and Council’s Asset Plan.
5. Adhere to achieving an appropriate level of road maintenance, inspections, and servicing.

1.2 How to Achieve the Plan’s Objectives

To achieve the above stated objectives, this Plan provides details in the following key management areas that are central to Council’s role as the road authority for municipal public roads:

- a) Provide descriptions of the types of road and road-related infrastructure assets covered including assets not covered. The details are in Section 2, Road Asset Description;
- b) Set up a road and pathway hierarchy classification to facilitate the setting of performance standards. The details are in Section 3, Road Infrastructure Hierarchy;
- c) Set relevant performance standards to help with the discharge of Council’s duties. The details are in Section 4, Performance Standards; and
- d) Set details of the management system to be implemented to help with the discharge of Council’s duties. Please refer to Section 5, Management System.

1.3 Stakeholders

Stakeholders who will be affected by this Road Management Plan in the City of Whittlesea include:

- The community - ratepayers, residents, business, industry, education.
- Road users such as pedestrians, bicyclists, motorcyclists, public transport passengers, vehicle drivers and passengers.
- Transport service providers - transport operators, bus operators and service providers supporting the delivery of transport service.
- Emergency services.
- Providers of utilities such as water, sewerage, drainage, gas, electricity, telephone, telecommunications, pipeline, and other like services under the authority of an Act of Victoria or the Commonwealth.
- Land and property developers and their respective consultants and contractors.
- Road authorities/agencies of State and Federal governments.
- Other road or building authorities such as neighbour Councils, Sustainability Victoria, Major Roads Projects Victoria, Big Build, Victorian Health Building Authority, Parks Victoria, Melbourne Water Corporation, Country Fire Authority, Fire Rescue Victoria, Forest Fire Management Victoria, etc.
- Private road owners such as farms, business, industry, body corporate and shopping precincts.
- Federal and State government departments and agencies.
- Special interest groups such as RACV, ratepayer associations, Chambers of Commerce, industry-representing bodies and like community groups.
- Councillors.
- Council staff and consultants and contractors.

1.4 Duty of Road Users

Whilst Council has certain duties and responsibilities, this Plan is predicated on the basis that the road users also have certain obligations and responsibilities including but not limited to:

- Keeping a proper lookout and exercising due care for their own safety
- To drive safely according to the prevailing conditions
- To have regard to the rights of other road users, the community and infrastructure managers; and
- To avoid damaging infrastructure.



The roles and responsibilities of road users are outlined under the following documents:

- Section 17A, Road Safety Act 1986 (or as amended); and
- Community Local Law 2024 - 2034, City of Whittlesea.

A copy of the Community Local Law 2024 - 2034 is available from Council's web site at www.whittlesea.vic.gov.au under About Us > Council > Local laws and legislation > Community local laws.

1.5 Relationship with Budget

The annual budget has been developed within an overall financial planning framework that guides Council in identifying community needs and expectations over the short, medium, and long term. In preparing the annual Budget, funding requirements for each year are linked with the objectives contained in the *Whittlesea 2040: A Place for All*.

In relation to road and road-related infrastructure assets that provide road transport service, Council recognises the importance of balancing appropriate performance standards with what the communities are able to afford and sustain. In balancing the funding level for the inspection, maintenance, repairs, upkeep, rehabilitation and renewal of road and road-related infrastructure assets, Council gives regard to the following key considerations:

- Its role and obligations under the Road Management Act 2004;
- Appropriate levels of services for road assets given their condition, capacity, and criticality;
- Ability to acquire and maintain additional infrastructure assets to serve new growth;
- Market constraints in staffing, plant, and equipment, building materials and contractors; and
- Budget / financial constraints.

The performance standards set in Section 4 of this Plan reflect such balance.

1.6 Relationship with Council Plan and Asset Plan

The Council Plan 2025-29 is aligned to the Vision "*Whittlesea 2040: A Place For All*" for the purpose of Section 90 of the Local Government Act 2020, which states that '*Our community has options to easily travel where they need to go to.*' It is available to the public on Council's website, www.whittlesea.vic.gov.au.

In addition, Council's Asset Plan provides guiding principles to achieve the following objectives in the management of assets used for providing services:

- Promote effective and efficient service delivery outcomes via asset management;
- Recognise that the costs of operation, maintenance and renewal of assets require an appropriate funding base;
- Provide assets for present service delivery needs while sustaining resources for future communities;
- Support the strategic objectives of Council's Community Plan and other objectives of social planning and service strategies of Council; and
- Provide timings for the four yearly condition audits and revaluations undertaken on road, bridge, and pathway infrastructure assets;
- Develop the four-year renewal program for road, bridge and pathways and forecasts for asset renewal ratios.

Diagram 1.1 below outlines the 'full circle' relationship of the Council Plan 2025-29 Council's Asset Plan and Council's Road Management Plan, operating within the statutory framework of the Act.

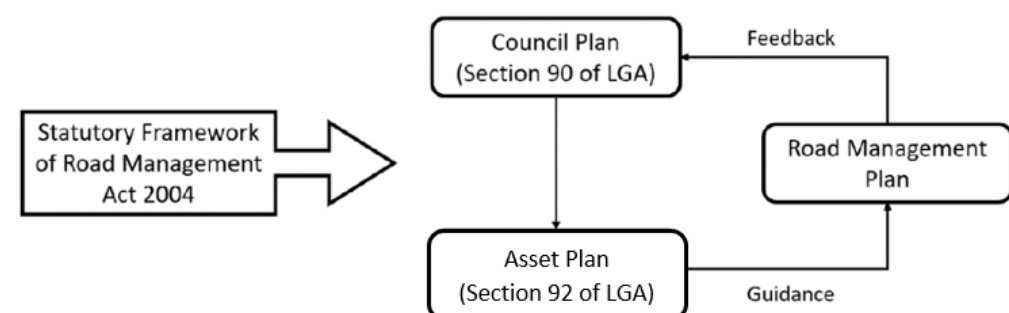


Diagram 1.1 – Council Plan, Asset Plan and Road Management Plan

Further to the Council Plan and Asset Plan, are other strategic documents and policies that support and guide some of the objectives and implementation of the Plan.

Council documents such as the Whittlesea Walking and Cycling Plan 2022 consider the maintenance objectives in the Plan in the context of cycling and active travel and include action items that relate to the Plan. These action items work to close the feedback loop and ensure the performance standards being implemented are adequate in maintaining a high-quality bicycle network.

Other Council and external policies and strategies which help guide the Plan are mentioned throughout and referenced in the Referenced Documents.

1.7 Suspension of Road Management Plan

Council will implement the Plan from the date of its adoption. However, if exceptional circumstances arise, the Council's Chief Executive Officer (CEO) may suspend the Plan (either in whole or part) for the duration of those circumstances.

Exceptional circumstances could include (without limitation) matters such as natural disasters, fires, floods, health pandemics, unavailability of Council staff or suitably qualified contractors, or other resourcing limitations.

1.7.1 CEO Decides on Suspension and Reinstatement of Plan

Council's CEO has the responsibility to decide whether to suspend, or reinstate, the Plan. Either the whole Plan, or specified aspects of it, can be suspended or reinstated, as determined by the CEO.

In determining whether the Plan should be suspended or reinstated, the CEO should consider (among other things) the principles in section 83 of the *Wrongs Act 1958* (Vic), and any advice or recommendations from Responsible or Senior Officers. The CEO is not obliged to act in accordance with any such recommendations or advice, and such recommendations or advice are not preconditions to the CEO's determinations.

Upon resolving to suspend or reinstate the Plan (as the case may be), the CEO must advise the Director of Infrastructure and Environment in writing of the date of the suspension or reinstatement.

1.7.2 Responsible and Senior Officers May Recommend Suspension and Reinstatement of Plan

In this clause:

- Responsible Officer means any Council officer with responsibilities related to activities covered by the Plan (for example, the Manager Maintenance and Operations, or Senior Infrastructure Engineer);
- Senior Officer means the senior Council officer for the time being with responsibility for implementing and overseeing the Plan (which at the date of adoption of this Plan is the Director of Infrastructure and Environment).

If a Responsible Officer considers that circumstances have arisen which may, or will, affect Council's capacity to comply with the Plan, the Responsible Officer should make a recommendation as follows:

1. The Responsible Officer should advise Council's Senior Officer of the circumstances, and any recommendation.
2. If the Senior Officer determines that the circumstances will affect Council's capacity to comply with the Plan, the Senior Officer must notify the CEO of the Senior Officer's determination together with any recommendations.
3. Where the Senior Officer receives written notification from the CEO that the Plan is or will be suspended, the Senior Officer shall endorse a notice of the suspension to be posted on Council's website and social media channels.
4. Where the Senior Officer receives written notification from the CEO that the Plan is being reinstated, the Senior Officer shall endorse the notice of suspension to be removed as from the date of reinstatement.
5. Where the Plan has been suspended in accordance with a recommendation of the Senior Officer, the Senior Officer shall notify the CEO of the cessation of the circumstances referenced in the recommendation.

2 Road Asset Description

This section provides the details of road infrastructure and road-related infrastructure assets that are being covered under this Road Management Plan. It also outlines asset not covered under this Plan.

