



Council Agenda



Date: 15 December 2021
Time: 6:00pm
Venue: Echuca Civic Centre

Photo Left to Right: Cr Adrian Weston, Cr Tony Marwood, Cr Rob Amos, Cr Colleen Gates (Deputy Mayor), Cr Daniel Mackrell, Cr Chrissy Weller (Mayor), Cr Paul Jarman, Cr John Zobec and Cr Leanne Pentreath.

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For a meeting of the eighth Campaspe Shire Council meeting held on Wednesday 15 December 2021, commencing at 6:00 pm at the Echuca Function Room, Echuca Civic Centre.

Acknowledgement of Country

The Shire of Campaspe is the traditional lands of the Dja Dja Wurrung, Taungurung and Yorta Yorta Peoples.

We respect and acknowledge their unique Aboriginal cultural heritage and pay our respect to their ancestors, descendants and emerging leaders as the Traditional Owners of this Country.

We acknowledge their living culture and their unique role in the life of this region.

Opening Prayer

We pray to almighty God that our decisions as a Council be in the best interest of the people, culture and the environment of the Shire of Campaspe.

Amen

Meeting Procedures

Please ensure that all electronic devices are turned off or switched to silent.

Council meetings are broadcast live via the internet. During the meeting, members of the public may be recorded, particularly those speaking to an item. By attending this meeting, you are consenting to the possibility that your image may also be broadcast to the public. Any personal and health information voluntarily disclosed by any person at Council meetings may be broadcast live, held by Council and made available to the public for later viewing.

Those people who have requested to speak to an item will be allowed five minutes to address Council. Speakers will be notified with a bell when there is 60 seconds remaining. Speakers must only speak in relation to the subject stated on their application and shall not debate the issue with Councillors and officers. Councillors are able to ask questions of the speaker on points of clarification.

Speakers are advised that they do not enjoy any special protection from defamation arising from comments made during their presentation to Council and should refrain from voicing defamatory remarks or personal defamatory statements against any individual. Speakers will be treated with respect when addressing Council. I ask that the same respect is extended to Councillors and officers.

1 Apologies and Requests for Leave of Absences

1.1 Apologies

1.2 Leave of Absence

2 Confirmation of Minutes

RECOMMENDATION

That the following minutes be confirmed:

- **Unscheduled Campaspe Council Meeting held on 17 November 2021.**
- **Campaspe Council Meeting held on 17 November 2021.**
- **Unscheduled Campaspe Council Meeting held on 9 December 2021.**

3 Changes to the Order of Business

Once an agenda has been prepared and sent to Councillors, the order of business for that meeting may only be altered by resolution of the Council. This includes the request for an item to be brought forward.

4 Declarations of Conflict of Interest

In accordance with Section 130(1)(a) of the *Local Government Act 2020* Councillors are required to disclose any conflict of interest in respect of a matter to be considered at a Council meeting.

5 Responsible Authority Decisions

Responsible Authority – Defined under Section 13 of the *Planning & Environment Act 1987*. Responsible for administering and enforcing the planning scheme and its provisions in relation to use and development.

6 Planning Authority Decisions

6.1 C117 Council Report

Author	Department	Manager	General Manager
Senior Planner	Planning	Manager Planning & Building	Development

1. SUMMARY

To provide Council, as the Planning Authority, with an understanding of the submissions raised during the exhibition of Amendment C117camp and to provide an overview and recommendation based on the submissions being withdrawn.

2. RECOMMENDATION

It is recommended that Council as the Planning Authority:

1. In accordance with Section 23(1)(a) of the *Planning & Environment Act 1987* (Vic) change the amendment, as agreed and requested by Environmental Protection Authority's (EPA), Department of Environment, Land, Water and Planning Statutory Approvals Team (DELWP statutory team) and the Department of Transport (DoT) submissions, and proceed with no need for an independent planning panel.
2. Adopt Amendment C117camp to the Campaspe Planning Scheme.
3. Submit Amendment C117camp to the Minister for Planning for approval in accordance with Section 31 of the *Planning & Environment Act, 1987*.

3. PURPOSE

The report seeks approval to submit Amendment C117 to the Minister for Planning for Adoption in accordance with Section 31 of the Planning and Environment Act 1987.

4. DISCUSSION

Documentation approved prior to exhibition

This amendment proposes to implement the *Echuca West Precinct Structure Plan, August 2020 (PSP)* and *Echuca West Development Contributions Plan, August 2020 (DCP)* and other associated planning scheme changes (as presented to Council meeting, May 2021) to facilitate the orderly development of the precinct.

Specifically, the amendment makes the following changes to the Campaspe Planning Scheme:

1. Rezones land within the precinct from Farming Zone Schedule 1 (FZ1) or General Residential Zone (GRZ) to the Urban Growth Zone Schedule 1 (UGZ1).
2. Delete the Floodway Overlay (FO) from within the precinct and replace its extent with the Land Subject to Inundation Overlay (LSIO). Delete a portion of the Bushfire Management Overlay (BMO) from within the precinct.
3. Apply the Heritage Overlay (HO615) to 437 Stratton Road, Echuca.
4. Amends clauses 21.01, 21.02, 21.08, 21.09 of the Municipal Strategic Statement to provide direction for the precinct and update mapping.
5. Inserts the Neighbourhood Residential Zone (NRZ) into the Planning Scheme.
6. Inserts the Schedule 1 to Clause 32.09 Neighbourhood Residential Zone (NRZ1) into the Planning Scheme.
7. Inserts the Urban Growth Zone (UGZ) into the Planning Scheme.
8. Inserts Schedule 1 to Clause 37.07 Urban Growth Zone (UGZ1) into the Planning Scheme.
9. Inserts the Development Contributions Plan Overlay (DCPO) into the Planning Scheme.
10. Amends the Schedule to Clause 43.01 Heritage Overlay to include reference to land at 437 Stratton Road Echuca (HO615).
11. Inserts Schedule 1 to Clause 45.06 Development Contributions Plan Overlay (DCPO1) and applies the overlay to all land within the precinct. The schedule will set out development contributions outlined in the Echuca West Development Contributions Plan, August 2020.
12. Amends the Schedule to Clause 53.01 Public Open Space Contribution and Subdivision to include require a contribution for public open space in the precinct.
13. Amends the Schedule to Clause 72.03 What Does This Scheme Consist of? to insert Maps 7DCPO1 and 10 DCPO1
14. Amends the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme to incorporate the following documents:
 - o *Echuca West Development Contribution Plan* (VPA and Campaspe Shire Council, August 2020).
 - o *Echuca West Precinct Structure Plan* (VPA and Campaspe Shire Council, August 2020).
 - o *Statement of Significance – 437 Stratton Road, Echuca West (HO615)* (Campaspe Shire Council, July 2021).

- o *Echuca West Native Vegetation Precinct Plan* (VPA and Campaspe Shire Council, August 2020).

Proposed changes as a result of Submissions received during Exhibition

The exhibition process resulted in several submissions, which if not resolved, would have required Council to request an independent panel to determine submissions and make recommendations. Due to the urgent need for residential land, planning officers have been actively working to resolve submissions, rather than undertake a lengthy and costly planning panel process.

Officers have listened and reviewed all submission, with landowners within the PSP and other interested parties, managing to resolve them with no or minor changes to the amendment documentation.

The one minor change agreed, was to include an annotation on a map within the DCP:

- Annotation included regarding intersection upgrades to state the following: *“Any works occurring within a Road Zone, which are not captured by the DCP, are not the direct responsibility of the developer”*

The other minor changes that were the result of submissions, related to referral authorities but have no impact on the overall amendment. All the recommended changes can be made by the ‘planning authority’ under Section 23(1) of the *Planning and Environment Act 1987* (Vic).

The following information outlines what was agreed to address the submission of the authorities.

Inclusion of the Environmental Audit Overlay (EAO) and amending the Urban Growth Zone Schedule 1 (UGZ1)

These changes were included as part of the Environmental Protection Authority (EPA) withdrawal and are based on the recent gazettal of VC203 in July 2021. The VC amendment occurred after Council and the VPA had prepared the relevant scheme amendment documentation. The changes suggested will be in line with the *Environmental Protection Act 2017* and the planning scheme provisions. The UGZ1 has also been amended to reflect the conditions outlined in Planning Practice Note 30 (PPN30), Potentially Contaminated Land and these changes have been listed under the below dot point and highlighted within the attached UGZ1.

The inclusion of the EAO is consistent with the reports Council prepared, but rather than land affected being referenced in the PSP and UGZ, the mapping will be a clear indication to all landowners/developers what is required to be satisfied as part of any further development/subdivision. The overlay does not add any greater requirements from what was already in the exhibited UGZ.

To meet the requirements, officers have also amended Clause 72.03 Schedule to *What does this Planning Scheme Consist of?* to include reference to the new EAO maps.

Amended Urban Growth Zone Schedule 1 (UGZ1)

These changes were included as part of Department of Environment, Land, Water & Planning (DELWP) withdrawal and as part of the EPA’s withdrawal mentioned above.

- Remove subsection ‘Environmental Site Assessment’ under Section 3.0 Application requirements.
- Apply the EAO to the 5 properties identified in Table 2 to the UGZ1.
- Remove reference to the completion of an audit in subsection ‘Condition – Environmental site assessment’ under Section 4.0 conditions and requirements to permits.
- Update subsection ‘Condition – Environmental site assessment’ under Section 4.0 conditions and requirements to permits to be consistent with updated example conditions 2 and 3 in ‘Requirements where an environmental audit is a condition of permit’ in PPN30.
- Included additional species in Golden Sun Moth, Painted Honeyeater, Squirrel Glider, South-eastern Long-eared Bat as recommended by DELWP.
- Removal of Targeted flora and fauna survey section under Section 3.0, Application Requirements

The deletion of the Native Vegetation Precinct Plan (NVPP) and inclusion of the Environmental Significance Overlay Schedule 3 (ESO3)

The deletion of the NVPP as an incorporated document is considered by officers and DELWP to be a better outcome for the amendment, as it allows individual assessments of tree removal in accordance with Clause 52.17 (Native Vegetation) and ESO3.

The Flora and Fauna Assessment originally conducted in 2017 is not considered to accurately reflect the current health of flora within the area and the removal of vegetation will need to be justified on an individual basis through future planning applications. This will provide an accurate understanding of net loss and cumulative impact. It is also noted that the NVPP covered numerous trees that were located within the drainage/open space corridor which could be retained, decreasing the overall impact to biodiversity for the area.

With the deletion of the NVPP, the ESO3 has been introduced in discussion with DELWP. The ESO3 transfers the application requirements originally under the UGZ1 which has been modified to include additional species and large trees. The overall intent of the ESO3 remains consistent with the application requirements listed under the exhibited UGZ1. The mapping of the ESO3 will be a clear indication to all landowners/developers what is required to be considered to protect the ongoing ecological values of the Echuca West Precinct and mitigate impacts of the removal of native vegetation.

To meet the requirements of DELWP, officers have amended Clause 66.04 Schedule to the Referral of Permit application under Local Provisions to include a referral to DELWP for ESO3.

Amended Development Contributions Plan (DCP)

Department of Transport (DoT) have requested an amended DCP to reflect the revised figures of the contributions to the upgrade of the intersection of the Northern Highway/Ogilvie Avenue roundabout. Officers have agreed to an interim design solution and to amend the DCP, which has been attached. The amended interim design solution for this intersection will result in a contribution which is no greater from landowners/developers, with no contribution from DoT. In addition, the following changes will occur:

- Functional plans and costings in relation to the interim design IN-02A (interim solution) replacing the signalised intersection and IN-02B (ultimate solution) in the Yakoa Natya Av/Murray Valley Highway and Northern Highway prepared by TraffixGroup and Trafficworks dated November 2021.
- Addendum to the Integrated Transport Assessment Report Echuca West Precinct Structure Plan prepared by TraffixGroup dated November 2021
- Amend IN-02 in the DCP to reference IN-02A (interim solution) replacing the signalised intersection and include IN-02B (ultimate solution) in the Yakoa Natya Av/Murray Valley Highway and Northern Highway intersection.
- Amend 'Temporary works' of the DCP to include reference to the interim solution and identifies an opportunity for further work to be prepared by a suitably qualified traffic engineer accredited by DoT to review the ultimate after 2047 at the cost of the developer.
- Modify Table 1 'Summary of Charges' and Table 6 'Calculation of Costs' of the DCP to state that all costs associated with implementing the interim roundabout solution for intersection 1N-02 will be borne by the developer (100% compared to 54%).
- Modify Table 1 and Table 6 to include the costings prepared by Trafficworks dated November 2021 in relation to IN-02A and IN-02B which will have a total cost reduction of \$2 million compared to what was previously outlined regardless of the percentage change.
- The amended DCP, costings and addendum to the Integrated Transport Assessment have been included as attachments to this report.
- Annotation included regarding intersection upgrades to state the following: *"Any works occurring within a Road Zone, which are not captured by the DCP, are not the direct responsibility of the developer"*

Amended Precinct Structure Plan (PSP)

Through the discussions with referral authorities, officers have agreed to make minor changes to the PSP. These can be summarised as follows:

- Removal of reference to the NVPP, including reference under the introduction page 6, Section 1.5 The Echuca West Native Vegetation Precinct Plan on page 9

- Amend G7, page 16 to state "Development of land adjoining 437 Stratton Road, Echuca West identified on Plan 4 should respect the heritage character of the property in accordance with HO615"
- Amended R46 under Section 3.5.1 Biodiversity and native vegetation, page 32 to remove reference to the NVPP and replacing it to state "Native vegetation can be applied to be removed, lopped or destroyed in accordance with the Environmental Significance Overlay Schedule 3 and Clause 52.17".
- Amend R47, page 32 to state "To meet EPBC legislation prior to any future development within identified areas of potential significance within the PSP, targeted flora surveys must be undertaken to identify the presence of any species listed under the EPBC Act."
- Amend R47, page 32 to state "To meet EPBC legislation prior to any future development within identified areas of potential significance within the PSP, targeted flora surveys must be undertaken to identify the presence of any species listed under the EPBC Act."
- Amend R48, page 32 to state "To meet EPBC legislation prior to any future development within identified areas of potential significance within the PSP, targeted fauna surveys must be undertaken to identify the presence of any species listed under the EPBC Act."
- Amend Table 6, page 37 Precinct Infrastructure Plan to breakdown IN-02 to IN-02A (interim solution) replacing signalised intersection with roundabout and IN-02B (ultimate solution)

Exhibition Process

The Amendment has been exhibited pursuant to Section 19 of the *Planning and Environment Act 1987* and considering Council's own guidelines for the exhibition of planning scheme amendments by:

- Sending notice to immediately adjoining and nearby landowners on 14 July 2021.
- Sending notices sent to prescribed Ministers & Authorities on 14 July 2021.
- Placing notice in local newspaper, Riverine Herald.
- Two Community Drop-in Sessions at Echuca Library, 3 August 2021 and 12 August 2021.
- Council's website.
- Department of Environment, Land, Water and Planning's website.
- At Council's Echuca Head Office.
- Placing notice in the Government Gazette on 15 July 2021.

The exhibition has been carried out correctly. The exhibition period extended over six weeks, from 15 July 2021 to 26 August 2021.