2.1 Overview

The Municipality covers an area of approximately 490 square kilometres. Between 2023 and 2040 the population is estimated to grow by more than 45 per cent from 244,119 to 355,144 people

The local network of public roads is expanding through the subdivision of land. For the financial year 2024/2025, the local road network had grown by about 5.7 percent. The key measurements are:

- 1497 kilometres of public roads (urban and rural, sealed and unsealed roads);
- 2809 kilometres of pathways (constructed footpath, bicycle path and shared path);
- 124 bridges and major culverts; and
- 2,403 kilometres of kerb and channel.

For the year ended 30 June 2024, the Total Replacement Cost is estimated at \$2.204 billion and the Depreciated Replacement Cost (DRC) is \$1.692 billion.

2.2 Assets and Services covered

The road and road-related infrastructure assets and services covered in this Plan are as outlined in the Act and stipulated below:

- Assets
 - Asphalted / Sealed roads
 - Unsealed pavements
 - Line marking
 - Unsealed shoulders
 - Concrete Pathways (Footpaths, Shared Paths, and Bicycle Network)
 - Unsealed Pathways
 - Kerbs
 - Drainage infrastructure
 - Street Signage
 - Roadside Furniture
 - Guard Fence/barrier
 - Pedestrian Safety Fencing
 - Bridges and Major Culverts
- Services
 - Removal of Dumped Rubbish
 - Roadside Vegetation Management
 - Removal of Debris

A copy of the Road Management Act 2004 can be found on the Victorian State Government website at www.legislation.vic.gov.au > Victorian Law Today.

2.3 Assets not covered

This Plan does not cover the following assets:

- Road and road-related infrastructure assets that are the responsibilities of other road authorities, utilities and/or other infrastructure managers. For example, Department of Transport (formerly VicRoads), Department of Environment, Land, Water and Planning, Parks Victoria Vic Track, Melbourne Water Corporation and the like;
- Road, road-related and non-road infrastructure assets owned, managed and/or operated by private organisations, on private land or which interface on public land or within road reserves. Such private organisations would include shopping centres, educational institutions, body corporate subdivisions and the like;
- Non-road infrastructure in, on, under or over a municipal public road, which is the responsibility of other organisations. Non-road infrastructure would include gas pipes, water pipes, sewerage pipes, stormwater pipes, pits, electricity poles, cables, tram wires, rail infrastructure, bus shelters, public telephones, mail boxes, roadside furniture and fences erected by utilities;
- Subdivisional roads under construction and prior to the date the road became a public road;

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- Assets such as vehicle crossings (also known as cross-overs, driveway crossings, driveways), pathways and house drains in road reserves that provide services to land and properties abutting a road. The owner, occupier, manager or operator of such asset is responsible for the condition and maintenance of that asset;
- Pathways that have not been constructed by a responsible road authority, e.g., unconstructed pathways such as a foot (human or animal) trodden pathways;
- Roadways that have not been constructed by a responsible road authority, e.g., an unconstructed track such as a vehicle or motorcycle trodden roadway;
- Fire priority roads to be maintained by notification in accordance with Appendix D of City of Whittlesea, Municipal Fire Management Plan 2023-2026, and any corresponding updates;
- Temporary road signs used in road works; and
- Any other road, road-related or non-road infrastructure asset not listed in the Section 2.2, “Assets covered” or not listed in the Register of Public Roads.

2.4 Register of Public Roads

Council keeps a copy of the Register of Public Roads (the “Register”) in accordance with Section 19 of the Act. The Register is updated every six months (or as required) and lists all the roads, for which Council is the coordinating and/or the responsible road authority, including details specified in Schedule 1 of the Act.

A copy of the Register is available for download at the Council’s website via www.whittlesea.vic.gov.au > Services > Parking, roads, footpaths and bike paths/Road Management Plan.

The Register of Public Roads includes the following information:

- The name of each public road or, if unnamed, an identifiable description;
- Classification of the public road in accordance with road hierarchy classification outlined in Section 3;
- If a road becomes a public road after 1 July 2004, the date on which the road became a public road;
- If a public road ceases to be a public road, the date on which the road ceased to be a public road;
- Further description, such as road segments details, where Council considers appropriate;
- The name of Responsible Road Authority; and
- Any ancillary areas designated under Section 18 of the Act.

In addition, the Register includes information in relation to:

- Arterial roads in respect of which Department of Transport and Planning (formerly VicRoads) is the Coordinating Road Authority;

- Road management clarification – public roads, non-public roads and structures in respect of which the Council seeks to clarify the road management responsibility;
- Melbourne Water Corporation's structures (e.g., bridge or culvert over aqueduct) which form part of public roads, in respect of which the Council and Melbourne Water Corporation have separate road management responsibilities;
- Ancillary areas which contain public access roads, car parks, footpaths, shared footways and off-road bicycle paths;
- Discontinuance of Roads;
- Demarcation arrangements under which the boundaries of a public road and/or ancillary area is fixed or varied;
- Management arrangements, made in accordance with section 15 of the Act, under which road management functions in respect of any part of a public road and/or ancillary area is transferred or delegated to or from the City of Whittlesea, in relation to other road authorities;
- Pathway (footpath, bicycle path and shared path) which have been classified with Pathway Hierarchy 1 and 2; and
- Private roads in respect of which a body such as a body corporate, university, company, and the like, is responsible to ensure the private road is safe for its users.

Roads that will not be included in the Register are:

- Unused or leased roads for which the Council has not accepted responsibility; and
- Roads set out on plans of subdivision, until such time as the Council accepts responsibility for those roads.

In respect to a road, which Council acquired as a result of subdivision development, Council becomes the coordinating and Responsible Road Authority from the date the road became a public road, which is normally the Date of Practical Completion unless otherwise stated.

2.5 Municipal Road Map

The Municipal Road Map is stored on the Council's Geographic Information System and is updated every 6 months. It shows the locations of all the roads listed in the Register of Public Roads with the following information:

- Road Asset ID;
- Road names;
- Road segments;
- Road hierarchy classifications; and
- Pathway hierarchy classifications.



The Municipal Road Map may be viewed at Council's municipal office located at Ferres Boulevard, South Morang.

2.6 Principles

In deciding which road is a municipal public road, Council will consider the following principles and situations:

1. Whether an area of land is a "public road" according to the following matters and reasonably required for public use:
 - The City of Whittlesea is capable of being both the coordinating road authority and the responsible road authority;
 - Road infrastructure exists on that area of land;
 - There is no restriction to public use;
 - The land is not under title to or managed by a body corporate as part of an estate; and
 - The land is deemed to be an ancillary area (eg. Park and Ride, Carpark, Rest Stop, Scenic Lookout etc.) to an adjacent public road.
2. The need for establishment of a through-road in line with the definitions for link, collector and access road classifications.
3. The need to have access facility between adjoining land and a road reserve, via a link, collector or access road.
4. There is no need to unnecessarily continue multiple points of access to isolated properties.
5. Some road reserves may not be needed for access and could be closed.
6. Some existing roads, which provide unnecessary duplication of access, may be considered for closure.
7. The standard of construction of a road and who should pay for any road upgrade (if this is required or requested) is a separate issue from whether the road is required as a municipal public road.
8. Where roads, or road segments, do not service rateable property and are not Link or Collector roads then Council may elect not to place these roads on the Register or carry out maintenance works on them. However, Council may agree to carry out works under agreement or contract to another Coordinating Road Authority for such roads or road segments.
9. The ownership of the land on which a road is constructed does not affect whether the road may be considered as a municipal public road in the following circumstances:
 - Crown road reserve;
 - Crown land not on a road reserve;
 - Crown reserve; and
 - Municipal reserve.

10. Residual land of a completed subdivision where the title has not yet transferred to the City of Whittlesea (generally applies to subdivisions completed prior to 1989).
11. Further to Item 8 (above), private ownership of land in the cases of commercial, industrial or residential land (including by a body corporate) would not have municipal public roads on such land unless special circumstances apply, such as in the case of through roads.
12. Demarcation guidelines as set out in the Code of Practice for Operational Responsibility for Public Roads.

2.7 Projected growth and response to new roads

The City of Whittlesea has experienced rapid growth in population and infrastructure across the past fifteen years, and that rapid growth is forecast to continue throughout the life of this plan.

Land release, and development areas continue to broaden Council's road network through the creation of new roads, pavements, and road-related infrastructure.

Where new assets have been created, Council's current approach requires the developer to retain responsibility until condition audits have been performed, and agreed upon, and the assets have been handed over formally to Council. Upon handover, Council will assume the responsibility of maintenance on those road and road-related assets, per the service intervention levels outlined in this Road Management Plan.

2.8 Demarcation and Agreements with other Authorities

Demarcations refer to the boundaries of a public road (points of transfer) where the City of Whittlesea assumes responsibility, or relinquishes responsibility, for its care and maintenance.

The Register of Public Roads contains the agreed demarcations between the City of Whittlesea and other authorities; including Department of Transport (formerly VicRoads), adjoining municipalities, Department of Sustainability and Environment, Parks Victoria, Melbourne Water Corporation, and public transport operators.

Specific information regarding the interface of road authorities is available in the Road Management Act Code of Practice – Operational Responsibility for Public Roads.

The Register also defines the general demarcations between private assets and Council assets. Where the City of Whittlesea enters into an arrangement with another organisation to carry out works on other public roads, the responsibility of the City of Whittlesea is limited to the terms of that agreement.

Diagram 2.1 outlines the “tests” used to help determine who is responsible for a road. Where it is a public road, that body becomes the coordinating road authority.

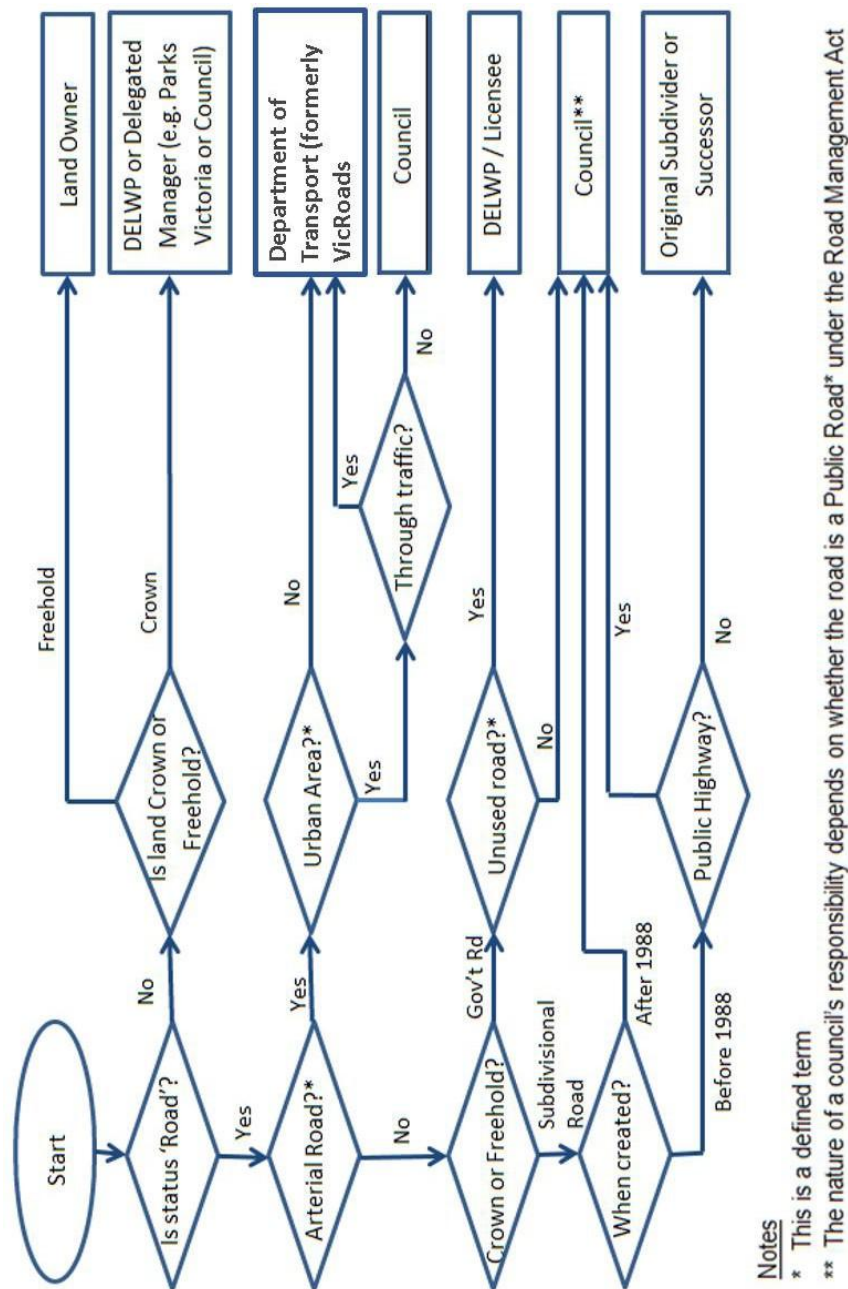


Diagram 2.1 – Road Responsibility

3 Road Infrastructure Hierarchy

This section describes the hierarchy classification adopted in this Plan. A hierarchy classification for roads and pathways assists in determining relevant performance standards for key maintenance areas such as inspection, maintenance, repairs, and intervention levels. It also assists in other management activities such as allocating resources and specifying design and construction standards.

Classification of a road as a freeway or an arterial road is declared by Department of Transport (formerly VicRoads) in accordance with Section 14 of the Act. Department of Transport is both the coordinating road authority and the responsible road authority for freeways and arterial roads. Arterial roads include roads formerly known as State Highways or Declared Main Roads.

3.1 Road Hierarchy

A hierarchy classification is used to group roads and pathways based on the service levels that they provide in a road transport network. The hierarchy system considers service requirements such as traffic (vehicular and pedestrian) volumes, safety speed, riding quality and pavement durability.

For municipal public roads, a four-tier hierarchy classification has been adopted to align with the updated VicMap Transport Road Classifications. This will support future government reporting and ensure consistency with other LGAs. Roads are classified as per below:

(1) Link road

Roads of this classification provide linkages between places and arterial road network; or linkages among places. Examples of places are township, suburb, shopping precinct, major sporting venue, industrial area, agricultural area, tourist attraction and any places of interest. This type of road has an identifiable origin and destination. In general, a Link road gets its traffic from multiple Collector roads.

As of 30 June 2025, approximately 45 kilometres of roads within the municipal boundaries are categorised as link roads.

(2) Collector road

Roads of this classification primarily provide a route between and through residential, industrial, commercial and agricultural areas. They convey traffic from Access roads to the Link road and/or Arterial roads.

As of 30 June 2025, approximately 347 kilometres of roads within the municipal boundaries are categorised as collector roads.

(3) Access Major road

Roads of this classification includes a road, service road, street, court, laneway or extended driveway, which primarily provide direct access for abutting residential, industrial, commercial and rural properties. These roads concentrate on locally generated traffic. They 'feed' traffic to Link and Collector roads.

As of 30 June 2025, approximately 952 kilometres of roads within the municipal boundaries are categorised as Access roads.

(4) Access Minor Road

Roads of this classification includes a road, service road, fire access tracks, laneway or extended driveway, which primarily provide direct access for abutting residential, industrial, commercial and rural properties. They 'feed' traffic to Access Major and Collector roads.

As of 30 June 2025, approximately 178 kilometres of roads within the municipal boundaries are categorised as Access roads.

Sub-classifications of Links, Collectors and Access are based on their respective traffic volumes, and physical attributes such as: service road, court, through road, right of way (ROW) or 'extended driveway' that provides access to two or more properties. Further details of sub-classifications are provided in Register of Public Roads.

The road hierarchy adopted for municipal public roads is summarised in the following Table 3.1.

Table 3.1 Road Hierarchy		
COORDINATING ROAD AUTHORITY	ROAD TYPE	HIERARCHY CLASSIFICATION
Department of Transport (formerly VicRoads)	Freeways	Refer to VicRoads Road Management Plan (April 2014)
	Arterial roads	
City of Whittlesea	Municipal public roads	Link road
		Collector road
		Access Major Road
		Access Minor Road
DELWP, Parks Victoria, Melbourne Water, etc.	Other State roads	Not applicable

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3.2 Pathway Hierarchy

A pathway hierarchy classification is different to that adopted for the roadway. The pathway hierarchy classification gives regards to the anticipated volumes of pedestrians, for example, in the vicinity of a public transport interchange, and busy shopping centres.

The following pathway hierarchy, Table 3.2, has been adopted to assist in setting performance standards in terms of inspection, maintenance, intervention levels and repairs.

Table 3.2 Pathway Hierarchy		
PATHWAY HIERARCHY	PEDESTRIAN ENVIRONMENT	PEDESTRIAN SERVICE LEVEL
1	(a) Shopping areas (b) Council paths in the streets around – • Epping Plaza shopping centre • Plenty Valley shopping centre, South Morang • Lalor Shops • Thomastown Shopping precinct • Aurora Shopping Precinct • Lyndarum Shopping Precinct • Bundoora Shopping • University Hill Shopping Centre • Laurimar Shopping Precinct • Mernda Village Shopping Precinct • Etc. (c) Council paths around public transport interchanges at: • Epping Railway Station • Lalor Railway Station • Thomastown Railway Station • Keon Park Railway Station • South Morang Railway Station • Middle Gorge Railway Station • Mernda Railway Station • Plenty Road Tram Terminus at McKimmies Road	High
2	All other areas	Low
<i>Note: For pathways of classification Pathway Hierarchy 1, please refer to the maps included in the Register of Public Roads.</i>		

4 Performance Standards

In this Section, Council sets the performance standards for the following operational functions in roads and pathways:

- Defect Inspection;
- Condition inspection;
- Defect intervention levels;
- Emergency response time; and
- Defects exceeding intervention level response time.

4.1 Objectives

The objectives of setting performance standards are:

1. To address public safety issues by ensuring defects are within reasonable tolerance levels. Outcomes are achieved via regular defect inspections and being responsive to notification of defects and potential hazards raised by the public, including responding to emergency situations like traffic crashes; and
2. To allow for long term planning of the management of road infrastructure assets. Outcomes are achieved via regular condition inspections that assist Council in the strategic planning and budgeting of road assets to ensure best use and the maximization of their potential lifespan.

4.2 Defect and Condition Inspections

Performance standards for defect inspections aim to strike a balance between best practice and community affordability. They are summarised in the following Table 4.1 and 4.2, respectively. These formal inspection processes are supplemented by inspections generated reactively through reports received from the public and through internal infrastructure maintenance programs.