Council received nine (9) submissions to the amendment, prior to the close of the exhibition period. Nine (9) submissions have been withdrawn based on the information provided or based on agreed changes to the amendment.

A casebook has been attached as part of the report which outlines the concerns raised within submissions and how they were resolved.

Officers have consulted with the Victorian Planning Authority (VPA) about the changes and outlined that these have been agreed with the relevant referral authorities.

In addition to contacting those that had made a submission, Officers informed any affected landowner about the changes in relation to the EAO and NVPP which were a request as part of submissions received from referral authorities.

The ESO3 was not formally included originally as part of the amendment, however, the schedule to the overlay was a request from DELWP and replaces the NVPP. The schedule to the ESO is considered a mapping change only, noting that the requirements were originally included in the UGZ1. It is noted that there is no requirement under the *Planning & Environment Act 1987* to inform owners of Council changes as part of the amendment.

5. CONSULTATION

Consideration of the relevant policy and legislative is addressed within the attached report, in accordance with the *Planning & Environment Act 1987*.

6. POLICY AND LEGISLATIVE IMPLICATIONS

Consideration of the relevant policy and legislative is addressed within the attached report, in accordance with the *Planning & Environment Act 1987*.

7. FINANCIAL AND ECONOMIC IMPLICATIONS

If Amendment C117 did not progress, it would affect Echuca's ability to grow and expand. With no residential land being available, this has resulted in Moama benefitting and Echuca is losing out on residential development opportunities.

8. ENVIRONMENTAL IMPLICATIONS

Not relevant.

9. SOCIAL IMPLICATIONS

Without the ability of Echuca to expand, this has implications on current and future population growth. A lack of growth impacts the diversity of the community and local economy.

10. RELEVANCE TO COUNCIL PLAN 2017-2021

The amendment seeks to 'build vibrant communities' and 'plan for growth' which are listed within the Council Plan.

The delay or abandonment of the amendment would impact several strategic objectives that are encompassed within the Council Plan themes, such as a strong and engaged community and resilient economy.

11. CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, the officer preparing this report declares no conflict of interest regarding this matter.

12. CHARTER OF HUMAN RIGHTS

This report has considered and complies with the Human Rights and Responsibilities contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

13. CONCLUSION

C117 remains an urgent and important amendment for the growth of Echuca West. Council has worked in collaboration with the VPA, relevant referral agencies (including DELWP) and landowners to get the amendment through to DELWP for authorisation.

Planning officers seek to continue the amendment process as quickly as possible to provide for residential development and to further Echuca's growth.

14. ATTACHMENTS

1. 6.1 Amended UG Z 1, DCP O 1, ES O 3, 72.03, 66.04 C 117 [**6.1.1** - 11 pages]
2. 6.2 Campaspe C 117 camp 008 eao Maps 07 10 Approval [**6.1.2** - 1 page]
3. 6.3 Campaspe C 117 camp 009 eso Maps 07 10 Approval [**6.1.3** - 1 page]
4. 6.4 Amended Echuca West Development Contributions Plan [**6.1.4** - 63 pages]
5. 6.5 Amended Echuca West Precinct Structure Plan [**6.1.5** - 57 pages]
6. 6.6 Integrated transport assessment - Addendum C 117 [**6.1.6** - 37 pages]
7. 6.7 Casebook- Redacted C 117 [**6.1.7** - 72 pages]

AMENDMENT C117CAMP

C117camp

SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ1**.

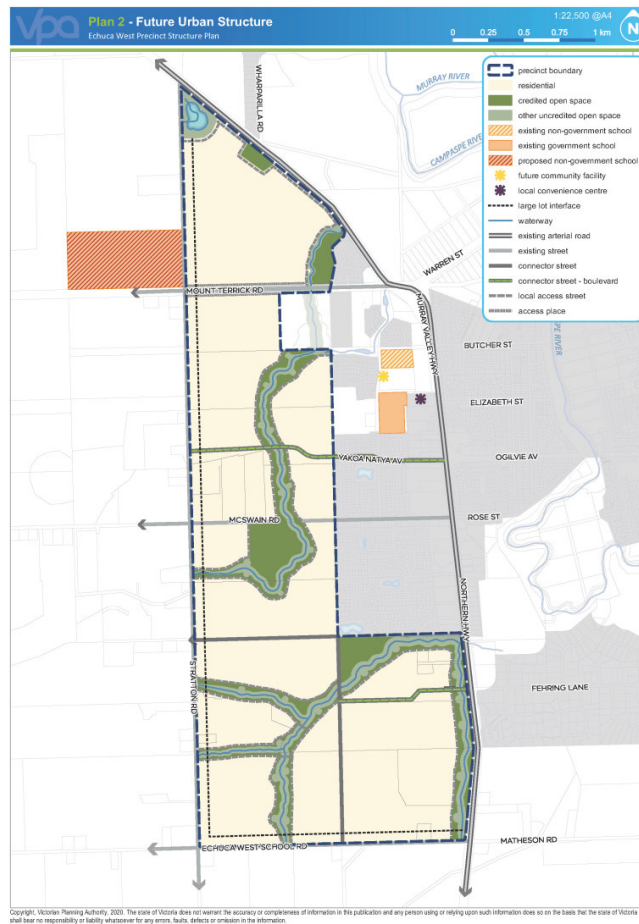
ECHUCA WEST PRECINCT STRUCTURE PLAN

1.0

The Plan

C117camp

Plan 1 shows the future urban structure proposed in the *Echuca West Precinct Structure Plan*.



2.0

Use and development

C117camp

2.1

The Land

C117camp

The provisions specified in this schedule apply to the land within the ‘precinct boundary’ on Plan 1 and shown as UGZ1 on the planning scheme maps. This schedule must be read in conjunction with the incorporated *Echuca West Precinct Structure Plan*.

Note: If land shown on Plan 1 is not zoned UGZ, the provisions of this zone do not apply.

2.2

Applied zone provisions

C117camp

Table 1 allocates the land use/development shown on Plan 1 of this schedule with a corresponding zone from this scheme.

AMENDMENT C117CAMP

Where the use/development in the left column is carried out or proposed generally in accordance with the incorporated *Echuca West Precinct Structure Plan*, the use, subdivision, construction of a building and construction and carrying out of works provisions of the corresponding zone in the right column apply.

A reference to a planning scheme zone in an applied zone must be read as if it were a reference to an applied zone under this schedule.

For example: The General Residential Zone specifies 'Place of worship' as a Section 1 Use with the condition, 'The site must adjoin, or have access to, a road in a Road Zone.' In this instance the condition should be read as, 'The site must adjoin, or have access to, a road in a Road Zone or an applied Road Zone in the Urban Growth Zone schedule applying to the land.'

Table 1: Applied zone provisions	
All use and development	Clause 32.09 Neighbourhood Residential Zone
Large lot interface	Clause 32.03 Low Density Residential Zone

2.3 Specific provisions – Use of land

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None specified.

2.4 Specific provisions - Subdivision

C117camp

None specified.

2.5 Specific provisions - Buildings and works

C117camp

A permit is not required to construct a building or construct or carry out works for a local park provided the use or development is carried out generally in accordance with the incorporated *Echuca West Precinct Structure Plan* and with the prior written consent of Campaspe Shire Council.

3.0 Application requirements

C117camp

The following application requirements apply to an application for a permit, in addition to those specified elsewhere in the scheme.

If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Subdivision - Residential development

In addition to any requirement in 56.01-2, a subdivision design response must include:

- A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields;
- A demonstration of lot size diversity by including a colour-coded lot size plan, reflecting the lot size categories and colours outlined in *Table 2 – Estimated Housing Yield and Distribution* within the *Echuca West Precinct Structure Plan*.
- A written statement that sets out how the proposal implements the objectives and planning and design requirements and guidelines in accordance with the incorporated *Echuca West Precinct Structure Plan*.
- A mobility plan that demonstrates how the local street and movement network integrates with adjacent urban development or is capable of integrating with future development on adjacent land parcels;

AMENDMENT C117CAMP

- An arboricultural report identifying all trees on the site and a tree retention plan identifying how the application responds to Plan 8 – Native Vegetation Retention and Removal and any tree protection requirements and guidelines in the *Echuca West Precinct Structure Plan*;
- Potential bus route and bus stop locations prepared in consultation with Department of Transport;

Stormwater management strategy

An application to subdivide land or use or develop land must be accompanied by a stormwater management strategy in accordance with the Echuca West Drainage Strategy and prepared by a suitably qualified professional, that:

- assesses the existing surface and subsurface drainage conditions on the site;
- addresses any potential flooding or drainage impacts on the proposed development;
- provides details of any measures required to mitigate the impacts of the development on groundwater and drainage;
- addresses the provision, staging and timing of stormwater drainage works, including temporary outfall provisions and alignment/connection across property/parcel boundaries, to the satisfaction of the responsible authority and the catchment management authority

Heritage response - 437 Stratton Road

An application to subdivide land or use or develop land at 437 Stratton Road (Lot 2 PS307684) must be accompanied by a report and/or plans demonstrating how the development will interface with, and respond sensitively to the historic and aesthetic significance of the homestead and surrounding gardens on Lot 1 PS307684.

Geological and geotechnical assessment

An application to subdivide land or use or develop land must be accompanied by a geological and geotechnical assessment prepared by a suitably qualified environmental professional which takes account of the report titled *Echuca West Structure Plan Land Capability Desktop Assessment* (Meinhardt Infrastructure & Environment, March 2019) and:

- assesses the existing soil types and geotechnical conditions on the site;
- addresses any potential geological or geotechnical impacts on the proposed development; and
- provides details of any measures required to mitigate any potential geological or geotechnical impacts on the proposed development

Bushfire risk

An application to subdivide land or use or develop land must be accompanied by a Bushfire Site Management Plan that addresses bushfire risk during, and where necessary, after construction, which is approved by the responsible authority. The plan must specify, amongst other things:

- The staging of development and the likely bushfire risks at each stage;
- An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2009, where bushfire risk is managed to enable the development, on completion, to achieve a BAL-12.5 rating under AS3959-2009;
- The land management measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape to protect residents and property from the threat of grassfire and bushfire; and
- Provision of adequate vehicle access and egress to early subdivision stages in order to minimise grassfire and bushfire risk prior to the build-out of the PSP.

AMENDMENT C117CAMP**Public infrastructure plan**

An application to subdivide land or use or develop land must be accompanied by a Public Infrastructure Plan which addresses the following:

- What land may be affected or required for the provision of infrastructure works;
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- A stormwater management strategy that makes provision for the staging and timing of stormwater drainage works;
- The landscaping of any land.
- What, if any, infrastructure set out in the development contributions plan applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency;
- The provision of public open space and land for any community facilities; and
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

Retail

An application to subdivide land or use or develop land after 2036 must be accompanied by a Needs Based Assessment which considers the need for any additional provision of retail floor space.

Traffic impact assessment

An application that proposes to change access to a primary or secondary arterial road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility and/or concept road safety audit, must be to the satisfaction of Department of Transport or the responsible authority, as required.

Kangaroo management plan

All applications for subdivision must be accompanied by a Kangaroo Management Plan which includes:

- Strategies that will be implemented to avoid land locking kangaroos, including staging of subdivision;
- Strategies, management actions and contingency planning that will be implemented to minimise animal welfare and human safety risks;
- How implementation of the Kangaroo Management Plan will be monitored.

4.0

C117camp

Conditions and requirements for permits**Condition - Public Transport**

Unless otherwise agreed by Department of Transport, prior to the issue of Statement of Compliance for any subdivision stage, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed:

- In accordance with the Public Transport Guidelines for Land Use and Development; and compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002.
- At locations approved by Department of Transport, at no cost to Department of Transport, and to the satisfaction of Department of Transport.

AMENDMENT C117CAMP**Conditions – Subdivision or buildings and works permits where land is required for public open space or road widening**

A permit for subdivision or buildings and works, where land is required for public open space or road widening must include the following conditions:

- Land required for road widening including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in council or relevant road authority at no cost to the acquiring agency unless funded by the *Echuca West Development Contributions Plan*.
- The costs associated with effecting the transfer or vesting of land required for public open space or road widening must be borne by the owner.

Condition – Environmental site assessment

All the recommendations of the environmental audit statement must be complied with to the satisfaction of the responsible authority, prior to commencement of use of the site. Written confirmation of compliance must be provided by a suitably qualified environmental consultant or other suitable person acceptable to the responsible authority.

- Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works.

In the absence of a site management order and where there are recommendations on an environmental audit statement that require significant ongoing maintenance and/or monitoring, the following condition may also be used:

- The applicant must enter into a Section 173 Agreement under the Planning and Environment Act 1987. The s 173 Agreement must be executed on the title of the relevant land prior to the commencement of the use and prior to the issue of a statement of compliance under the Subdivision Act 1988. The applicant must meet all costs associated with drafting and execution of the Agreement, including those incurred by the responsible authority.

The planning authority should remove the EAO if:

- it determines the land is not potentially contaminated, or
- the site is given a Certificate of Environmental Audit

It may also be possible to remove the EAO where a Statement of Environmental Audit is issued (for example, where there are minimum restrictions or conditions on the use of the site, or the conditions have been complied with). The EAO will be sort to be removed through next possible planning amendment when satisfied.

Condition – Environmental site assessment

A permit granted for subdivision must include the following condition:

Before the certification of the first plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment, Land, Water and Planning (DELWP). The approved plan will form part of the permit;

The approved Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority

5.0

C117camp

Exemption from notice and review

None specified.

6.0

C117camp

Decision guidelines

None specified.

AMENDMENT C117CAMP

7.0

C117camp

Signs

The advertising sign category for this land is the category specified in the zone applied to the land at Clause 2.2 of this schedule.

System Note: The following schedule will be inserted after Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

AMENDMENT C117CAMP

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SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO3**.

ECHUCA WEST PRECINCT**1.0**

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Statement of environmental significance

Protect the ongoing ecological values of the Echuca West Precinct and mitigate impacts of the removal of native vegetation, in particular the significant value of large trees. The precinct is considered to have species of national and State conservation significance. The most significant areas of vegetation that should be retained through the PSP are a large area of plains woodland identified within the centre of the PSP and the area of Lignum Swampy Woodland to the northern boundary of the PSP precinct. Potential habitat for the identified fauna species previously recorded or considered likely to occur on site is generally limited to patches of vegetation, scattered trees and waterbodies..

2.0

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Environmental objective to be achieved

To ensure there is no net loss to biodiversity as a result of the approved removal, destruction or lopping of native vegetation.

To maintain the environmental and landscape values of the area

To assess cumulative impacts of the removal of native vegetation within the precinct

To assess cumulative impacts on threatened species within the precinct area

To provide for the long-term preservation of the flora and fauna and associated habitat of environmentally significant areas

3.0

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Permit requirement

A permit is not required to:

- Construct a building or construct or carry out works associated with any use
- Remove, destroy or lop non-native trees

See 42.01-2 for relevant provisions.