Condition Inspections of Council's assets are generally carried out over a period of four years for the whole network. The purpose of these inspections is for long term planning and budgeting of major asset upgrades and to assess the effective lifespan of the assets. These inspections are not intended to identify specific defects as this is completed via the Defect and Reactive Inspections.

TABLE 4.1 PERFORMANCE STANDARDS FOR DEFECT INSPECTIONS ROADS		
Asset Hierarchy	Defect Inspection	
	Day Time	Night Time
Link	Every 6 weeks	Every 1 year
Collector	Every 12 weeks	Every 1 year
Access Major	Every 1 year	Not applicable
Access Minor	Every 1 year	Not applicable

TABLE 4.2b PERFORMANCE STANDARDS FOR DEFECT INSPECTIONS KERB AND CHANNEL	
Asset Hierarchy	Defect Inspection
	Reactive inspections are ad hoc inspections in response to requests from the public, which verify compliance with maintenance standards and risk
Link	Inspect within 20 days of Notification
Collector	Inspect within 20 days of Notification
Access Major	Inspect within 20 days of Notification
Access Minor	Inspect within 20 days of Notification

TABLE 4.2 PERFORMANCE STANDARDS FOR DEFECT INSPECTIONS FOR PATHWAYS		
Asset Hierarchy	Defect Inspection	
	Day Time	Night Time
Hierarchy 1	10 monthly	Not applicable
Hierarchy 2	At intervals not exceeding two years	Not applicable

4.3 Emergency Response

The aim of Council's response to an emergency incident is to safeguard the public. This will be followed up with any necessary repairs.

An emergency situation can include incidents such as bushfires, flooding, vehicle crashes, road wash away, damaged bridges, livestock on road, material spillage from large vehicles, etc.

Table 4.3. Performance standards for Emergency Response Times		
Asset Hierarchy	Response	Emergency Response Time
Roads		
Link	Inspect and provide appropriate warning or rectify if possible OR Provide appropriate warning and notification if asset is the responsibility of a utility, other road authority, private owner, or public transport provider	Within 2 hours of notification of report received
Collector		Within 3 hours of notification of report received
Access Major		Within 4 hours of notification of report received
Access Minor		Within 5 hours of notification of report received
Pathways		
1	Inspect and provide appropriate warning or rectify if possible OR	Within 1 working day of notification of report received
2	Provide appropriate warning and notification if asset is the responsibility of a utility, other road authority, private owner or public transport provider	Within 1 working day of notification of report received

4.4 Defects Intervention Levels

Table 4.4 Defects Intervention Levels					
Defect Description	Defect Intervention Level	Defect Response Time			
		Link	Collector	Access Major	Access Minor
SEALED PAVEMENT					
POTHOLES	Potholes in traffic lane >300mm dia. and 50mm deep	Rectify within 7 days of report received	Rectify within 10 days of report received	Rectify within 28 days of report received	Rectify within 28 days of report received
WHEEL RUTS AND DEPRESSIONS	When ruts or depressions >25 mm depth measured with 1.2 m straightedge transverse, or under a 3 m straightedge longitudinal.	Rectify within 1weeks of report received	Rectify within 2 weeks of report received	Rectify within 4 weeks of report received	Rectify within 8 weeks of report received
CRACKS Seal and fill cracks and joints, excluding “crocodile” cracking,	When cracks >30 mm width.	Rectify within 3 weeks of report received	Rectify within 5 weeks of report received	Rectify within 10 weeks of report received	Rectify within 10 weeks of report received
SURFACE TREATMENT – LOSS OF AGGREGATE, BLEEDING OR FLUSHING	(a) Stripping has >50% loss of aggregate for an area >5 m²; (b) bleeding / flushing for an area>5 m²;	Rectify within 3 weeks of report received	Rectify within 5 weeks of report received	Rectify within 8 weeks of report received	Rectify within 12 weeks of report received

REMOVAL OF DEBRIS (Aggregate or Dirt)	When accumulation of aggregate, dirt, or debris over a 5 square meter area prevents the free drainage of the pavement.	Rectify within 8 weeks of report received	Rectify within 8 weeks of report received	Rectify within 8 weeks of report received	Rectify within 12 weeks of report received
DUMPED RUBBISH (Debris)	When accumulation of debris over road carriageway causes risk to public safety.	Rectify within 24 hours of report received	Rectify within 24 hours of report received	Rectify within 24 hours of report received	Rectify within 24 hours of report received
EDGE BREAK	When edge break exceeds 75 mm laterally over at least a 1m length from the nominal seal line.	Rectify within 2 weeks of report received	Rectify within 4 weeks of report received	Rectify within 8 weeks of report received	Rectify within 12 Weeks of report received
KERB AND CHANNEL	K&C defect being: - level (height) differential greater than 40mm - crack width greater than 40mm	Take remedial action where required within 10 working days of inspection or report.	Take remedial action where required within 20 working days of inspection.	Take remedial action where required within 30 working days of inspection.	Take remedial action where required within 40 working days of inspection.
SHOULDER					
UNSEALED SHOULDER - REPAIR	When drop off is > 50 mm depth measured over a 20 m length.	Rectify within 3 weeks of report received	Rectify within 5 weeks of report received	Rectify within 8 weeks of report received	Rectify within 12 weeks of report received
UNSEALED SHOULDER - REPAIR	When potholes, scouring or roughness is >50 mm depth measured with a 1.2m straightedge, or when there is ponding of water.	Rectify within 4 weeks of report received	Rectify within 8 weeks of report received	Rectify within 8 weeks of report received	Rectify within 12 weeks of report received

Table 4.4 Defects Intervention Levels					
Defect Description	Defect Intervention Level	Defect Response Time			
		Link	Collector	Access Major	Access Minor
UNSEALED ROAD					
UNSEALED ROAD - REPAIR	When potholes, scouring or roughness >75 mm depth measured with >300 mm in diameter	Rectify within 4 weeks of report received	Rectify within 10 weeks of report received	Rectify within 12 weeks of report received	Rectify within 16 weeks of report received
	When continuous corrugations over 20 m exceeding 50 mm in depth.	Rectify within 4 weeks of report received	Rectify within 8 weeks of report received	Rectify within 12 weeks of report received	Rectify within 16 weeks of report received
VEGETATION					
LONG GRASS AT ROADSIDE AREAS	Grass length kept to an average 125 mm in urban roadside areas (a) 3 m behind the line of guideposts or kerb (and balance of median if remaining width is less than 5 m); (b) 30 m in advance of all road approaches and departures;	Rectify within 3 weeks for urban areas. Other areas slashed during the summer months for fire prevention	Rectify within 3 weeks for urban areas. Other areas slashed during the summer months for fire prevention	Rectify within 3 weeks for urban areas. Other areas slashed during the summer months for fire prevention	Rectify within 3 weeks for urban areas. Other areas slashed during the summer months for fire prevention

INTRUSIVE TREES AND SHRUBS	Cut and remove tree and shrub growth within roads, drains, clear zones, shoulders and verges to maintain – (a) a minimum 4.5 metres high clearance over roads and shoulders for Declared Arterial Roads, Link and Collector roads and 4.0 metres for Access roads. (b) maintain clear lines of sight on rural roads for a distance of 1.0 metre behind the kerb line or, if there is no kerb, the outer edge of the road shoulder. (c) maintain vertical clearances of 2.5m over footpaths, walkways and nature strips.	Rectify within 4 weeks of report received	Rectify within 4 weeks of report received	Rectify within 4 weeks of report received	Rectify within 4 weeks of report received
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Table 4.4 Defects Intervention Levels					
Defect Description	Defect Intervention Level	Defect Response Time			
		Link	Collector	Access Major	Access Minor
ROAD FURNITURE					
SIGN REPAIR – DAMAGED OR DIRTY	Replace when damage renders ineffective. Clean sign and delineator faces when reflectivity is reduced due to accumulation of dirt.	Rectify all signage within 2 weeks of report received	Rectify Warning and Regulatory Signs within 3 weeks of report received. Others within 3 months of report received	Rectify Warning and Regulatory Signs within 3 weeks of report received. Others within 3 months of report received	Rectify Warning and Regulatory Signs within 3 weeks of report received. Others within 3 months of report received
DAMAGED GUARD FENCE AND WIRE ROPE SAFETY BARRIER	Repair when damaged to such an extent that it has become ineffective	Rectify within 8 weeks of report received	Rectify within 8 weeks of report received	Rectify within 8 weeks of report received	Rectify within 8 weeks of report received
PUBLIC LIGHTING – OWNED AND MAINTAINED BY COUNCIL	Repair when damaged to such an extent that it has become ineffective	Make safe within 1 day of reporting and rectify within 3 weeks after site is made safe	Make safe within 1 day of reporting and rectify within 3 weeks after site is made safe	Make safe within 1 day of reporting and rectify within 3 weeks after site is made safe	Make safe within 1 day of reporting and rectify within 3 weeks after site is made safe
SIGN AND LINE/PAVEMENT MARKINGS – WORN OR MISSING	Signs and line/pavement markings which are not visible from 150m at night, on low beam. Replace if missing.	Rectify within 4 weeks of report received	Rectify within 4 weeks of report received	Rectify within 12 weeks of report received	Rectify within 12 weeks of report received

Table 4.4 Defects Intervention Levels					
Defect	Description	Defect Intervention Level	Defect Response Time		
			Link	Collector	Access Major
DAMAGED PEDESTRIAN SAFETY FENCING	When integrity of fencing is not effective.		Rectify within 9 weeks of report received	Rectify within 9 weeks of report received	Rectify within 12 weeks of report received
STRUCTURE					
BRIDGE MAINTENANCE - CLEANING	When any accumulation of materials causes interruption to the escape of drainage water, or the operation of expansion joints.		Rectify within 12 weeks of report received	Rectify within 12 weeks of report received	Rectify within 6 months of report received
BRIDGE MAINTENANCE – REPAIR OF PARAPETS	When detected or made known.		Rectify within 12 weeks of report received	Rectify within 12 weeks of report received	Rectify within 6 months of report received
BRIDGE MAINTENANCE – REPAIRS NOT INCLUDED ABOVE	As per bridge inspection program.		Refer to Bridge Inspection Audit depending on severity	Refer to Bridge Inspection Audit depending on severity	Refer to Bridge Inspection Audit depending on severity
MISSING PIT LIDS	Council drainage pit lids missing		Rectify within one working day of notification	Rectify within two working days of notification	Rectify within four working days of notification
DAMAGED PIT LIDS	Council drainage pit lids have sustained structural damage		Rectify within one working day of notification	Rectify within two working days of notification	Rectify within four working days of notification

Table 4.5 Defects in Pathways			
Defect Description	Defect Intervention Level	Defect Response Time	
		Pathway Hierarchy	
		1	2
VERTICAL AND HORIZONTAL DISPLACEMENTS	Pedestrian area with a step of >25mm or a crack with an opening >30mm	Rectify within 28 working days of report received	Rectify within 3 months of report received
UNDULATIONS / DEPRESSIONS	Pedestrian area – Rise or Depression >50 mm under 1.2 m straightedge.	Rectify within 5 weeks of report received	Rectify within 3 months of report received

5 Management System

This section describes the ‘management system’ that facilitates Council to fulfil the role of a road authority. The ‘management system’ is a combination of people, equipment, communications, computer systems, performance standards, guidelines and procedures.

5.1 Council’s Asset Register

Council maintains a register of all assets, with detailed data describing each asset as well information relating to the useful life, condition and value of each component of the asset. All local roads are divided into segments of manageable lengths, with each segment being a unique asset. Co-located road assets are grouped into functional locations along with related kerbs and footpaths which are also segmented and assigned unique asset identifiers. These assets are also mapped in Council’s geospatial system.

5.2 Overview of Management System

The key feature of Council’s ‘management system’ is to assist people through the use of technology and computer systems, in particular, helping officers to deliver service to the community within the statutory framework of the Road Management Act.

The following Diagram 5.1 provides an overview of the ‘management system’ capturing how effective customer interactions and work allocation is embedded within computer systems. The diagram illustrates the workflows, information flows, interactions among customers and officers and how all of these processes are being aided by computer systems.

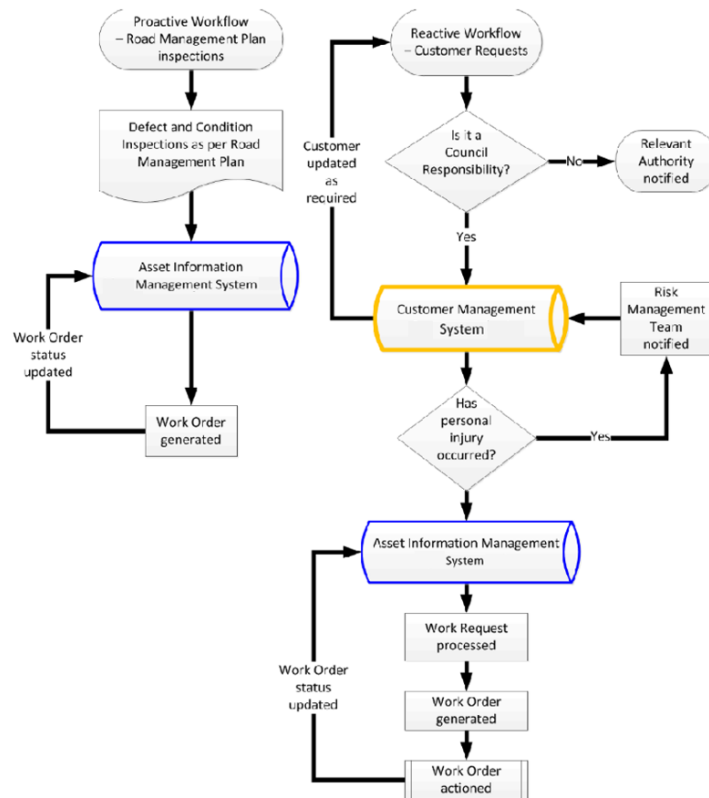


Diagram 5.1 – Overview of Management System

5.3 Managing Works within Road Reserve

Anyone who intends to conduct works within a road reserve must obtain consent from the Co-ordinating Road Authority, unless exempt under the Road Management (Works and Infrastructure) Regulations 2005, Version No. 004. In general, Council is the Co-ordinating Road Authority for all the public roads in the municipality.

To simplify the process for customers, Council uses the state-wide consent process. The process applies to everybody including, but not limited to – property owners, occupiers, tradesman, builders, contractors, developers, building surveyors, utility companies, fire authorities, water authorities, telecommunication carriers and road authorities.

More information about the consent process is contained in *A Guide to Working In the Road Reserve*, July 2015, jointly developed by VicRoads, Municipal Association of Victoria, Victorian Water and Energy Safe Victoria.



5.3.1 Significant Roadsides

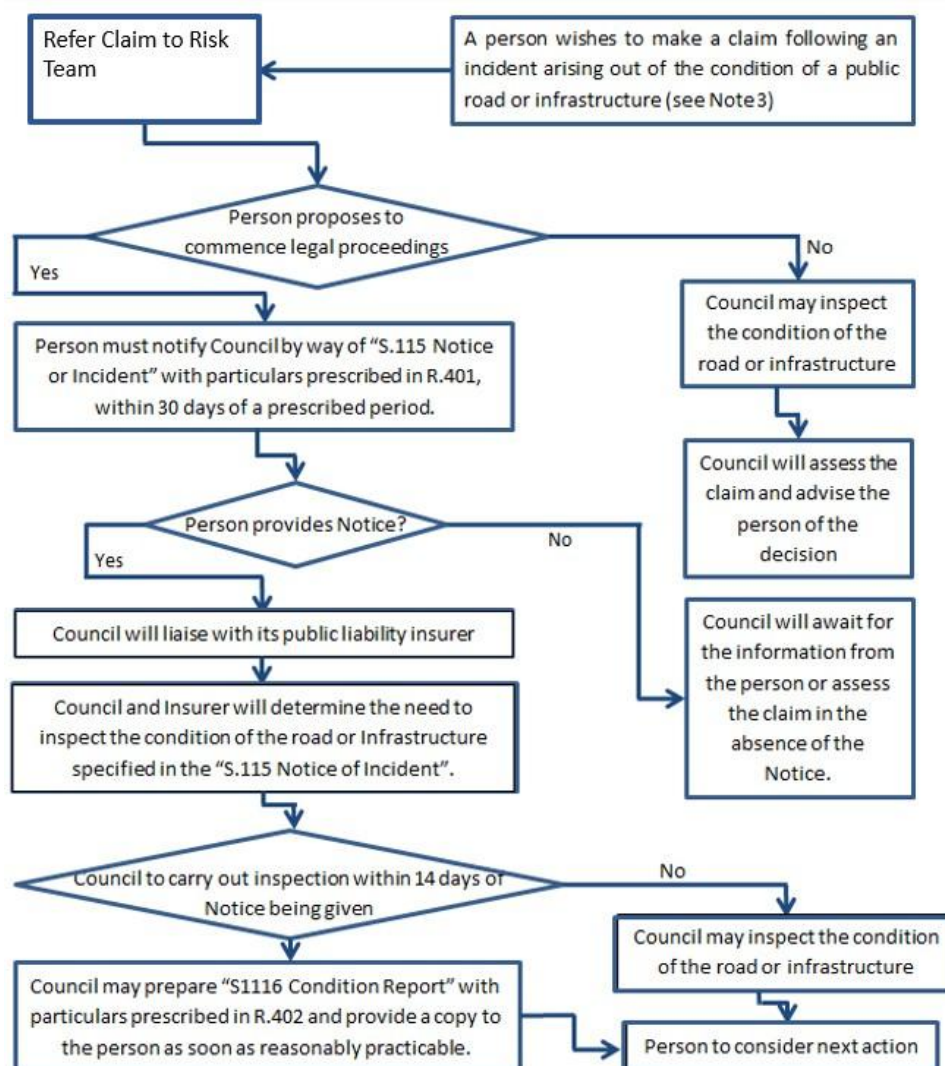
In the municipality, some roadsides are considered as Significant Roadside Areas. These are areas that contain significant native grass, flora and fauna that need protection. Such an area may be signed with "Significant Roadside Area" signs and/or "No Disturbance No Mowing" environmental markers.