4.0

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Application requirements

An application to subdivide land or use or develop land must be accompanied by a report prepared by a suitably qualified assessor detailing the results of targeted flora and fauna surveys carried out, including in order to identify the presence of the following species listed under the *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* and *Flora and Fauna Guarantee Act 1988* (in accordance with relevant survey guidelines where applicable):

- **Flora:** Red Swainson-pea (survey to be conducted in September/October) and Turnip Copperburr (survey to be conducted in January/February); Yellow-tongue Daisy, Cut-leaf Burr-Daisy, Dark Roly-poly.
- **Fauna:** Growling Grass Frog (survey to be conducted in October/November), Grey Headed Flying Fox, Golden Sun Moth, Painted Honeyeater, Squirrel Glider, South-eastern Long-eared Bat, Brown Tree Creeper, Eastern Great Egret, Black Falcon, Bush Stone Curlew, Grey Crowned Babbler, Hooded Robin, Diamond Firetail and Brush-trailed Phascogale.
- **Large trees** (including the assessment of hollows for fauna habitat, landscape value, condition of trees, long term viability and landscape connectivity)

The targeted surveys should be carried out within the areas of potential habitat identified in Figure 6 of the report titled *Flora and Fauna Assessment: Echuca West Precinct (Ecology and Heritage Partners December 2019)* and to the satisfaction of the Secretary to the Department administering the *Flora and Fauna Guarantee Act 1988*.

AMENDMENT C117CAMP

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- To ensure there is no net loss to biodiversity as a result of the approved removal, destruction or lopping of native vegetation
- To ensure there is no adverse impact on the existing flora and fauna values (migratory species) including potential for future recovery of threatened populations
- Whether there is a net loss to hollow bearing trees in the landscape
- The cumulative impact of the removal of native vegetation within the precinct
- Whether the proposal appropriately considers the statutory requirements of the *Environment Protection Biodiversity Conservation Act 1999* or the *Flora and Fauna Guarantee Act 1988*.

See 42.01-5 for relevant provisions.

System Note: The following ordinance will be modified in Clause:43 HERITAGE AND BUILT FORM OVERLAYS, Sub-Clause:43.01 HERITAGE OVERLAY

AMENDMENT C117CAMP

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SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAYShown on the planning scheme map as **DCPO1**.**ECHUCA WEST DEVELOPMENT CONTRIBUTIONS PLAN****1.0**

C117camp

Area covered by this development contributions plan

All land within the *Echuca West Development Contributions Plan* area shown as DCPO1 on the planning scheme maps.

2.0

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Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Transport	\$20,015,785	Refer to details in the Echuca West Development Contributions Plan.	\$20,015,785	100%
Recreation	\$788,309	Refer to details in the Echuca West Development Contributions Plan.	\$788,309	100%
Drainage	\$53,173,962	Refer to details in the Echuca West Development Contributions Plan.	\$53,173,962	100%
TOTAL	\$73,978,056	Refer to details in the Echuca West Development Contributions Plan.	\$73,978,056	100%

3.0

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Summary of contributions

Facility	Levies payable by the development (\$)	
	Development infrastructure	Community Infrastructure
	All development per net developable hectare	Residential per dwelling
Transport	\$39,974	\$0
Recreation	\$1,574	\$0
Drainage	\$106,195	\$0
TOTAL	\$147,743	\$0

Note: The Community infrastructure levy is limited to a maximum of \$1,150 per dwelling under legislation.

4.0

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Land or development excluded from development contributions plan

Land required for the following is exempt from the provisions of this overlay:

- Use and development for a non-government school.
- Use and development associated with a dwelling that is existing or approved at the approval date of this provision.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated Echuca West Development Contributions Plan, August 2020 for full details.

AMENDMENT C117CAMP

System Note: The following ordinance will be modified in Sub-Clause:72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?, Schedule:SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0

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Maps comprising part of this planning scheme:

- 1, 1BMO,1ESO, 1HO, 1LSIO-FO, 1SCO
- 2, 2HO, 2LSIO-FO, 2SCO
- 3, 3BMO, 3ESO, 3HO, 3LSIO-FO, 3SCO
- 4, 4BMO, 4ESO, 4LSIO-FO, 4SCO
- 5, 5HO, 5LSIO-FO, 5SCO
- 6, 6BMO, 6ESO, 6HO, 6LSIO-FO, 6RO, 6SCO
- 7, 7BMO, 7DDO, 7DPO, 7ESO, 7HO, 7LSIO-FO, 7PAO, 7RO, 7SCO, 7DCPO, 7EAO
- 8, 8BMO, 8DDO, 8ESO, 8HO, 8LSIO-FO, 8PAO, 8PO, 8SCO
- 9, 9BMO, 9DDO, 9ESO, 9HO, 9LSIO-FO, 9PO
- 10, 10DDO, 10ESO, 10HO, 10LSIO-FO, 10SCO, 10DCPO, 10EAO
- 11, 11DDO, 11DPO, 11ESO, 11HO, 11LSIO-FO, 11SCO
- 12, 12BMO, 12DPO, 12ESO, 12HO, 12LSIO-FO, 12RO, 12SCO
- 13, 13LSIO-FO, 13SCO
- 14, 14BMO, 14ESO, 14HO, 14LSIO-FO, 14SCO

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- 16, 16HO, 16LSIO-FO, 16SCO
- 17, 17BMO, 17HO, 17LSIO-FO, 17SCO
- 18, 18HO, 18LSIO-FO, 18SCO
- 19, 19DDO, 19HO, 19LSIO-FO, 19RO, 19SCO
- 20, 20DDO, 20HO, 20LSIO-FO, 20SCO
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- 39, 39BMO, 39HO, 39LSIO-FO

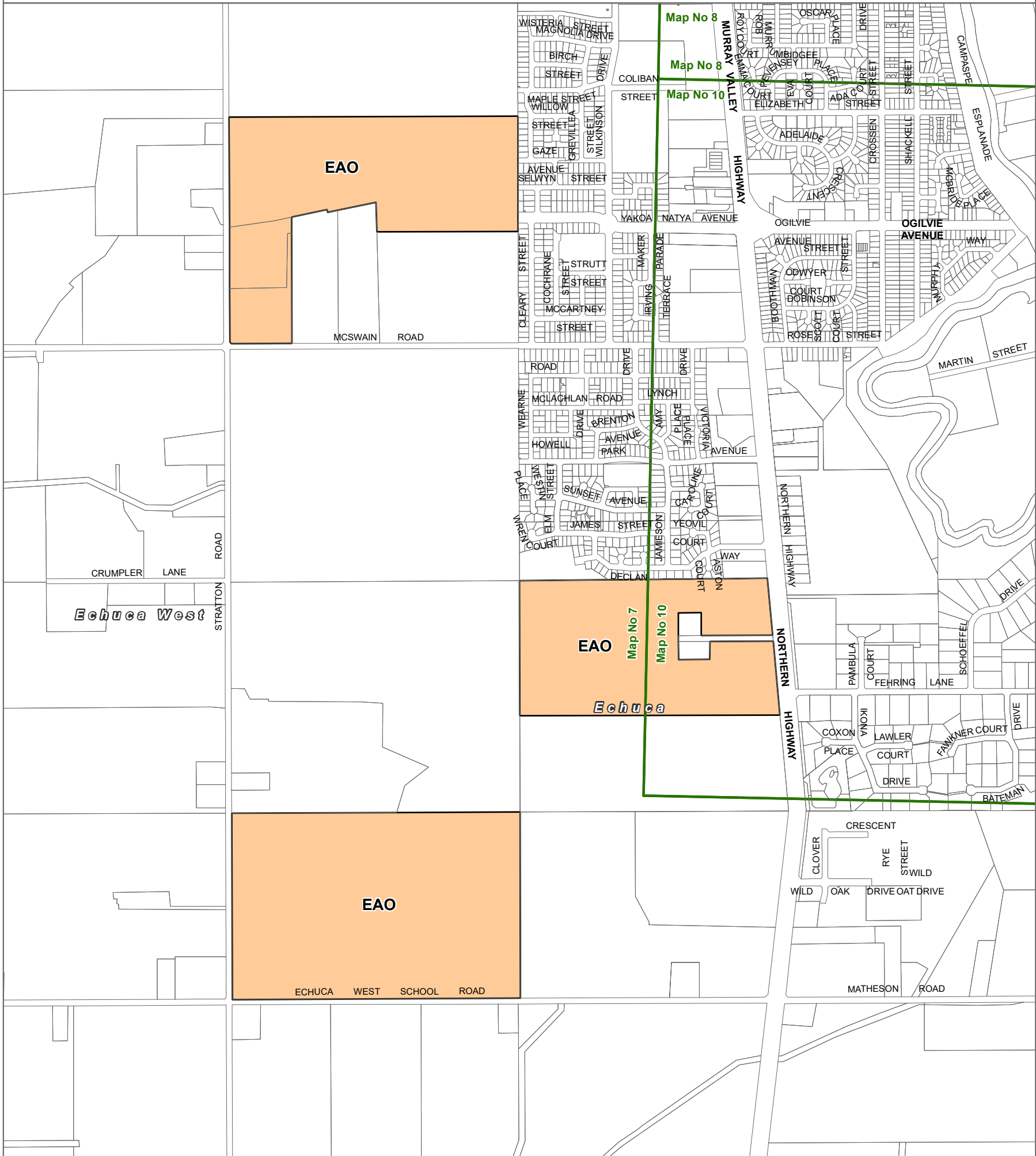
System Note: The following ordinance will be modified in Sub-Clause:66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS, Schedule:SCHEDULE TO CLAUSE 66.04

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Referral of permit applications under local provisions

Clause	Kind of application	Referral authority	Type of referral authority
Clause 3 to Schedule 3 to the Environment Significance Overlay	Remove, destroy or lop native vegetation, unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the department.	Secretary to the Department of Environment, Land, Water and Planning	Recommending referral authority

CAMPASPE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C117camp



LEGEND

- EAO - Environmental Audit Overlay
- Local Government Area

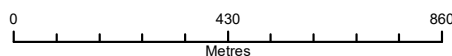


Part of Planning Scheme Maps 7EAO & 10EAO

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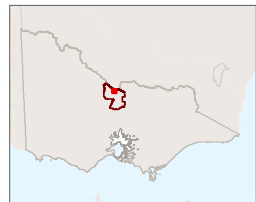


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CAMPASPE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C117camp



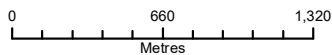
- LEGEND**
- ESO3 - Environmental Significance Overlay - Schedule 3
 - Local Government Area



Part of Planning Scheme Maps 7ESO & 10ESO

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Echuca West

Development Contributions Plan

August 2020





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Table 1 provides an overview of the project categories and charges included within this Development Contributions Plan (DCP). A more detailed explanation of apportionment, methods of calculation, and the description and costs of individual projects is included within the document.

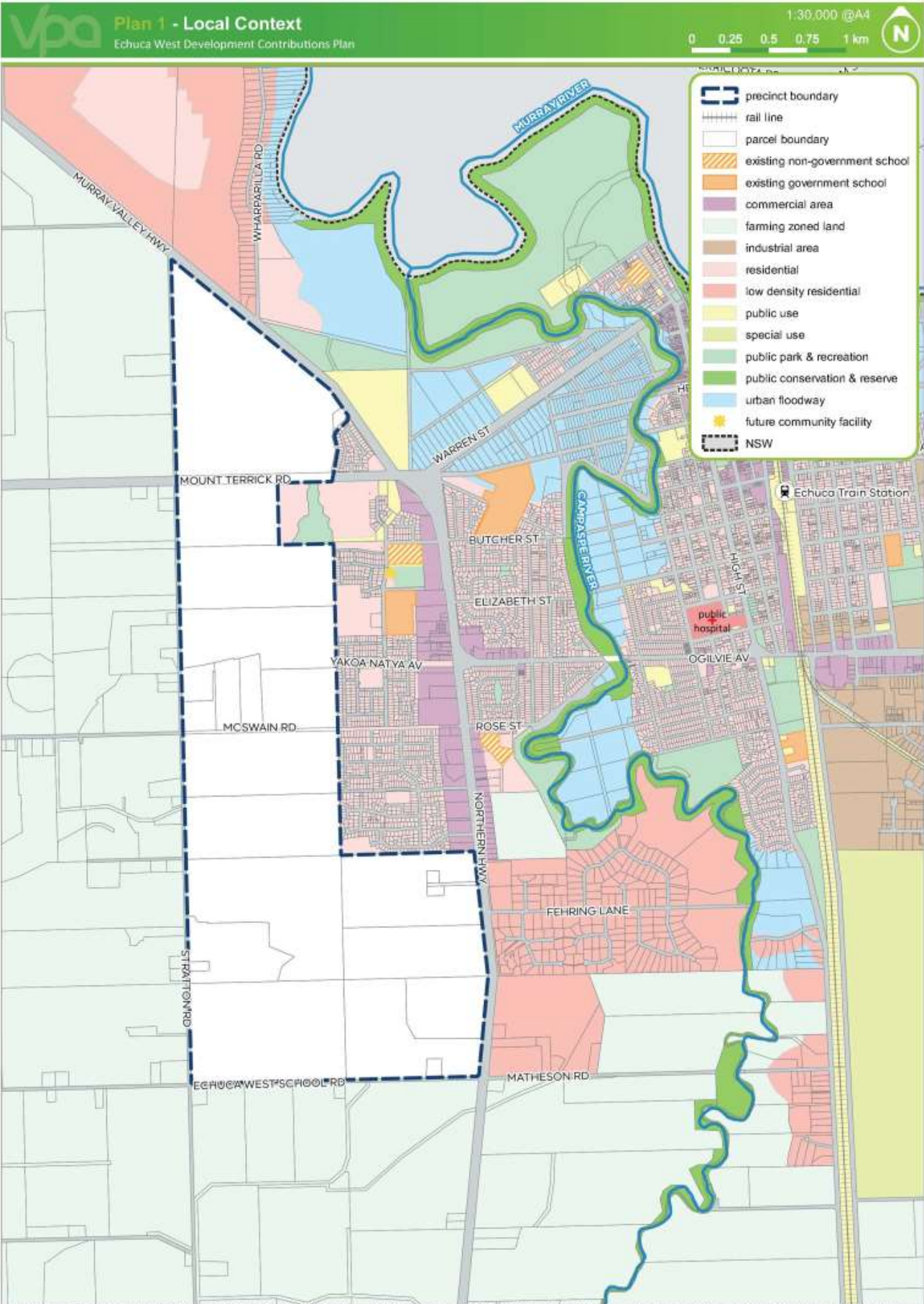
Table 1: Summary of charges

SUMMARY - NET DEVELOPABLE AREA (NDA)		
Charge area	Total Cost of Contribution	Contribution per Net Developable Hectare (NDHa)
Residential	\$73,978,056	\$147,743

SUMMARY - DEVELOPMENT INFRASTRUCTURE LEVY		
Projects	Total cost of projects	Contribution per Net Developable Hectare (NDHa)
Transport	\$20,015,785	\$39,974
Recreation	\$788,309	\$1,574
Drainage	\$53,173,962	\$106,195
Total	\$73,978,056	\$147,743

SUMMARY - BREAKDOWN OF DEVELOPMENT INFRASTRUCTURE LEVY		
Projects	Total cost of projects	Contribution per Net Developable Hectare (NDHa)
Land	\$6,623,779	\$13,229
Construction	\$67,354,277	\$134,515
Total	\$73,978,056	\$147,743

SUMMARY – TOTAL ESTIMATED PROJECT COST AGAINST LEVIES COLLECTED			
Levy	Total cost of project	Total collected via levies	Percentage total collected by levies
Development Infrastructure Levy	\$73,978,056	\$73,978,056	100%
Total	\$73,978,056	\$73,978,056	100%



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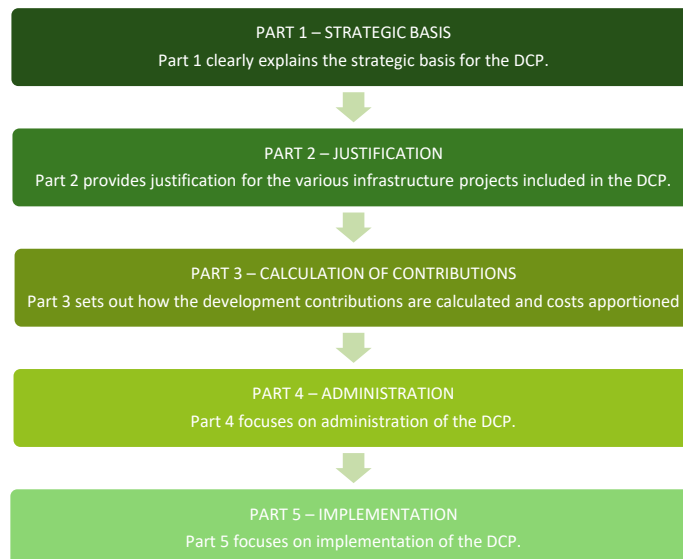
1 INTRODUCTION

The Echuca West Development Contributions Plan (DCP) has been prepared by the Victorian Planning Authority (VPA) in partnership with Campaspe Shire Council and with the assistance of government agencies, service authorities and major stakeholders.

The DCP:

- Outlines projects required to ensure that future residents, visitors and workers in the precinct can be provided with timely access to infrastructure and services necessary to support a quality and affordable lifestyle;
- Establishes a framework for development proponents to make a financial contribution towards the cost of identified infrastructure projects;
- Ensures the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community;
- Provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects;
- Provides developers, investors and the local community with certainty about development contribution requirements and how these will be administered.

The DCP document comprises five parts:



The strategic basis for the DCP is informed by:

- State and Local Planning Policy Framework as set out in the Campaspe Scheme;
- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2008);
- *Infrastructure Design Manual* (Local Government Infrastructure Design Association);
- *Echuca West Precinct Structure Plan* and supporting documents.

These documents set out a broad, long term vision for the sustainable development of the precinct and its surrounds.



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1.1 **Planning and Environment Act 1987**

The DCP has been prepared in accordance with Part 3B of the *Planning and Environment Act 1987* (the Act) as well as other relevant legislation and has been developed in line with the State and Local Planning Policy Framework of the Campaspe Planning Scheme. It is consistent with the Ministerial Direction on development contributions plans made under section 46M(1) of the Act and has had regard to the Victorian Government's Development Contributions Plan Guidelines.

The DCP provides for the charging of a Development Infrastructure Levy (DIL) pursuant to section 46J(a) of the Act towards works, services and facilities.

The DCP forms part of the Campaspe Planning Scheme pursuant to section 46I of the Act and is an incorporated document under the Schedule to Clause 72.04 of the Campaspe Planning Scheme. The DCP is implemented into the Campaspe Planning Scheme through Schedule 1 to the Development Contributions Plan Overlay (DCPO1) that applies to the 'main catchment area' illustrated on Plan 2.

1.2 **Echuca West Precinct Structure Plan**

As one of the largest regional centres located along the Murray River corridor Echuca (or the cross border twin town of Echuca-Moama) is considered to remain a key location for growth and employment for the region. Echuca is the main service provider and together with Moama is currently experiencing significant residential growth. The Echuca Housing Strategy (2011) provides a framework to guide the location, sequencing and character of future housing and identifies more than 40 years of residential supply and has been used to inform the preparation of further detail planning through the preparation of the Echuca West PSP.

The PSP identifies approximately 615 hectares of land for urban development as illustrated on Plan 2. The PSP sets out the vision for how land should be developed, describes the objectives to be achieved by the future development and outlines projects required to support the future community. The need for the infrastructure set out in the DCP has been determined according to the anticipated development scenario as described in the PSP.

The DCP has a strong relationship to the PSP, as the PSP provides the rationale and justification for infrastructure items that have been included within the DCP. Accordingly, the DCP is an implementation-based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area.

The PSP has been developed following a comprehensive planning process which establishes the future direction of development within the precinct.

1.3 **The area to which the Development Contributions Plan applies**

In accordance with section 46K(1)(a) of the Act, the DCP applies to land illustrated on Plan 2; this area is known as the main catchment area (MCA). The area is identified as DCPO1 in the Campaspe Planning Scheme.

In identifying infrastructure items for delivery, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirements, an existing local DCP, an agreement under Section 173 of the Act, or as a condition on an existing planning permit.

1.4 **Infrastructure items included in the Development Contributions Plan**

The need for infrastructure included in the DCP has been determined on the basis of the development scenario as described in the PSP and its supporting documents.

Items can be included in a DCP if the proposed development of an area is likely to create the need for infrastructure by its future community. New development does not have to trigger the need for new items in its own right. Furthermore, an item can be included in a DCP regardless of whether it is within or outside the DCP area.

Before inclusion in the DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the PSP. The cost apportionment methodology adopted in the DCP relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item.

The items that have been included in the DCP all have the following characteristics; namely that they:

- Are essential to the health, safety and wellbeing of the community;
- Will be used by a broad cross-section of the community;
- Reflect the vision and strategic aspirations expressed in the PSP;
- Are not recurrent items;
- Are the basis for the future development of an integrated network.

1.5 Items not included in the Development Contributions Plan (developer works)

The following items are not included in the DCP; they must be provided by developers as a matter of course and/or pursuant to agreements with servicing agencies in implementing the PSP:

- Connector streets and local streets, except those included in the DCP;
- Intersection works and traffic management measures along arterial roads, connector streets and local streets (except those included in the DCP);
- Local bus stop infrastructure;
- Landscaping of all existing and future roads and local streets;
- Local shared, pedestrian and bicycle paths along local streets, connector streets, utilities easements, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the DCP);
- Bicycle parking;
- Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing the open space network;
- Local street or path crossings of waterways, unless included in the DCP or outlined as the responsibility of an agency in the PSP;
- Local park masterplans and any agreed associated works required by the PSP;
- Infrastructure as required by utility services providers, including water, sewerage, electricity, gas and telecommunications.

The items listed above are considered to be normal to the construction of a development and are not considered to warrant cost sharing arrangements beyond those set out in the DCP.

They may be further addressed and defined by an agreement under Section 173 of the Act and/or conditions in planning permits.

Upgrade of the existing adjoining road network to an urban standard will be implemented through subdivision permit conditions to the satisfaction of the responsible authority, except where specified as a DCP project.

1.6 Public open space contribution

This DCP does not provide funding towards the cost of land for local parks (credited open space). Local Parks are provided through Clause 53.01 of the Campaspe Planning Scheme.

1.7 Related infrastructure agreements

A number of additional infrastructure agreements may relate to the precinct area. These include the Section 173 agreements of The Act that have been entered into and relevant capital works programs.



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2 INFRASTRUCTURE PROJECT JUSTIFICATION

2.1 Project identification

The DCP uses a project identification system of project category and sequential number in its tables and plans.

The following types of projects are included in the DCP:

- Transport projects
 - IN – Intersections
 - SP- Shared Path
- Recreation projects
 - SR - Sports Reserve
- Drainage projects
 - RB – Retarding basins
 - W - Waterway

2.1.1 Transport projects

The PSP outlines an expanded urban structure intended to support the future residential growth of the Precinct, including connector streets, and local streets adjusted to meet the existing constraints of the area. Where the precinct requires a new or upgraded intersection with the existing road network, the costs associated with that intersection have been included in the DCP.

Transport projects are based on the transport network illustrated in Plan 3 and include a combination of:

- Construction of controlled intersections with the existing road network and associated works;
- Land for the above, and
- Connections between the new development and the existing shared-path network

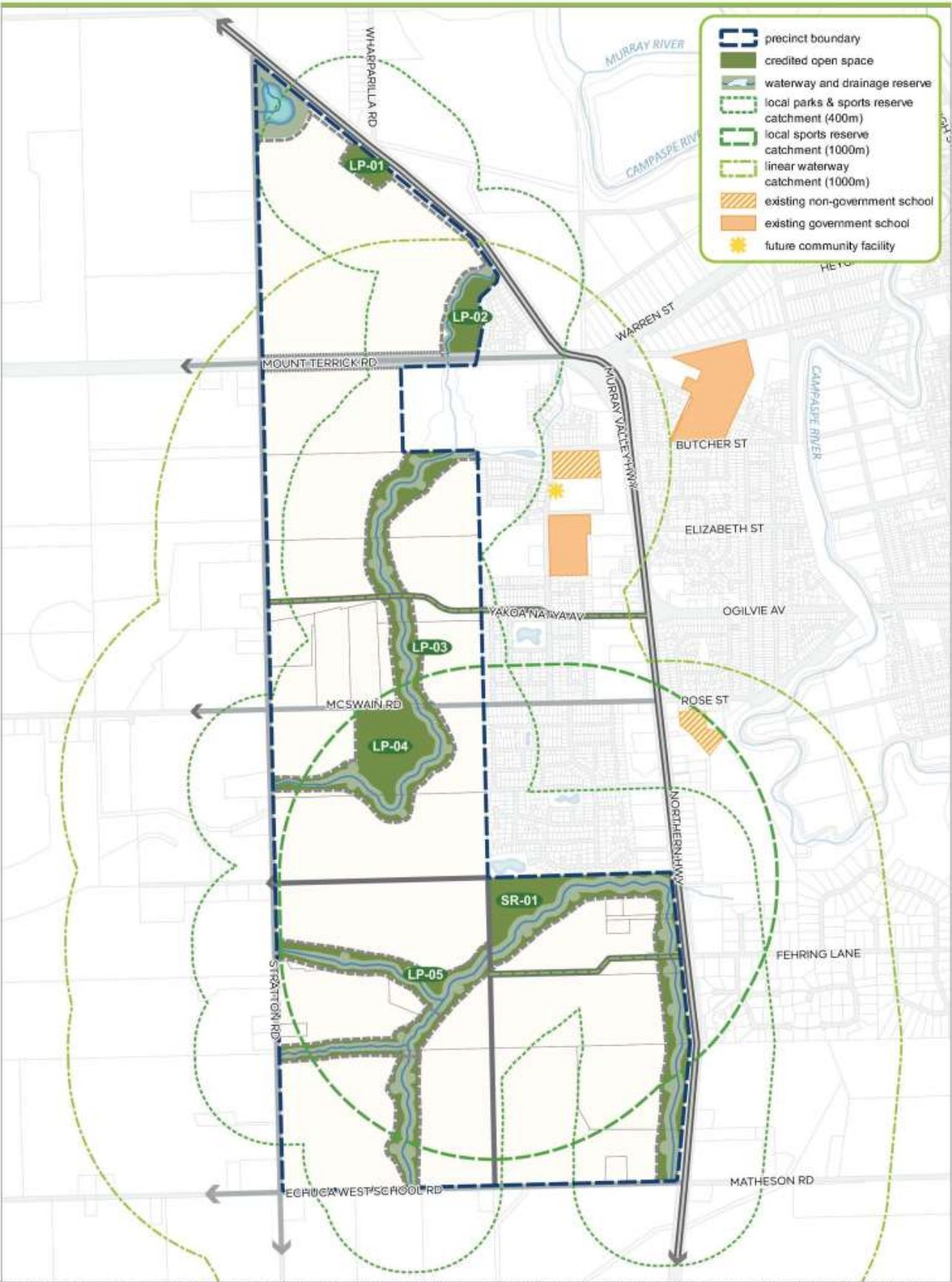
Typically, arterial road widening and carriageway upgrades or construction are included in a DCP; however, a traffic impact assessment report (TraffixGroup, Integrated Transport Report, 2020) undertaken as part of the preparation of the PSP indicates that additional capacity is not required on the arterial road network and upgrade projects have not been included in the DCP.

The above project are shown on Plan 3 and described in Table 2.

Table 2: Transport projects

DCP PROJECT ID	PROJECT TITLE & DESCRIPTION	INDICATIVE PROVISION TRIGGER
INTERSECTIONS		
IN-01	Murray Valley Highway and Stratton Road Construction of an axillary turn lane on the Murray Valley Highway (ultimate standard)	As required by traffic/access demand.
IN-02A	Yakoa Natya Av/Murray Valley Highway and Northern Highway Construction of a roundabout (interim standard)	As required by traffic/access demand.

IN-02B	Yakoa Natya Av/Murray Valley Highway and Northern Highway Construction of an upgraded roundabout intersection (ultimate standard)	As required by traffic/access demand.
IN-03	Northern Highway/Fehring Lane – Connector Level 2 Purchase of land for and construction of a single lane roundabout (ultimate standard)	As required by traffic/access demand.
IN-04	Northern Highway/Echuca West School Road and Matheson Road / Purchase of land for and construction for intersection of a single lane roundabout (ultimate standard)	As required by traffic/access demand.
SHARED PATH TRAIL		
SP-01	Off road shared path trail Construction of an off road walking and cycling path along the Echuca West Waterway reserves (ultimate standard)	To be constructed when population growth creates the need.



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2.1.2 Recreation projects

Recreation projects includes a contribution towards land required for and construction of facilities in sporting reserves. Land for sporting reserves is dealt with under this DCP however land for passive open space is dealt with under the requirements set out in Clause 53.01.

In determining the final scope of DCP funded recreation projects within each sporting reserve, Council in its capacity as Development Agency will have regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice and may seek to adjust and refine the scope of the projects to respond to these matters.