Anyone who intends to conduct works within a Significant Roadside Area, must contact Council's Environmental Planner. A planning permit may be required from City of Whittlesea to destroy, lop or remove any indigenous vegetation in a Significant Roadside Area.

Further information is available from Council's Sustainable Environment Department in relation to application for consent to conduct any works within a road reserve.

5.4 Guidelines for Claims

Any person who wishes to commence legal proceedings in relation to an incident arising out of the condition of a public road or infrastructure for which Council is the responsible road authority, must follow the Claims Procedure specified in Part 6, Division 5 of The Act. Diagram 5.4 below outlines the claim procedure for City of Whittlesea.

**Diagram 5.4 – Claims Procedure****Notes**

(1) S110, S115 and S116 mean Sections 110, 115 and 116 of the Road Management Act 2004.

(2) R401 and R402 mean Regulations 401 and 402 of the Road Management (General) Regulations 2016.

(3) If it is a property damage claim, Council is not liable for damage where the value is not greater than the Section 110 threshold amount.



6 Review of Road Management Plan

The next review of this Road Management Plan is scheduled to commence by 1 August 2028 and be completed by 30 June 2029, unless otherwise directed by the relevant Road Minister or directed by the Council and Chief Executive Officer.

Referenced Documents

- Road Management Act 2004 (Version 065, incorporating amendments as at 1 July 2024).
- Road Management (General) Regulations 2016 (S.R. No. 11/2016, Version No. 002, incorporating amendments as at 1 January 2020).
- Road Management (Works and Infrastructure) Regulations 2015 (S.R. No. 61/2015, Version No. 001, authorized version as at 20 June 2015).
- Code of Practice for Operational Responsibility for Public Roads (published in Government Gazette, No. S 174 Tuesday 30 May 2017).
- Code of Practice for Clearways on Declared Arterial Roads (published in Government Gazette, No. S 202 Thursday 16 September 2004).
- Code of Practice for Road Management Plans (published in Government Gazette, No. S 201 Thursday 16 September 2004).
- Code of Practice for Management of Infrastructure in Road Reserves (published in Government Gazette, No. S 117 Thursday 28 April 2016).
- Code of Practice for Worksite Safety – Traffic Management (published in Government Gazette, No. S 351 Tuesday 31 August 2010).
- Road Safety Act 1986 (Version 175, incorporating amendments as at 12 April 2017).
- VicRoads, A Guide to Working In The Road Reserve, July 2015.
- City of Whittlesea, General Municipal Law No. 1 of 2014, Reprint No. 2 – October 2008, incorporating General (Amendment) Local Law No. 2 of 2008 and including Building Site Code (published in Government Gazette, No. G51 Thursday 20 December 2007 and No. G42 Thursday 16 October 2008).
- Whittlesea 2040: A Place for All - Council Plan 2025-2029 (made for Section 90 of Local Government Act 2020).
- City of Whittlesea, Municipal Emergency Management Plan (made for Section 20 of the Emergency Management Act 1986).
- City of Whittlesea, Municipal Fire Management Plan 2023-2026 (made for Section 20 of the Emergency Management Act 1986; and deemed to fulfill Section 55A of the Country Fire Authority Act 1958).
- City of Whittlesea, Shire of Nillumbik, City of Banyule, Parks Victoria, Plenty Gorge Precinct Integrated Fire Prevention Strategy 2016-2020.
- City of Whittlesea, Asset Plan 2025.
- City of Whittlesea, Register of Public Roads 2025 (or as amended).
- City of Whittlesea, Street Tree Management Plan 2025.
- Whittlesea Walking and Cycling Plan 2022 (or as amended)

Appendix – Definitions

access facility	means— a) a physical means of entry or exit for vehicles between adjoining land and a road reserve -- example: a driveway on adjacent land; or b) infrastructure on a road reserve which provides, or a part of roadway which facilitates, entry or exit for traffic between the access facility referred to in paragraph (a) and the roadway -- example: a driveway on adjoining land which extends into the road reserve to connect the driveway to the roadway or an acceleration or deceleration lane of a roadway which connects to an entry or exit to adjoining land. [Source: clause 2(7), schedule 2, Road Management Act 2004, Version No. 035, 5 December 2012]
ancillary area	means an area designated as ancillary area by the coordinating road authority under section 18 of the Road Management Act 2004. Example Any area which is a "park and ride" carpark, rest stop or scenic lookout could be designated as an ancillary area. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
arterial road	means a road which is declared to be an arterial road under section 14. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012] means a road which immediately before 1 July 2004 is declared as— (a) a forest road; or (b) a main road; or (c) a State highway; or (d) the King-Street Bridge; or (e) a tourists' road— is deemed to have been declared as an arterial road under Road Management Act 2004. [Source: clause 1(2), schedule 9, Road Management Act 2004, Version No. 035, 5 December 2012]

condition report	means a report of the inspection of the condition of any public road or infrastructure conducted by Council (as the responsible road authority) in response to a notice of incident prepared under section 115 of the Act. The inspection of condition must be carried out, and the corresponding condition report must be prepared, in accordance with section 116 of Road Management Act 2004 and Regulation 402 of Road Management (General) Regulations 2005. [Source: sections 115 and 116, Road Management Act 2004, Version No. 035; and Road Management (General) Regulations 2005, Version No. 004, 10 April 2013]
coordinating road authority	in relation to a road, means the road authority which has coordination functions as determined in accordance with section 36 of the Road Management Act 2004. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012] in relation to Road Safety Act 1986 – coordinating road authority, for a road or road related area or highway (a Road Safety Act road), means the coordinating road authority (within the meaning of the Road Management Act 2004) for the road (within the meaning of that Act) that consists of or includes the Road Safety Act road. [Source: Regulation 4, Road Safety (Traffic Management) Regulations 2009, Version No. 003, 19 December 2012]
coordinating road authority	in relation to a road, means the road authority which has coordination functions as determined in accordance with section 36 of the Road Management Act 2004. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012] in relation to Road Safety Act 1986 – coordinating road authority, for a road or road related area or highway (a Road Safety Act road), means the coordinating road authority (within the meaning of the Road Management Act 2004) for the road (within the meaning of that Act) that consists of or includes the Road Safety Act road. [Source: Regulation 4, Road Safety (Traffic Management) Regulations 2009, Version No. 003, 19 December 2012]

date of practical completion	means— in relation to AS4000-1997: a) the date evidenced in a <i>certificate of practical completion</i> as the date upon which <i>practical completion</i> was reached; or b) where another date is determined in any arbitration or litigation as the date upon which <i>practical completion</i> was reached, that other date. [Source: sections 1, AS4000-1997, Australian Standard - General Conditions of Contract] in relation to AS2124-1992: a) the date certified by the Superintendent in a Certificate of Practical Completion issued pursuant to Clause 42.5, to be the date upon which Practical Completion was reached; or b) where another date is determined in any arbitration or litigation as the date upon which Practical Completion was reached, that other date. [Source: section 2, AS2124-1992, Australian Standard - General Conditions of Contract] Also see “Practical Completion”.
defect	means the visible or measurable evidence of failure or undesirable condition of a road or road-related infrastructure asset. Example: pothole, damaged pit cover, damaged road safety barrier (guard rail). Defects below the stated intervention level are considered reasonable tolerable defects not requiring repair.
emergency	means, without limiting the generality of the foregoing— a) an earthquake, flood, wind-storm or other natural event; and b) a fire; and c) an explosion; and d) a road accident or any other accident; and e) a disruption to an essential service

function	in relation to Part 6 Civil Liability of Road Management Act 2004 – function includes a power, authority or duty. [Source: Section 97, Road Management Act 2004, Version No. 035, 5 December 2012]
highway	means road or road related area. [Source: section 3(1), Road Safety Act 1986, Version No. 151, 30 March 2013]
infrastructure	means road infrastructure and non-road infrastructure. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
infrastructure manager	means – a) in relation to road infrastructure, the responsible road authority under section 37; or b) subject to section 3 and subsection (5), in relation to non-road infrastructure, the person or body that is responsible for the provision, installation, maintenance or operation of the non-road infrastructure. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
intervention level	in relation to asset maintenance and repairs, an intervention level is the point at which the magnitude of a defect (or defects) is considered to warrant some form of intervention action or treatment.
maintenance	the preservation of any road and infrastructure including execution of all works of any description required to keep the road or infrastructure in the state of utility determined in accordance with the Road Management Act.
municipal public road	means a municipal road which is also a public road within the meaning of section 17 of Road Management Act 2004. . Also see “public road” and “municipal road”.
municipal road	means any road which is not a State road, including any road which – a) is a road referred to in section 205 of the Local Government Act 1989; or b) is a road declared by VicRoads to be a municipal road under section 14(1)(b); or c) is part of a Crown Land reserve under the Crown Land (Reserves) Act 1978 and has the relevant municipal council as the committee of management. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]

night	means the period between sunset on one day and sunrise on the next day. [Source: section 3(1), Road Safety Act 1986, Version No. 151, 30 March 2013]
day	In terms of response times, a day is regarded as a business day, excluding weekends and public holidays and where rain does not fall for more than half the business day.
non-road infrastructure	means infrastructure in, on, under or over a road which is not road infrastructure. Note: See the definition of "road infrastructure". Examples: Non-road infrastructure would include gas pipes, water and sewerage pipes, cables, electricity poles and cables, tram wires, rail infrastructure (including boom gates, level crossings and tram safety zones), bus shelters, public telephones, mail boxes, roadside furniture and fences erected by utilities. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
pathway	means a footpath, bicycle path or other area constructed or developed by a responsible road authority for use by members of the public other than with a motor vehicle but does not include any path – a) which has not been constructed by a responsible road authority; or b) which connects to other land. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
practical completion	in relation to AS4000-1997 – means is that stage in the carrying out and completion of <i>WUC</i> (work under Contract) when: a) <i>the Works</i> are complete expect for minor <i>defects</i> : i. which do not prevent <i>the Works</i> from being reasonably capable of being used for their stated purpose; ii. which the <i>Superintendent</i> determines the <i>Contractor</i> has reasonable grounds for not promptly rectifying; and iii. the rectification of which will not prejudice the convenient use of <i>the Works</i> . b) those <i>tests</i> which are required by the <i>Contract</i> to be carried out and passed before <i>the Works</i> reach