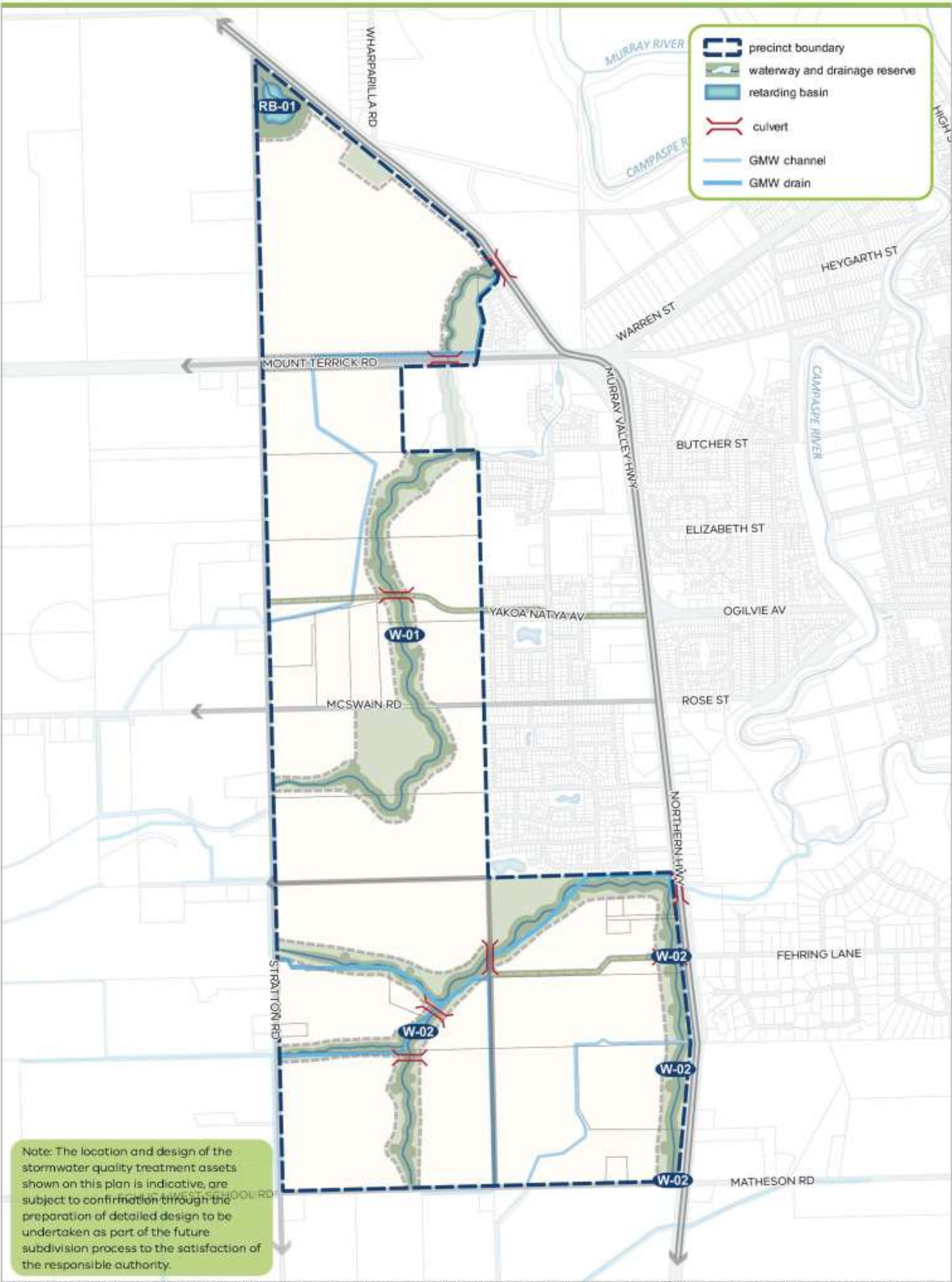
The recreation projects funded by the DCP are shown on Plan 4 and described in Table 4.

Table 3: Recreation projects

DCP PROJECT ID	PROJECT TITLE & DESCRIPTION	INDICATIVE PROVISION TRIGGER
SPORTS RESERVES		
SR-01	Echuca West Local Sports Reserve Purchase of land for a 6.71ha sports reserve	To be constructed when population growth creates the need.

2.1.3 Passive open space

All landowners must provide a public open space contribution equal to 9.36% of the Net Developable Area (NDA) upon subdivision of land in accordance with Clause 53.01 of the Campaspe Planning Scheme (as outlined in the PSP). Purchase of land for local open space reserves has therefore not been included in the DCP.



Note: The location and design of the stormwater quality treatment assets shown on this plan is indicative, are subject to confirmation through the preparation of detailed design to be undertaken as part of the future subdivision process to the satisfaction of the responsible authority.

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2.1.4 Drainage projects

The DCP makes funding available for the construction of all necessary drainage infrastructure. The DCP only makes an allowance for the acquisition of land for drainage infrastructure where the land required would be otherwise unencumbered. Waterway corridors identified in the DCP are encumbered land and represent the minimum width when a suitable frontage road is provided.

The drainage infrastructure has been identified through hydraulic modelling undertaken as part of the Echuca West *Drainage Strategy* (Alluvium, 2019).

The drainage infrastructure is required to appropriately manage drainage, stormwater and flooding within the precinct, in accordance with best practice principles, prior to discharge into the Murray and Campaspe Rivers at pre-development rates.

The drainage projects include:

- Land for and construction of a retarding basin,
- Land for and construction of waterways

The drainage infrastructure projects funded by the DCP are shown on Plan 5 and described in Table 5.

Temporary and interim drainage works are not infrastructure projects in the DCP

Table 4: Drainage projects

DCP PROJECT ID	PROJECT TITLE & DESCRIPTION	INDICATIVE PROVISION TRIGGER
DRAINAGE PROJECTS		
RB-01	Northern Retarding Basin Purchase of land and construction of a retarding basin	To be constructed when population growth creates the need.
W-01	Northern Waterway Purchase of land and construction of a waterway, culverts/discharge point upgrades.	To be constructed when population growth creates the need.
W-02	Southern Waterway Purchase of land and construction of a waterway, culverts/discharge point upgrades.	To be constructed when population growth creates the need.

2.2 Project timing

Each item in the DCP has an assumed indicative provision trigger specified in Tables 2–5. The timing of the provision and the items in the DCP are consistent with information available at the time the DCP was prepared.

The Campaspe Shire Council is the development agency as well as the collecting agency, and will monitor and assess the required timing for individual items and have regard to its capital works program.

The collecting agency may consider alternatives to the priority delivery of works or land where:

- Infrastructure is to be constructed / provided by development proponents as works or land in kind, as agreed by the collecting agency;
- Network priorities require the delivery of works or land to facilitate broader road network connections;
- Community needs determine the delivery of works or land for community facilities, sports reserves and open space.

All items in the DCP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with Section 4.1 and acknowledging the development agency's capacities to provide the balance of funds not recovered by the DCP.

Contributions are to be made by developers at the time of subdivision. If subdivision is not applicable payments must be made prior to construction of buildings and works (refer to Section 4.1).

Table 5: Summary land use budget

Description	Echuca West DCP		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	614.91		
Transport			
Arterial Road Widening and Intersection Flaring (DCP land)	0.44	0.07%	0.09%
Non-Arterial Road Reserve – Existing Road Reserve	7.85	1.28%	1.57%
Sub-total Transport	8.29	1.3%	1.66%
Open Space			
Uncredited open space			
Waterway and Drainage Reserve (DCP land)	53.31	8.51%	10.45%
Sub-total uncredited open space	52.31	8.51%	10.45%
Credited open space			
Local sports reserve (DCP land)	6.71	1.1%	1.34%
Local Parks (via CI 53.01)	46.89	8.51%	10.70%
Sub-total credited open space	53.60	8.51%	10.70%
Total All Open Space	105.90	17.2%	21.15%
TOTAL NET DEVELOPABLE AREA - (NDA) Ha	500.72	81.43%	

NOTE: The summary land budget included in this table clearly sets out the NDA for the PSP. The NDA will not be amended to respond to minor changes to land budgets that may result from the subdivision process for any other reason than those stated above, unless the variation is agreed to by the responsible authority.

The land budget has been prepared to reflect current advice from council regarding land required for drainage assets as part of the preparation of the drainage scheme for the PSP area. The land required for drainage assets may be subject to minor refinement through the subdivision process

3 CALCULATION OF CONTRIBUTIONS

The following section sets out how the net developable area (NDA) is calculated and outlines the development projections anticipated in the precinct.

3.1 Net developable area

In the DCP, all development infrastructure contributions are payable on the net developable area of land on any given development site. Calculations of NDA for each individual property is outlined in the property-specific land budget included at Appendix A.

For the purposes of the DCP the NDA is defined as the total amount of land within the precinct that is made available for development. It is the total precinct area minus community facilities, educational facilities, open space and encumbered land. NDA includes any land for lots, housing and employment buildings, all local streets (including some connector streets), and any small parks defined at subdivision stage that are in addition to those outlined in the PSP.

The NDA for the DCP is outlined in Table 6. The contributions 'per net developable hectare' must not and will not be amended to respond to minor changes to the land budget that may result from the subdivision process. In other words, the DCP is permanently linked to the calculation of the NDA set out in Appendix A.

The NDA may only change if the collecting agency agrees to a variation to the summary land use budget (Table 7) and the detailed property-specific land budget (Appendix A) and associated tables.

3.2 Land budget & demand units

The 'net developable hectare' (NDH) is the demand unit for the DCP.

'Residential' development is defined broadly to include forms of development that support a residential land use, including residential subdivision and development within the local convenience centre.

'Residential' development also includes any non-residential uses within the residential area such as a place of worship, education centre, retirement village, nursing home, childcare centre, medical centre, convenience store or any other approved use.

The DCP contains a total of 500.72 net developable hectares.

3.3 Calculation of contributions charges

3.3.1 Calculation of costs

Each infrastructure project has been assigned a land and/or construction cost, as listed in Table 8. The costs are expressed in 2020 dollars and will be adjusted annually in accordance with the method specified in Section 4.3.

Intersection construction costs have been determined by TrafficWorks (refer to Appendix B for road cost sheets).

Drainage costs including the waterway and retarding basin have been determined by Alluvium (refer to Appendix B for drainage cost sheets).

3.3.2 Temporary Works

An interim design has been considered as part of the DCP and has been referred to as IN-02A and the ultimate has been determined with costings, functional plans and timeframes for the works for each solution has been included. Council will consider a further review of the ultimate roundabout prepared by a suitably

qualified traffic consultant, accredited by the Department of Transport to review the intersection design in 2047, at the cost of the developer.

3.3.3 Estimate of land value

The area of land to be acquired for each DCP project on each property was identified from the property specific land budget prepared for the PSP. A description of the precinct land area was provided to a registered valuer who then prepared a valuation to determine a 'broad-hectare' value for the entire precinct. To ensure a fair compensation for each affected land owner this value has then been used to calculate the cost of the land component for all relevant projects included in the DCP.

Per property broad hectare estimate of value

The per property broadhectare estimate of value prepared for each individual property assumes the unencumbered, highest and-best use as indicated by the PSP.

The estimates of value are prepared on a 'Before and After' basis where:

- The 'Before' assessment is based on the total developable area of each property, and ignores the land and infrastructure items to be provided by the DCP. Any development that occurs subsequent to the approval of the DCP is ignored for the purpose of the valuation.
- The 'After' assessment comprises the remaining portion of each property after all land required by the DCP has been provided. Severance or enhancement, disturbance, special value etc. are ignored for the purpose of the 'after' valuation.

3.3.4 Main catchment area

The main catchment area is the geographic area from which a given item of infrastructure will draw most of its use. The DCP includes one main catchment area, which is the same as the precinct area and illustrated in Plan 2. It is important to note that the number of net developable hectares (that is the demand units) in the main catchment area is based on the land budgets in Table 7 and Appendix A.

3.3.5 Non-government schools

The development of land for a non-government school is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under the DCP.

3.3.6 Cost apportionment

The DCP apportions a charge in respect to each infrastructure project to new development according to its projected share of use of identified infrastructure items.

The cost apportionment is expressed as a percentage in Table 10 and 11. Projects that are 100% apportioned to the DCP area are considered to be wholly required for the future development of the DCP area. Projects that are less than 100% apportioned to the DCP area are shared with other areas outside the Leneva-Baranduda precinct and other funding sources.

3.3.7 Social and Affordable Housing

The Collecting Agency may on an individual basis consider any request for an exemption or discount of the Development Infrastructure Levy and the Community Infrastructure Levy for the development of social and affordable housing.

Table 6 Calculation of costs – development infrastructure levy (DIL)

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA
TRANSPORT PROJECTS									
INTERSECTION PROJECTS									
IN-01	Stratton Road / Murray Valley Highway Construction of an axillary turn lane on the Murray Valley Highway (ultimate)	Developer	0.0	\$0	\$1,434,000	\$1,434,000	100%	\$1,434,000	\$2,864
IN-02A	Yakoa Natya Av/Murray Valley Highway and Northern Highway Construction of a roundabout intersection (interim)	Developer	0.0	\$0	\$3,344,376	\$3,344,376	100%	\$3,344,376	\$6,679
IN-02B	Yakoa Natya Av/Murray Valley Highway and Northern Highway Construction of an upgraded roundabout (ultimate)	Developer	0.0	\$0	\$1,067,838	\$1,067,838	100%	\$1,067,838	\$2,132
IN-03	Northern Highway/Fehring Lane – Connector Level 2 Purchase of land for and construction of a single lane roundabout (ultimate)	Developer	0.41	\$47,769	\$5,364,000	\$5,411,769	100%	\$5,411,769	\$10,808
IN-04	Northern Highway/Echuca West School Road and Matheson Rd Purchase of land for and construction for a single lane roundabout (ultimate)	Developer	0.03	\$3,802	\$3,432,000	\$3,435,802	100%	\$3,435,802	\$6,862
SUBTOTAL INTERSECTION PROJECTS									
SP-01	Off Road Shared Path Trail Construction an off road shared path trail along W-01 and W-02 (ultimate)	Developer	0.0	\$0	\$5,322,000	\$5,322,000	100%	\$5,322,000	\$10,629
SUBTOTAL SHARED PATH PROJECTS									
TOTAL TRANSPORT PROJECTS									
\$20,015,785									
\$39,974									

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	TOTAL ESTIMATED PROJECT COST: LAND & CONSTRUCTION	% APPORTIONED TO DCP (INTERNAL USE)	TOTAL COST RECOVERED BY DCP	RESIDENTIAL - CONTRIBUTION PER NDHA
RECREATION PROJECTS									
SPORTS RESERVE PROJECTS									
SR-01	Local Sports Reserve Purchase of land for a 6.7ha sports reserve	Developer	6.71	\$788,309	\$0	\$788,309	100%	\$788,309	\$1,574
TOTAL RECREATION PROJECTS									
DRAINAGE PROJECTS									
RB-01	Northern Retarding Basin Purchase of land and construction of retardation basin and construction of piped drains connecting retardation basin to discharge point under Murray Valley Highway (ultimate)	Developer	6.07	\$425,228	\$640,398	\$1,065,626	100%	\$1,065,626	\$2,128
W-01	Northern Waterway Purchase of land and construction of waterway and drains connecting to discharge point under the Murray Valley Highway (ultimate)	Developer	19.09	\$2,221,127	\$20,848,840	\$23,069,967	100%	\$21,545,435	\$46,074
W-02	Southern Waterway Purchase of land and construction of waterway and drains connecting to discharge point under the Northern Highway (ultimate)	Developer	27.14	\$3,137,544	\$25,900,825	\$29,038,369	100%	\$29,038,369	\$57,993
TOTAL DRAINAGE PROJECTS									
									\$106,195

4 ADMINISTRATION

This section sets out how the DCP will be administered and covers the timing of payment, provision of works and land in kind and how funds generated by the DCP will be managed in terms of reporting, indexation and review periods.

The development infrastructure levy applies to subdivision and/or development of land.

Campaspe Shire Council will be both the collecting agency and the development agency for the purposes of the DCP.

4.1 Payment of contributions and payment timing

4.1.1 Development infrastructure levy (DIL)

For subdivision of land

A development infrastructure levy must be paid to the collecting agency for the land within the following specified time, namely after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan or included in an implementation agreement under Section 173 of the Act.

Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed only may be paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance in respect of that stage provided that a Schedule of Development Contributions is submitted with each stage of the plan of subdivision. This schedule must show the amount of the development contributions payable for each stage and value of the contributions in respect of prior stages to the satisfaction of the collecting agency or included in an implementation agreement under section 173 of the Act.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works and/or provision of land in kind to specific requirements.

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid on subject land, an infrastructure levy must be paid to the collecting agency in accordance with the provisions of the approved DCP for each demand unit (net developable hectare) proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways, landscaping and ancillary components). The collecting agency may require that development infrastructure levy contributions be made at either the planning permit or building permit stage.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act or other arrangement acceptable to the collecting agency proposed in respect of the proposed works and/or land to be provided in kind.

Where no planning permit is required

The following requirement applies where no planning permit is required. The land may only be used and developed subject to the following requirements being met:

- Unless some other arrangement has been agreed to by collecting agency in a Section 173 agreement, prior to the commencement of any development, a development infrastructure levy must be paid to the collecting agency in accordance with the provisions of the DCP for the land.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works or provision of land which is proposed to be provided in kind.

4.1.2 Works-in-kind

The collecting agency may permit development proponents to undertake works in lieu of cash payments, providing that:

- The works constitute projects funded by the DCP;
- The collecting agency agrees that the timing of the works would be consistent with priorities in the DCP;
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions as required by the responsible authority;
- Works must be provided to a standard that generally accords with the DCP, unless an alternative is agreed by the collecting agency and the development agency;
- Detailed design must be approved by the collecting agency and the development agency and must generally accord with the standards outlined in the DCP unless an alternative is agreed by the collecting agency and the development agency;
- The construction of works must be completed to the satisfaction of the collecting agency and the development agency;
- There should be no negative financial impact on the DCP to the satisfaction of the collecting agency.

In particular, the works will only be accepted in lieu of a financial contribution required by the DCP to the extent that they constitute part or all of the design of the infrastructure item and reduce the cost to complete that design, to the satisfaction of the collecting agency.

Where the collecting agency agrees that works are to be provided by a development proponent in lieu of cash contribution (subject to the arrangements specified above):

- The credit for the works provided shall equal the final cost of the works as identified in the DCP, taking into account the impact of indexation;
- The value of works provided in accordance with the principle outlined above will be offset against the development contributions liable to be paid by the development proponent;
- No further financial contributions will be required until the agreed value of any credits are used.

4.1.3 Credit for over-provision

Where the collecting agency agrees that a development proponent can deliver an infrastructure item (either works and/or land), the situation may arise where the developer makes a contribution with a value that exceeds that required by the DCP.

In such a case the developer may be entitled to credits against other projects in the DCP to the extent of the excess contribution. Alternatively, a developer may seek an agreement with the collecting agency to provide cash reimbursement where an over-contribution has been made.

The details of credits and reimbursements for construction shall equal the final cost of the works identified in the DCP, taking into account the impact of indexation. The value of credits and reimbursements for the transfer of land will need to be at the values that are outlined in the DCP, subject to revaluation and indexation of the land as specified in Section 4.3.

4.1.4 Non-government schools

Where land is subdivided or developed for the purpose of a non-government school and the use of that land is subsequently for a purpose other than a non-government school, the owner of that land must pay to the collecting agency development contributions in accordance with the provision of the DCP. The development infrastructure levy and, where applicable, the community infrastructure levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

4.1.5 Funds administration

The administration of the contributions made under the DCP will be transparent and development contributions charges will be held until required for provision of the items in that class. Details of funds received and expenditures will be held by the collecting agency in accordance with the provisions of the Local Government Act 1989 and the Act.

The administration of contributions made under the DCP will be transparent and demonstrate the:

- Amount and timing of funds collected;
- Source of the funds collected;
- Amount and timing of expenditure on specific projects;
- Project on which the expenditure was made;
- Account balances for individual project classes;
- Details of works in kind arrangements for project provision;
- Pooling or quarantining of funds to deliver specific projects, where applicable.

The collecting agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with the DCP.

The collecting agency will establish interest bearing accounts and all monies held in these accounts will be used solely for the provision of infrastructure as itemised in the DCP, as required under section 46QA of the Act.

Should the collecting agency resolve to not proceed with any of the infrastructure projects listed in the DCP, the funds collected for these items will be used for the provision of alternative works in the same infrastructure class as specified in the DCP. Such funds may also be used for the provision of additional works, services or facilities where approved by the Minister responsible for the Act, or will be refunded to owners of land subject to these infrastructure charges.

4.2 Construction and land value costs indexation

Capital costs of all infrastructure items, including land, are in 2020 dollars and will be adjusted by the collecting agency annually for inflation.

In relation to the costs associated with infrastructure items other than land, the cost must be adjusted according to the following method:

- **Intersection projects** – indexed in line with the Australian Bureau of Statistics Producer Prices Indexes, Road and Bridge Construction Index, Victoria;
- **All other infrastructure items** – indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria.

Estimates of land value will be revised annually by a registered valuer based on a broad hectare methodology. Revisions may occur more frequently if market conditions warrant.

The collecting agency will publish the amended contributions on the collecting agency's website within 14 days of the adjustments being made.

4.3 Review period

The DCP commenced on the date when it was first incorporated into the Campaspe Planning Scheme.

The DCP adopts a long-term outlook for future development in Echuca West.

The DCP is expected to be revised and updated every five years (or more frequently if required). This will require an amendment to the Campaspe Planning Scheme to replace this document with an alternative, revised document. Any review will need to have regard to any arrangements (e.g. section 173 agreements under the Act) for the implementation of the DCP.

4.4 Adjustment to the scope of projects

The infrastructure projects in the DCP have been costed to a sufficient level of detail; however, all of the projects will require a detailed design process prior to construction.

As part of detailed design, the Council or a development proponent with the consent of the Council may amend or modify some aspects of projects, so long as they are still generally in accordance with the PSP and any direction regarding the scope outlined in the DCP.

A development proponent may also propose material changes to the use and development of land from that contemplated in the PSP, leading to an increased requirement for infrastructure. In these cases there should be no negative impact on the DCP by requirement for the developer to bear the additional costs associated with the provision of the infrastructure item over and above the standard required by the DCP.

Where the Council or another agency seeks to change the scope of a DCP infrastructure item to meet changing standards imposed by adopted policy or a public regulatory agency, such changes of standards and the resulting cost changes should normally be made through a change to the DCP at the time of a regular review of the DCP.

Where, after the DCP has been approved, a Council or other agency proposes changes to the scope of a DCP infrastructure item for reasons other than changes in standards imposed by policy or regulation the net cost increases resulting from the change should normally be met by the agency requesting the change.

4.5 Collecting agency (agency responsible for collecting infrastructure levy)

Campaspe Shire Council is the collecting agency pursuant to section 46K(1)(fa) of the Act which means that it is the public authority to which all levies are payable. As the collecting agency, Campaspe Shire Council is responsible for the administration of the DCP and also its enforcement pursuant to section 46QC of the Act.

4.6 Development agency (agency responsible for works)

Campaspe Shire Council is the development agency and is responsible for the provision of the designated infrastructure projects which are funded under the DCP and the timing of all works.

5 IMPLEMENTATION STRATEGY

This section provides further details regarding how the collecting agency intends to implement the DCP. In particular, this section clearly identifies the rationale for the implementation strategy and details the various measures that have been adopted to reduce the risk posed by the DCP to all parties.

5.1 Rationale for the implementation strategy

This implementation strategy has been included to provide certainty to both the collecting agency and development proponents. The implementation strategy recognises the complexities associated with infrastructure provision and funding and seeks to minimise risk to the collecting agency, development agency, development proponent and future community.

This implementation strategy has been formulated by:

- Assessing the PSP;
- Having regard to the development context;
- Assessing the need for finance requirements including upfront financing and pooling of funds;
- Agreeing the land value and indexing it appropriately (where possible);
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the DCP to ensure that it will be delivered as intended.

5.2 Implementation mechanism

Under section 46P of the Act, the collecting agency may accept (with the consent of the development agency where the collecting agency is not also the development agency) the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payment. This can be by agreement with the collecting agency before or after the application for the permit is made or before the development is carried out.

To coordinate the provision of infrastructure, Schedule 1 to the Urban Growth Zone in the Campaspe Planning Scheme for the PSP requires an application for subdivision to be accompanied by an infrastructure plan to the satisfaction of the responsible authority.

The Public Infrastructure Plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the PSP or reasonably required as a result of the subdivision of the land and address the following:

- Stormwater drainage works;
- Road works internal or external to the land consistent with any relevant traffic report or assessment;
- The reserving or encumbrance of land for infrastructure, including for community facilities, sports reserves and open space;
- Any infrastructure works which an applicant proposes to provide in lieu of development contributions in accordance with the DCP;
- The effects of the provision of infrastructure on the land or any other land;
- Any other relevant matter related to the provision of infrastructure reasonably required by the responsible authority.

Through the approval of these agreements, Campaspe Shire Council (acting as the collecting agency) will consider if and what infrastructure should be provided as works in kind under the DCP in accordance with section 46P of the Act. The agreement must include a list of the DCP infrastructure projects that the collecting agency has agreed in writing to allow to be provided as works and/or land in lieu.

6 APPENDICES

6.1 Appendix A – Property specific land budget

Detailed information on the developable area for each property is included in the property-specific land budget with each PSP.

PSP PROPERTY ID	TOTAL AREA (HECTARES)	Transport					Uncredited Open Space	Credited Open Space			Total Net Developable Area (Hectares)	Net Developable Area % of Property
		DCP flaring for intersections		Arterial Road - Widening and Intersection Flaring (DCP land)	Other Transport	Waterway and Drainage Reserve		DCP Sportfields	Local Sports Reserve (DCP land)	Local Parks		
		IN-03	IN-04									
1	99.38	-	-	-	-	7.63	-	-	5.75	86.01	86.54%	
2	0.79	-	-	-	-	0.46	-	-	0.33	0.00	0.00%	
3	0.67	-	-	-	-	0.00	-	-	0.67	0.00	0.00%	
4	26.30	-	-	-	-	-	-	-	-	26.30	100.00%	
5	40.71	-	-	-	-	4.13	-	-	3.39	33.18	81.51%	
6	37.47	-	-	-	-	2.88	-	-	1.56	33.03	88.14%	
7	4.66	-	-	-	-	-	-	-	-	4.66	100.00%	
8	7.35	-	-	-	-	-	-	-	-	7.35	100.00%	
9	6.62	-	-	-	-	-	-	-	-	6.62	100.00%	
10	18.97	-	-	-	-	2.82	-	-	1.60	14.56	76.74%	
11	4.48	-	-	-	-	-	-	-	-	4.48	100.00%	
12	40.89	-	-	-	-	5.79	-	-	12.74	22.36	54.69%	
13	40.68	-	-	-	-	1.33	-	-	0.78	38.57	94.81%	
14	58.49	-	-	-	-	6.59	-	-	6.19	45.71	78.15%	
15	40.06	0.41	-	0.41	-	8.58	6.71	6.71	4.24	20.13	50.24%	
16	0.64	-	-	-	-	-	-	-	-	0.64	100.00%	
17	0.67	-	-	-	-	0.10	-	-	0.07	0.50	74.60%	
18	0.69	-	-	-	-	-	-	-	-	0.69	100.00%	
19	21.86	-	-	-	-	1.87	-	-	1.41	18.58	85.01%	
20	30.90	-	-	-	-	1.92	-	-	1.57	27.41	88.70%	
21	0.80	-	-	-	-	-	-	-	-	0.80	100.00%	

22	65.32	-	-	-	-	4.29	-	-	3.49	57.54	88.09%
23	36.95	-	0.03	0.03	-	1.45	-	-	0.98	34.48	93.34%
24	20.21	-	-	-	-	2.33	-	-	1.98	15.90	78.67%
25	1.23	-	-	-	-	-	-	-	-	1.23	100.00%
SUB-TOTAL	606.79	0.41	0.03	0.44	-	52.18	6.71	6.71	46.74	500.72	82.52%
Road Reserve											
R1	6.10	-	-	-	6.10	-	-	-	-	0.00	0.00%
R2	2.02	-	-	-	1.75	0.13	-	-	0.14	0.00	0.00%
SUB-TOTAL	8.12	-	-	-	7.85	0.13	-	-	0.14	0.00	0.00%
TOTALS PSP 1721	614.91	0.41	0.03	0.44	7.85	52.31	6.71	6.71	46.89	500.72	81.43%

6.2 Appendix B – Project cost estimates & concept designs

The following cost estimates and designs are provided for information purposes only to provide an indication of how the DCP project costs were calculated. All projects will be subject to detail design prior to delivery.

6.2.1 Transport project cost estimates & functional layout plans

Murray Valley Hwy / Stratton Rd, Echuca IN-01							
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments	
WORKS							
I SITEWORKS							
1.1	Relocate Existing Telstra Infrastructure	1	Each	100,000	\$ 100,000		
1.2	Remove Trees	2	Each	1,500	3,000		
II ROAD PAVEMENT							
2.1	Construct Paved Shoulders	1,030	m2	120	123,600		
2.2	New Pavement	2,290	m2	275	629,750	Incl excavation - Primary Arterial	
2.3	Sew Cutting	570	m	15	8,550		
III CONCRETE WORKS							
3.1	Extend box culvert	5	LM	450	2,250		
3.2	Supply and Install Driveable Endwalls	2	Each	2,500	5,000		
IV DRAINAGE							
V TRAFFIC							
5.1	Traffic Safety (RSA)	1	Item	3,000	3,000		
VI LANDSCAPE							
6.1	Regrade, topsoil and seed disturbed area adjacent to new shoulder	1,388	m2	25	34,688		
VII STREET LIGHTING							
7.1	Flag Lighting	1	Item	20,000	20,000	Incl connection to near by power pole	
VIII MISCELLANEOUS							
8.1	Line marking (lump sum)	1	Item	29,000	29,000		
8.2	Regulatory Signage (lump sum)	1	Item	1,500	1,500		
8.3	Excavation (rock)		m2	180	-		
IX OTHER							
9.1	Service Protection	1	Item	5,000	5,000		
9.2	Sis		Item	35,000	-		
9.3	Sewer		Item	35,000	-		
9.4	Telecommunications other than Telstra	1	Item	35,000	35,000		
SUB-TOTAL WORKS					\$	1,000,858	
X DELIVERY							
10.1	Council Fees	3.25	%		32,527		
10.2	VicRoads Fees	1.00	%		10,008		
10.3	Traffic Management	7	%		70,059		
10.4	Environmental Management	0.5	%		5,004		
10.5	Survey/Design	5	%		50,042		
10.6	Supervision & Project Management	9	%		90,075		
10.7	Site Establishment	2.5	%		25,021		
10.8	Contingency	15	%		150,128		
SUB-TOTAL DELIVERY					\$	412,862	
11. TOTAL ESTIMATED COST					\$	1,413,720	
<ul style="list-style-type: none"> The estimate has been based on a Functional Layout Plan that has not yet been approved and should only be used for budgeting purposes. Utility service relocation costs indicated are only indicative and a quote from the relevant utility authority should be acquired for further accuracy. 							