	<i>practical completion</i> have been carried out and passed; and c) documents and other information required under the Contract which, in <i>Superintendent's</i> opinion, are essential for the use, operation and maintenance of <i>the Works</i> have been supplied. [Source: section 1, AS4000-1997, Australian Standard - General Conditions of Contract] In relation to AS2124-1992 – means is that stage in the execution of the work under the Contract when— a) the Works are complete except for minor omissions and minor defects — i. which do not prevent the Works from being reasonably capable of being used for their intended purpose; and ii. which the Superintendent determines the Contractor has reasonable grounds for not promptly rectifying; and iii. rectification of which will not prejudice the convenient use of the Works; and b) those tests which are required by the Contract to be carried out and passed before the Works reach Practical Completion have been carried out and passed; and c) documents and other information required under the Contract which, in the opinion of the Superintendent, are essential for the use, operation and maintenance of the Works have been supplied. [Source: section 2, AS2124-1992, Australian Standard - General Conditions of Contract]
public road	means a public road within the meaning of section 17 of Road Management Act, which sets out a road is a public road if it is — a) a freeway; or b) an arterial road; or c) declared under section 204(1) of the Local Government Act 1989, or d) declared under section 61 or 93H of the Melbourne City Link Act 1995; or (da) declared under section 143 of the EastLink Project Act 2004; or

	(db) the Peninsula Link Freeway; or e) a road to which subsection (3) applies; that is – Subject to section 14(7), the relevant coordinating road authority must register on its register of public roads a road in respect of which the road authority has made a decision that the road is reasonably required for general public use. Example: A road set aside as a road in a plan of subdivision registered under the Subdivision Act 1988 is not a public road for the purposes of this Act unless and until a decision is made under subsection (3). f) a non-arterial State road declared under section 14(1) by VicRoads; or g) a municipal road declared under section 14(1) by VicRoads. [Source: sections 3(1) and 17, Road Management Act 2004, Version No. 035, 5 December 2012]
renewal (asset renewal)	activities include the following – a) resurfacing of sealed roads to maintain a waterproof layer and to maintain a surface which has sufficient skid resistance for traffic movements. b) rehabilitation of failed sections of road, such as major patching with asphalt, pavement stabilisation, reconstruction of pavements, adding extra layers on top of a pavement, correction of wheel rutting or surface roughness, correction of pavement shape to enable rainwater to drain off to the side and not ponding on the surface; c) gravel re-sheeting of unsealed roads; and d) rehabilitation of other road-related infrastructure assets, such as replacing unserviceable sections of kerb and channel or pathways. Also see “maintenance”.
repair	means the taking of any action to remove or reduce a risk arising from a defect in a roadway, pathway or road-related infrastructure, including – providing a warning to road users of a defect in a roadway, pathway or road-related infrastructure – but does not include the upgrading of a roadway, pathway or road related infrastructure.

	Examples Filling a pothole in a roadway, resurfacing the roadway and erecting a warning sign would be actions to repair the road. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
responsible road authority	means a person or body specified in or under section 37 of Road Management Act 2004. [Source: section 3, Road Management Act 2004, Version No. 035, 5 December 2012] In relation to Road Safety Act 1986 – responsible road authority, for a road or road related area, means the responsible road authority (within the meaning of the Road Management Act 2004) for the road (within the meaning of that Act) that consists of or includes that road or road related area, and includes— a) the Link Corporation; b) the Extension Corporation; c) the Freeway Corporation; d) the Peninsula Link Freeway Corporation. [Source: Regulation 4, Road Safety (Traffic Management) Regulations 2009, Version No. 003, 19 December 2012]
road	in relation to Road Management Act 2004 – road includes – a) any public highway; b) any ancillary area; c) any land declared to be a road under section 11 of Road Management Act 2004 or forming part of a public highway or ancillary area. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012] in relation to Road Safety Act 1986 – means— a) an area that is open to or used by the public and is developed for, or has as one of its main uses, the driving or riding of motor vehicles; or b) a place that is a road by virtue of a declaration under section 3(2)(a)— but does not include a place that is not a road by virtue of a declaration under section 3(2)(a). [Source: section 3(1), Road Safety Act 1986, Version No. 151, 30

	March 2013] Note: In relation to Road Safety Road Rules 2009 – a reference in Road Rules (except in Part 1, Division2) to a road, does not include a reference to any shoulder of the road. [Source: Rule 12(2), Road Safety Road Rules 2009, Version No. 009, 11 December 2012]
road authority	means a person or body specified in or under section 37 of Road Management Act 2004. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
road infrastructure	in relation to Road Management Act 2004 – means – a) the infrastructure which forms part of a roadway, pathway or shoulder, including— i. . structures forming part of the roadway, pathway or shoulder; ii. materials from which a roadway, pathway or shoulder is made; b) the road-related infrastructure— but does not include— c) if the irrigation channel, sewer or drain is works within the meaning of the Water Act 1989, any bridge or culvert over an irrigation channel, sewer or drain, other than a bridge or culvert constructed by a road authority; or d) a bridge or culvert over a sewer or drain constructed under section 132 of the Melbourne and Metropolitan Board of Works Act 1958; Examples Materials such as asphalt, bitumen, gravel, lane markers and lines would be materials from which a roadway, pathway or shoulder is made. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012] In relation to Road Safety Act 1986 – road infrastructure includes— a) a road, including its surface or pavement; and b) anything under or supporting a road or its surface or pavement and maintained by a road authority; and

	c) any bridge, tunnel, causeway, road-ferry, ford or other work or structure forming part of a road system or supporting a road; and d) any bridge or other work or structure located above, in or on a road and maintained by a road authority; and e) any traffic control devices, railway or tramway equipment, electricity equipment, emergency telephone systems or any other facilities (whether of the same or a different kind) in, on, over, under or connected with anything referred to in paragraphs (a)–(d); and f) anything declared by the regulations to be included in this definition; but does not include anything declared by the regulations to be excluded from this definition. [Source: section 3(1), Road Safety Act 1986, Version No. 151, 30 March 2013]
road-related infrastructure	means infrastructure which is installed or constructed by the relevant road authority for road-related purposes to — a) facilitate the operation or use of the roadway or pathway; or b) support or protect the roadway or pathway. Examples A traffic control sign, traffic light, road drain or embankment would be road-related infrastructure. A noise wall, gate, post or board installed on the road reserve by the relevant road authority for road-related purposes would be road-related infrastructure. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
road reserve	means all the area of land that is within the boundaries of a road. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
road user	means all users of a road including pedestrians, bicyclists, motorcyclists, public transport passengers and vehicle drivers and passengers. [Source: clause 6(3), Code of Practice for Management of Infrastructure in Road Reserves, published in Government Gazette, No. S 269 Monday 6 October 2008]

roadside	means any land that is within the boundaries of a road (other than the shoulders of the road) which is not a roadway or a pathway and includes the land on which any vehicle crossing or pathway which connects from a roadway or pathway on a road to other land has been constructed. Example: any nature strip, forest, bushland, grassland or landscaped area within the road reserve would be roadside. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
roadway	means— a) in the case of a public road, the area of the public road that is open to or used by members of the public and is developed by a road authority for the driving or riding of motor vehicles; b) in the case of any other road, the area of the road within the meaning of road in section 3(1) of the Road Safety Act 1986— but does not include a driveway providing access to the public road or other road from adjoining land. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
shoulder	means the cleared area, whether or not constructed or sealed, next to a roadway that provides clearance between the roadway and the roadside but does not include any area that is not in the road reserve. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012] The shoulder of the road means an area (not being part of the road) adjoining the road that is open to or used by the public for driving, riding or parking motor vehicles and to which a parking control sign does not apply. [Source: Rule 12(3), Road Safety Road Rules 2009, Version No. 009, 11 December 2012] Note: In relation to Road Safety Road Rules 2009 – a reference in Road Rules (except in Part 1, Division2) to a road, does not include a reference to any shoulder of the road. [Source: Rule 12(2), Road Safety Road Rules 2009, Version No. 009, 11 December 2012]