PRELIMINARY PLAN
 THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO APPROVAL BY THE VICTORIAN PLANNING AUTHORITY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS EVIDENCE IN COURT.

WARNING
 THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO APPROVAL BY THE VICTORIAN PLANNING AUTHORITY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS EVIDENCE IN COURT.

ACTV VERSION MAP 31 03
 ECHUCA

TRAFFICWORKS
 147 Ferntree Gully Road, Ferntree Gully, VIC 3162
 TEL: 03 9594 1000 FAX: 03 9594 1001
 WWW.TRAFFICWORKS.COM.AU

VICTORIAN PLANNING AUTHORITY

DESIGNER: TRAFFICWORKS JUL 2020
 APPROVED: [Signature]


SCALE: 1:1000
 SHEETS: 01 OF 02

GENERAL NOTES


1. AERIAL PHOTO FROM REAIPMAP UNDER LICENSE AGREEMENT WITH TRAFFICWORKS
2. PROPOSED DESIGN DEVELOPED IN CONJUNCTION WITH TRAFFIC GROUP CONCEPT DESIGN
3. PUBLIC LIGHTING ASSESSED IN ACCORDANCE WITH AS 15811 CATEGORY V1
4. ALL DIMENSIONS ARE TO FACE UNLESS SHOWN OTHERWISE.


NO.	DATE	DESCRIPTION
01	07/07/20	PRELIMINARY PLAN FOR COMMENT
02	07/07/20	PRELIMINARY PLAN FOR COMMENT
03	07/07/20	PRELIMINARY PLAN FOR COMMENT
04	07/07/20	PRELIMINARY PLAN FOR COMMENT
05	07/07/20	PRELIMINARY PLAN FOR COMMENT
06	07/07/20	PRELIMINARY PLAN FOR COMMENT
07	07/07/20	PRELIMINARY PLAN FOR COMMENT
08	07/07/20	PRELIMINARY PLAN FOR COMMENT
09	07/07/20	PRELIMINARY PLAN FOR COMMENT
10	07/07/20	PRELIMINARY PLAN FOR COMMENT

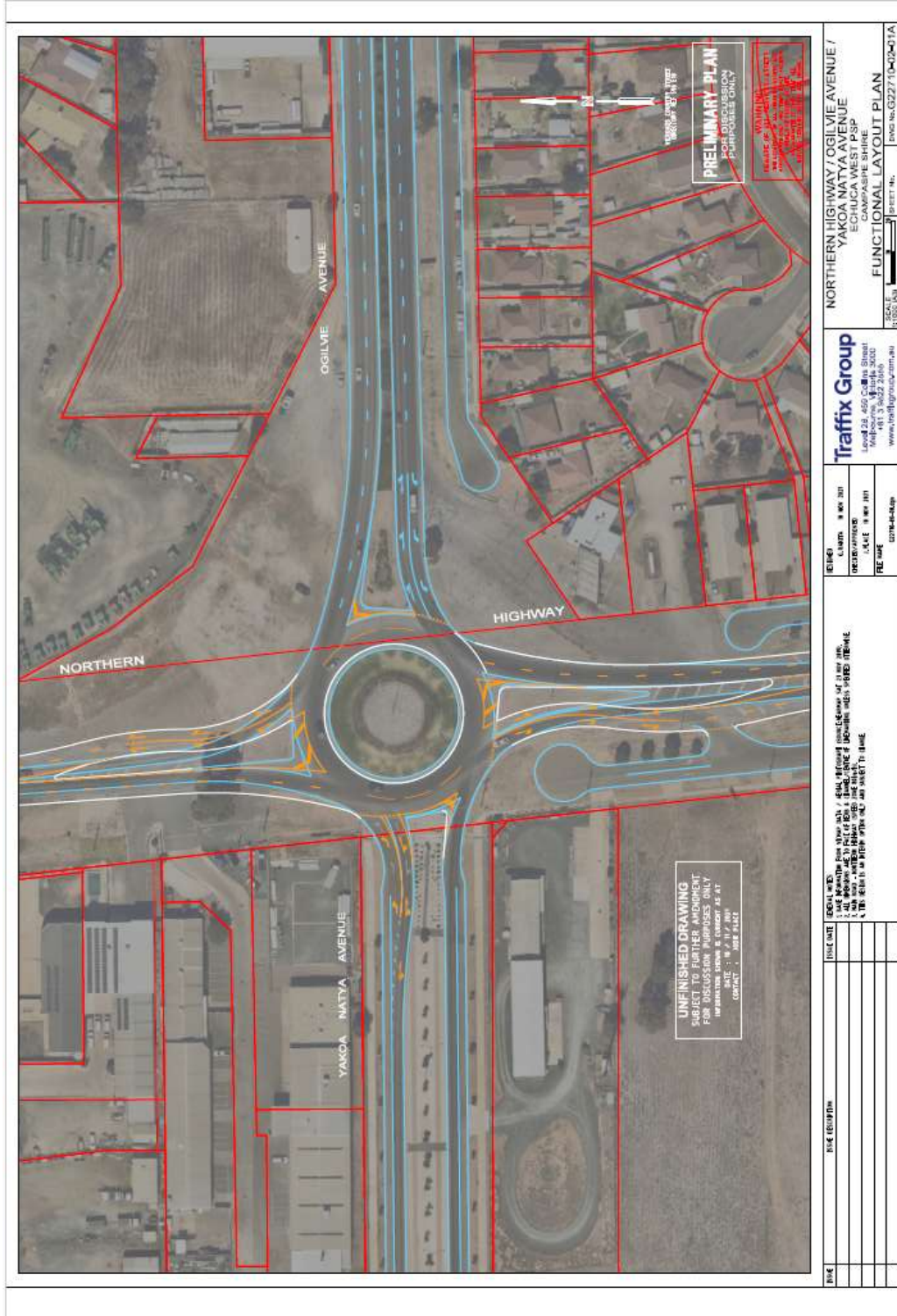
PROJECT: MURRAY VALLEY HWY / STRATTON RD
 SHEET: 01 OF 02

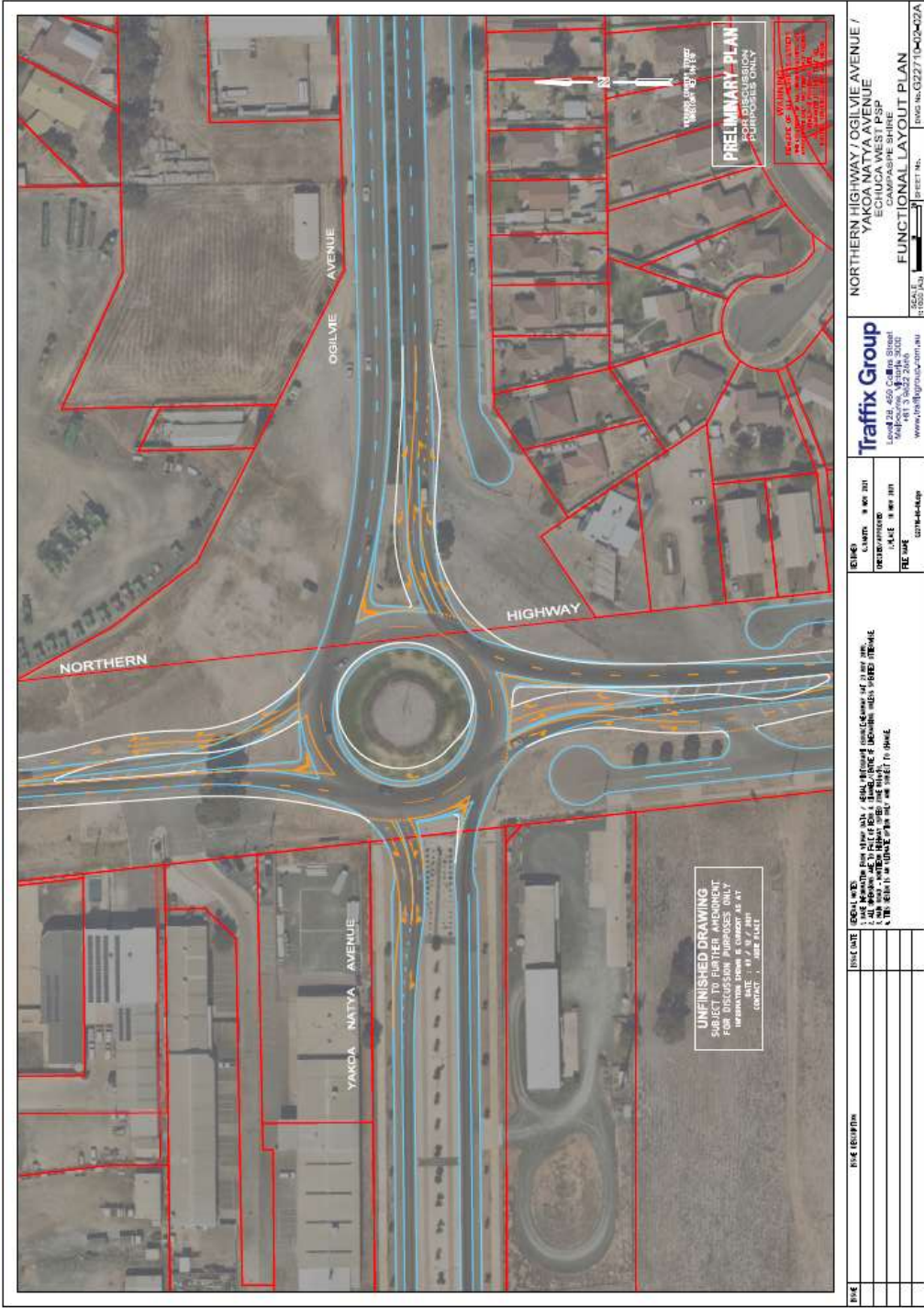
Northern Highway / Ogilvie Avenue / Yasko Natys Avenue - DWG No. G22710-02-01 A Interim Intersection (High Level Cost Estimate)						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1 SITEWORKS						
1.1	Relocate HV elect pole					
1.2	Service Posing	1	Each	10,000	10,000	
1.3	Remove existing rigid street lighting poles	5	Each	2,000	10,000	
1.4	Remove existing bollards and discard	30	Each	30	300	
1.5	Remove Trees	3	Each	1,500	5,000	
2 ROAD PAVEMENT						
2.1	Earthworks		m3		-	
2.2	Rehewing	2,303	m2	15	34,545	
2.3	New Pavement	2,303	m2	300	715,500	
2.4	Sew Cutting	1,028	LM	15	15,420	
3 CONCRETE WORKS						
3.1	Removal of Kerb and Channel	674	LM	40	26,960	
3.2	Removal of SFPs	3	Each	2,000	4,400	
3.3	Removal of Footpaths/Infill	466	m2	40	18,640	
3.4	Reconstruct Crossover	1,930	m2	65	124,850	
3.5	New Kerb and Channel	1,202	LM	120	144,240	
3.6	Remove exist Pedestrian & Concrete areas		m2		-	
3.7	New Pedestrian & Cycle Paths	410	m2	125	51,250	
3.8	Form Crossings inc DOA and TOSs	13	Each	2,000	26,000	
3.9	Isolate Islands (Infill)	631	m2	135	85,185	
4 DRAINAGE						
4.1	Relocate Existing Side Entry Fits		Item		-	
4.2	New Junction Fits	3	Item	2,000	5,600	
4.3	Install New SFPs	16	Item	2,600	41,600	
4.4	Install New Drain pipes	408	LM	375	154,200	
4.5	Subsurface Drainage	1,202	LM	45	54,090	This assumes that connections to existing underground drainage system for the service roads on the south leg can be provided.
5 TRAFFIC						
5.1	Traffic Signals	1	Item	135,000	135,000	Signal metering on the south leg includes 4 pedestrian with 2 aspect lanterns, traffic controller, loops, conduit pits and conduits
5.2	Traffic Signal maintenance	1	Item	20,000	20,000	
5.3	Traffic Safety (RSA)	1	Item	4,500	4,500	
6 LANDSCAPE						
6.1	Trees New Plantings	20	No.	500	10,000	
6.2	Construct nature strip	2,640	m2	15	39,600	Topsoil and seed 5m behind back of kerb
7 STREET LIGHTING						
7.1	Street Lighting	12	Item	18,000	216,000	
8 MISCELLANEOUS						
8.1	Line marking (lump sum)	1	Each	30,000	30,000	
8.2	Regulatory signage (lump sum)	1	Each	5,000	5,000	
8.3	Excavation (rock)	124	m3	300	37,200	
9 OTHER						
9.1	Service Protection (nominal)	1	Item	10,000	10,000	Allowance provided during construction.
9.2	Dayworks	1	Item	50,000	50,000	
9.3	Gas	1	Item	50,000	50,000	Based on DDVD, the scope appears to be outside of any known gas mains. Will require service detection/proving to confirm and permits to work near a high pressure gas main. A nominal amount has been provided.
9.4	Drainage	1	Item	50,000	50,000	Based on DDVD, the scope appears to be outside of any drains. Will require service detection/proving to confirm. A nominal amount has been provided.
9.5	Telecommunications	1	Item	50,000	50,000	Based on DDVD, the scope appears to be outside of any Telecommunication conduits. Will require service detection/proving to confirm and permits to work near NBN assets. A nominal amount has been provided.
SUB-TOTAL WORKS					\$	2,384,382
10 DELIVERY						
10.1	Council Fees	3.25	%		77,499	
10.2	Volunteers Fees	1	%		23,846	
10.3	Traffic Management	7	%		166,921	
10.4	Environmental Management	0.5	%		11,923	
10.5	Survey/Design	2	%		47,687	
10.6	Supervision & Project Management	9	%		214,612	
10.7	Site Establishment	2.5	%		59,615	
10.8	Contingency	15	%		357,657	
SUB-TOTAL DELIVERY					\$	958,734
11 TOTAL ESTIMATED COST					\$	3,344,376

* The estimate has been based on rates obtained from historical data and should only be used for budgeting purposes.
 * Utility service relocation costs have not been factored into the estimate. Further investigation as to what services will be affected needs to be undertaken and a quote from the relevant utility authority should be obtained.