sign	includes any associated support structure. [Source: clause 5(2), Code of Practice for Operational Responsibility for Public Roads, published in Government Gazette, No. S 267 Friday 17 December 2004]
significant roadside area	means roadside that contains significant native vegetation including native grasses, shrubs and trees that need protection. Such areas may be signed with “Significant Roadside Area” signs and/or “No Disturbance No Mowing” environmental markers. Refer to the Roadside Conservation Map for the locations. [Source: City of Whittlesea Roadside Management Handbook, 1999]
substance	means substance in any form (whether gaseous, liquid, solid or other) and includes material, preparation, extract and admixture. [Source: section 3(1), Road Safety Act 1986, Version No. 151]
traffic	includes vehicular, pedestrian and all other kinds of traffic. [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
unused road	a government road that was officially set aside for public traffic but never constructed or used.
urban area	an area identified as an area intended for an urban purpose.
utility	means— a) an entity (whether publicly or privately owned) which provides, or intends to provide, water, sewerage, drainage, gas, electricity, telephone, telecommunication or other like services under the authority of an Act of Victoria or the Commonwealth; b) any person who under the Pipelines Act 2005 is the holder of a license to construct and operate a pipeline; [Source: section 3(1), Road Management Act 2004, Version No. 035, 5 December 2012]
vehicle crossing	(also known as: cross over, driveway, driveway crossing, driveway access) means that area designed to facilitate the entry of vehicles onto, and the exit of vehicles from, adjacent premises, being

	an area extending from the property line of the premises to the nearest point of the adjacent roadway. [Source: section 1.8(1), City of Whittlesea, General Municipal Law No. 1 of 2008, Reprint No. 2 – October 2008, incorporating General (Amendment) Local Law No. 2 of 2008 and including Building Site Code]
works	includes any kind of activity conducted on or in the vicinity of a road or proposed road in connection with the construction, maintenance or repair of the road or the installation, maintenance or repair of any infrastructure in, on, under or over a road and without limiting the generality of this definition includes — a) excavating or breaking up the surface of a road; b) erecting a structure in, on or over a road; c) removing or interfering with any structure or marking on a road; d) planting or removing a tree or other vegetation; e) tunneling under a road; f) connecting a road to a road; g) installing pipes, drains, cables, poles, buildings, shelters or other structures on a road reserve; h) erecting any obstruction on a road or otherwise impeding the use of a road for the purpose of conducting any works. [Source: section 3, Road Management Act 2004, Version 035, 5 December 2012] does not include emergency works. [Source: clause 6(2), Code of Practice for Management of Infrastructure in Road Reserves, published in Government Gazette, No. S 269 Monday 6 October 2008]
worksite	has the meaning as generally used in the Australian Standard AS 1742.3 – 2009: Manual of Uniform Traffic Control Devices, Part 3: Traffic Control for Works on Roads, being ‘an area which includes the work area(s) and any additional length of road required for advance signing, tapers, side-tracks, or other areas needed for associated purposes’. [Source: clause 5(2), Code of Practice for Worksite Safety – Traffic Management, published in Government Gazette, No. S 351 Tuesday 31 August 2010]

Council Offices

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South Morang VIC 3752

Email: info@whittlesea.vic.gov.au

Website whittlesea.vic.gov.au

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Bundoora MDC VIC 3083

Phone: 9217 2170

National Relay Service: 133 677
(ask for 9217 2170)

Connect with us in your
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131 450



**City of
Whittlesea**

5.5 Governance Report

Director/Executive Manager: Executive Manager Office of Council & CEO

Report Author: Unit Manager Council Governance

Executive Summary

In accordance with best practice, good governance principles, transparent and accountable reporting, officers deem it appropriate to consolidate governance and administrative reports into one standing report to provide a single reporting mechanism for a range of statutory compliance, transparency and governance matters. This also ensures compliance with the requirements of the *Local Government Act 2020*, Council's Governance Rules and related regulations.

The purpose of this report is to provide information and endorsement for the following governance related matters:

- Australian Local Government Women's Association and Victorian Local Governance Association memberships; and
- CEO Employment Matters Advisory Committee (CEMAC) and Yarra Plenty Regional Library Board (YPRL) appointments.

Further information on the above listed matters is located within the body of this report.

Officers' Recommendation

THAT Council:

1. **Note the Governance Report.**
2. **Resolve to discontinue annual memberships with the Australian Local Government Women's Association and the Victorian Local Governance Association effective from the 2026-27 financial year and note officers will formally advise both associations of Council's decision.**
3. **Note at its Scheduled Council meeting of 20 May 2025, Council resolved to appoint Cr Gunn to the CEO Employment Matters Advisory Committee (CEMAC), and Cr Taylor to the Yarra Plenty Regional Library Board (YPRL) until 18 November 2025.**
4. **Resolve to extend Cr Gunn on CEMAC and Cr Taylor on YPRL until the Scheduled Council meeting on 16 December 2025 when all Councillor appointments to committees and the YPRL will be considered and resolved for the next 12 months.**

Background / Key Information

Memberships

The Australian Local Government Women's Association Incorporated (**ALGWA**) is a peak body committed to supporting and promoting women in local government through advice, advocacy, connecting and mentoring.

The Victorian Local Governance Association (**VLGA**) is a peak body for councillors and Victoria's councillors support network with a focus on change culture, improve conduct and demonstrate good local governance.

While Council acknowledges both the ALGWA and VLGA provide meaningful training, events and advocacy on behalf of member Council's, Council, like many other Councils, is looking at budget savings to assist with the increasing financial pressures and cost shifting from other levels of government.

From 2026-27, should Councillors or officers wish to attend training or events offered by either organisation, they are able to do so at the slightly higher rate offered for non-member Councils.

Committees and Board

Annually in December, Council resolves on Councillor appointments to State-wide, Metropolitan, Regional and Whittlesea based organisations for the following calendar year.

In May 2025, following the suspension of the former Mayor, Council resolved to appoint Cr Gunn to the CEO Employment Matters Advisory Committee and Cr Taylor to the YPRL until 18 November 2025. Cr Taylor, as the elected Mayor from 24 April 2025 until 18 November 2025, was also appointed to the Outer Melbourne Councils (OMC) and Northern Councils Alliance (NCA) which requires the Mayor of the day to be Council's representative.

As the election of the new Mayor will take place on 18 November 2025, the newly appointed Mayor will replace Cr Taylor on the OMC and NCA therefore, there is no requirement to extend Cr Taylor on OMC and NCA until 16 December 2025.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

High Performing Organisation

We engage effectively with the community, to deliver efficient and effective services and initiatives, and to make decisions in the best interest of our community and deliver value to our community.

Considerations of *Local Government Act (2020)* Principles

Financial Management

The cost is included in the current budget.

Community Consultation and Engagement

There is no community consultation or engagement required for this report.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

- (a) Council decisions are to be made and actions taken in accordance with the relevant law.
- (e) Innovation and continuous improvement is to be pursued.
- (i) The transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

- (a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.
- (b) Council information must be publicly available unless—
 - (i) the information is confidential by virtue of the *Local Government Act* or any other Act; or
 - (ii) public availability of the information would be contrary to the public interest.
- (c) Council information must be understandable and accessible to members of the municipal community.

Council Policy Considerations

Environmental Sustainability Considerations

No implications.

Social, Cultural and Health

No implications.

Economic

There are no economic implications with Council's approval of the proposed delegations and sub-delegations.

Legal, Resource and Strategic Risk Implications

To minimise any legal or risk implications, it is imperative Council staff are acting under current delegated or sub-delegated powers.

Implementation Strategy

Communication

N/A.

Critical Dates

There are no other critical dates associated with the report.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Attachments

Nil

6 Notices of Motion

6.1 Proposed Whittlesea Community Safety Expo

Mayor, Cr Taylor has given notice that it is their intention to move the following Motion at the Scheduled Council Meeting to be held on Tuesday 14 October at 6pm.

Motion

THAT Council:

1. **Resolve to receive a report at a future council briefing outlining options available for the potential of Council hosting a Community Safety Expo (Expo) in the City of Whittlesea. The report may include, but is not limited to:**
 - a. **Suggested events and exhibitors including council initiatives and programs, community organisations, personal security, domestic security, business security, education & awareness, community engagement keynote speakers, expert panels, interactive Q&A sessions, etc.**
 - b. **Estimated total costs for delivery of an Expo.**
 - c. **Cost recovery initiatives including budget allocation, exhibitor fees, partnership agreements, grants, and external funding etc.**
 - d. **Required resource allocation; and**
 - e. **Any potential partnership opportunities with other councils, agencies, and business organisations.**
2. **Resolves to receive an options report at a future Council meeting for Council consideration and formal decision on whether to hold an Expo.**
3. **Note, should Council resolve to hold an Expo, the timing will be determined as part of future budget deliberations.**

PREAMBLE

The purpose of this motion is for Council to seek information that enables consideration if a Community Safety Expo is a feasible option in promoting safety awareness, strengthen community partnerships, and provide residents, businesses, and service providers with practical Community Safety and target hardening strategies and information within the City of Whittlesea.

Notice of Motion No: 2025-06

Notice Received: 29 September 2025

7 Urgent Business

8 Reports from Councillors and CEO Update

9 Tabled Reports

No reports

10 Confidential Business

Under section 66(2) of the *Local Government Act 2020* a meeting considering confidential information may be closed to the public. Pursuant to sections 3(1) and 66(5) of the *Local Government Act 2020*.

Recommendation

THAT the meeting be closed to the public for the purpose of considering details relating to confidential matters in accordance with Section 66(2)(a) of the *Local Government Act 2020* as detailed.

10.1 CEO Annual Performance Review

11 Closure