Northern Highway / Ogilvie Avenue / Yakoa Natya Avenue - DWG No. G22710-02-01 A						
Interim Intersection (High Level Cost Estimate)						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1 SITEWORKS						
1.1	Relocate HV elect poles					
1.2	Service Paving	1	Each	10,000	10,000	
1.3	Remove existing rigid street lighting poles	5	Each	2,000	10,000	
1.4	Remove existing bollards and discard	10	Each	30	300	
1.5	Remove Trees	2	Each	1,500	3,000	
2 ROAD PAVEMENT						
2.1	Earthworks		m3		-	
2.2	Resheeting	2,985	m2	35	104,475	
2.3	New Pavement	2,385	m2	300	715,500	
2.4	Saw Cutting	1,028	LM	15	15,420	
3 CONCRETE WORKS						
3.1	Removal of Kerb and Channel	674	LM	40	26,960	
3.2	Removal of SEPs	2	Each	2,200	4,400	
3.3	Removal of footpaths/infills	466	m2	40	18,640	
3.4	Reconstruct Crossovers	1,920	m2	65	124,800	
3.5	New Kerb and Channel	1,202	LM	120	144,240	
3.6	Remove exist Pedestrian & Concrete areas		m2		-	
3.7	New Pedestrian & Cycle Paths	410	m2	125	51,188	
3.8	Prem Crossings inc DDA and TGSis	13	Each	2,800	36,400	
3.9	Splitter Islands (Infill)	611	m2	135	82,485	
4 DRAINAGE						
4.1	Relocate Existing Side Entry Pits		Item		-	
4.2	New Junction Pits	2	Item	2,800	5,600	
4.3	Install New SEPs	16	Item	2,600	41,600	
4.4	Install New Drain pipes	438	LM	375	164,250	This assumes that connections to existing underground drainage system for the service roads on the south leg can be provided.
4.5	Subsurface Drainage	1,202	LM	45	54,090	
5 TRAFFIC						
5.1	Traffic Signals	1	Item	135,000	135,000	Signal metering on the south leg includes 4 pedestals with 2 aspect lanterns, traffic controller, loops, conduit pipe and conduits
5.2	Traffic Signal maintenance	1	Item	20,000	20,000	
5.3	Traffic Safety (RSA)	1	Item	4,500	4,500	
6 LANDSCAPE						
6.1	Trees New Plantings	20	No.	500	10,000	
6.2	Construct nature strip	2,640	m2	35	92,400	Topsoil and seed 3m behind back of kerb
7 STREET LIGHTING						
7.1	Street Lighting	13	Item	18,000	234,000	
8 MISCELLANEOUS						
8.1	Line marking (lump sum)	1	Each	20,000	20,000	
8.2	Regulatory Signage (lump sum)	1	Each	5,000	5,000	
8.3	Excavation (rock)	134	m3	300	40,334	
9 OTHER						
9.1	Services Protection (nominal)	1	Item	10,000	10,000	Allowance provided during construction.
9.2	Dayworks	1	Item	50,000	50,000	
9.3	Gas	1	Item	50,000	50,000	Based on D/B/O, the scope appears to be outside of any known gas mains. Will require services detection/proving to confirm and permits to work near a high pressure gas main. A nominal amount has been provided.
9.4	Drainage	1	Item	50,000	50,000	Based on D/B/O, the scope appears to be outside of any drains. Will require services detection/proving to confirm. A nominal amount has been provided.
9.5	Telecommunications	1	Item	50,000	50,000	Based on D/B/O, the scope appears to be outside of any Telecommunication conduits. Will require services detection/proving to confirm and permits to work near NBN assets. A nominal amount has been provided.
SUB-TOTAL WORKS					\$ 2,384,582	
10 DELIVERY						
10.1	Council Fees	3.25	%		77,499	
10.2	ViaRoads Fees	1	%		23,846	
10.3	Traffic Management	7	%		166,921	
10.4	Environmental Management	0.5	%		11,923	
10.5	Survey/Design	2	%		47,692	
10.6	Supervision & Project Management	9	%		214,612	
10.7	Site Establishment	2.5	%		59,615	
10.8	Contingency	15	%		357,687	
SUB-TOTAL DELIVERY					\$ 959,794	
11 TOTAL ESTIMATED COST					\$ 3,344,376	
<ul style="list-style-type: none"> * The estimate has been based on rates obtained from historical data and should only be used for budgeting purposes. * Utility service relocation costs have not been factored into the estimate. Further investigation as to what services will be affected needs to be undertaken and a quote from the relevant utility authority should be obtained. 						

Northern Highway / Ogilvie Avenue / Yako Natya Avenue - DWG No. G22710-02-01 A Ultimate Intersection (High Level Cost Estimate)						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1 SITEWORKS						
1.1	Relocate HV elect poles					
1.2	Service Proving		Each	10,000	-	
1.3	Relocate existing street lighting pole	1	Each	12,500	12,500	
1.4	Remove existing bollards and discard		Each	30	-	
1.5	Remove Trees		Each	1,500	-	
2 ROAD PAVEMENT						
2.1	Earthworks		m3		-	
2.2	Resheeting	1,970	m2	35	68,950	
2.3	New Pavement	1,082	m2	300	324,600	
2.4	Saw Cutting	481	LM	15	7,215	
3 CONCRETE WORKS						
3.1	Removal of Kerb and Channel	547	LM	40	21,880	
3.2	Removal of SEPs	2	Each	2,200	4,400	
3.3	Removal of footpath/infills	779	m2	40	31,160	
3.4	Reconstruct Crossovers		m2	65	-	
3.5	New Kerb and Channel	567	LM	120	68,040	
3.6	Remove exist Pedestrian & Concrete areas		m2		-	
3.7	New Pedestrian & Cycle Paths		m2	125	-	
3.8	Pavement Crossings inc ODA and TGSs		Each	2,800	-	
3.9	Splitter Islands (infill)	495	m2	135	66,825	
4 DRAINAGE						
4.1	Drainage modifications	1	Item	10,000	10,000	
4.5	Subsurface Drainage	567	LM	45	25,515	
5 TRAFFIC						
5.1	Relocate existing lanterns, loops and add loop for right turn line on south side	1	Item	25,000	25,000	
5.2	Traffic Signal maintenance		Item	20,000	-	
5.3	Traffic Safety (RSA)	1	Item	4,500	4,500	
6 LANDSCAPE						
6.1	Trees New Plantings		No.	500	-	
6.2	Construct nature strip	792	m2	35	27,720	Topsoil and seed 3m behind back of kerb
7 STREET LIGHTING						
7.1	Street Lighting	1	Item	18,000	18,000	
8 MISCELLANEOUS						
8.1	Line marking (lump sum)	1	Each	10,000	10,000	
8.2	Regulatory Signage (lump sum)	1	Each	2,500	2,500	
8.3	Excavation (rock)	59	m3	300	17,577	
9 OTHER						
9.1	Services Protection (nominal)	1	Item	5,000	5,000	Allowance provided during construction.
9.2	Dayworks	1	Item	10,000	10,000	
SUB-TOTAL WORKS					\$ 761,382	
10 DELIVERY						
10.1	Council Fees	3.25	%		24,745	
10.2	ViaRoads Fees	1	%		7,614	
10.3	Traffic Management	7	%		53,297	
10.4	Environmental Management	0.5	%		3,807	
10.5	Survey/Design	2	%		15,228	
10.6	Supervision & Project Management	9	%		68,524	
10.7	Site Establishment	2.5	%		19,035	
10.8	Contingency	15	%		114,207	
SUB-TOTAL DELIVERY					\$ 396,456	
11 TOTAL ESTIMATED COST					\$ 1,067,838	
<ul style="list-style-type: none"> The estimate has been based on rates obtained from historical data and should only be used for budgeting purposes. Utility service relocation costs have not been factored into the estimate. Further investigation as to what services will be affected needs to be undertaken and a quote from the relevant utility authority should be obtained. Total estimated cost for the ultimate option does not include escalation. 						





Northern Hwy / Fehring Ln IN-03							
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments	
WORKS							
1	SITEWORKS						
1.1	Remove Existing Trees (established)	7	Each	1,500	10,500		
1.2	Service Paving	1	Each	10,000	10,000		
1.3	Relocate Existing Telstra Infrastructure	1	Each	150,000	150,000		
1.4	Remove Trees (small recently planted)	45	m	350	15,750		
2	ROAD PAVEMENT						
2.1	Earthworks		m ³	80	-		
2.2	Remove Existing Pavement and Dispose of Material	425	m ²	55	23,375		
2.3	Resheet existing pavement	560	m ²	45	25,200		
2.4	New Pavement	6,000	m ²	275	1,650,000	Incl excavation - Primary Arterial	
2.5	Saw Cutting	491	m	15	7,365		
3	CONCRETE WORKS						
3.1	Removal of Kerb and Channel		LM	35	-		
3.2	Removal of footpaths		m ²	45	-		
3.3	New Kerb and Channel	1,550	LM	135	209,250	Incl excavation	
3.4	Remove exist Splitter Islands (Concrete)		m ²	45	-		
3.5	New Pedestrian & Cycle Paths	874	m ²	100	87,400	Incl excavation	
3.6	Prism Crossings Inc (DDA and TGS)	2	Each	2,500	5,000	Incl excavation	
3.7	Splitter Islands (Infill)	1,468	m ²	120	176,160	Incl excavation	
4	DRAINAGE						
4.1	Relocate Existing Side Entry Pits		Item	6,500	-		
4.2	Install New Junction Pits	4	Item	4,300	17,200	Incl excavation	
4.3	Install New SEPs	11	Item	4,500	49,977	Incl excavation	
4.4	Install New Drain pipes	695	m	450	313,050	Incl excavation	
5	TRAFFIC						
5.1	Traffic Safety (RSA)	1	Item	3,500	3,500		
6	LANDSCAPE						
6.1	Trees New Plantings	8	No.	450	3,600		
6.2	Construct nature strip	5,295	m ²	25	132,325		
7	STREET LIGHTING						
7.1	Relocate existing Street Lighting		Item	4,500	-		
7.2	New Street Lighting	7	Item	12,500	87,500		
8	MISCELLANEOUS						
8.1	Line marking (lump sum)	1	Item	15,000	15,000		
8.2	Regulatory Signage (lump sum)	1	Item	12,000	12,000		
8.3	Excavation (rock)	741	m ³	180	133,418		
8.4	Extend Culvert	10	m	450	4,500		
8.5	Install drivable endwalls	2	Item	2,500	5,000		
9	OTHER						
9.1	Gas	1	Item	200,000	200,000		
9.2	Electricity	1	Item	200,000	200,000	There are a number of services within the area of interest that could require service relocation/protection.	
9.3	Telecommunications other than Telstra	1	Item	200,000	200,000		
SUB-TOTAL WORKS					\$	3,743,999	
10	DELIVERY						
10.1	Council Fees	3.25	%		121,678		
10.2	VicRoads Fees	1.00	%		37,439		
10.3	Traffic Management	7	%		262,078		
10.4	Environmental Management	0.5	%		18,720		
10.5	Survey/Design	3	%		112,319		
10.6	Supervision & Project Management	9	%		336,955		
10.7	Site Establishment	2.5	%		93,598		
10.8	Contingency	15	%		561,591		
SUB-TOTAL DELIVERY					\$	1,619,254	
11	TOTAL ESTIMATED COST				\$	5,363,193	
<ul style="list-style-type: none"> The estimate has been based on a Functional Layout Plan that has not yet been approved and should only be used for budgeting purposes. Utility service relocation costs indicated are only indicative and a quote from the relevant utility authority should be acquired for further accuracy. 							



FOR CONTINUATION REFER TO SHEET NO. 02

PRELIMINARY PLAN
FOR RECORDATION PURPOSES ONLY
THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION

WARNING
THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION
UNLESS IT IS ACCOMPANIED BY A NOTICE TO PROCEED

NORTHERN HWY / FEHRING LN	
CAMPBELL SHIRE COUNCIL	
CONCEPT LAYOUT PLAN	
DRAWING NO.	190814-CTP-07
SHEET NO.	01
TOTAL SHEETS	01

TRAFFICWORKS
14 Moor Hill Road, Moor Hill VIC 3009
Tel: 03 9450 1000
www.trafficworks.com.au

REVISIONS

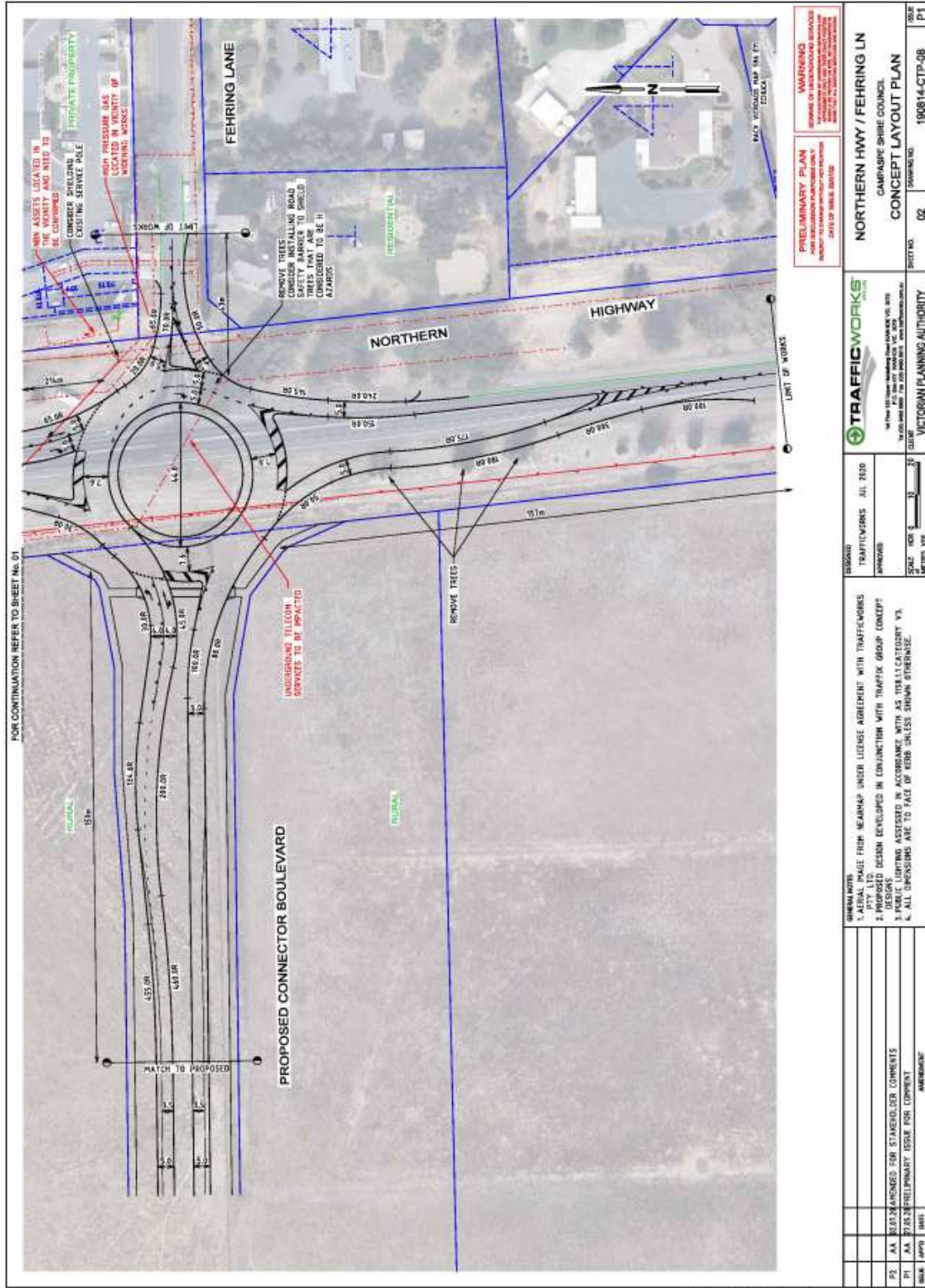
TRAFFICWORKS	JUL 2020
APPROVED	

SCALE: 1:100
DATE: 07/07/2020

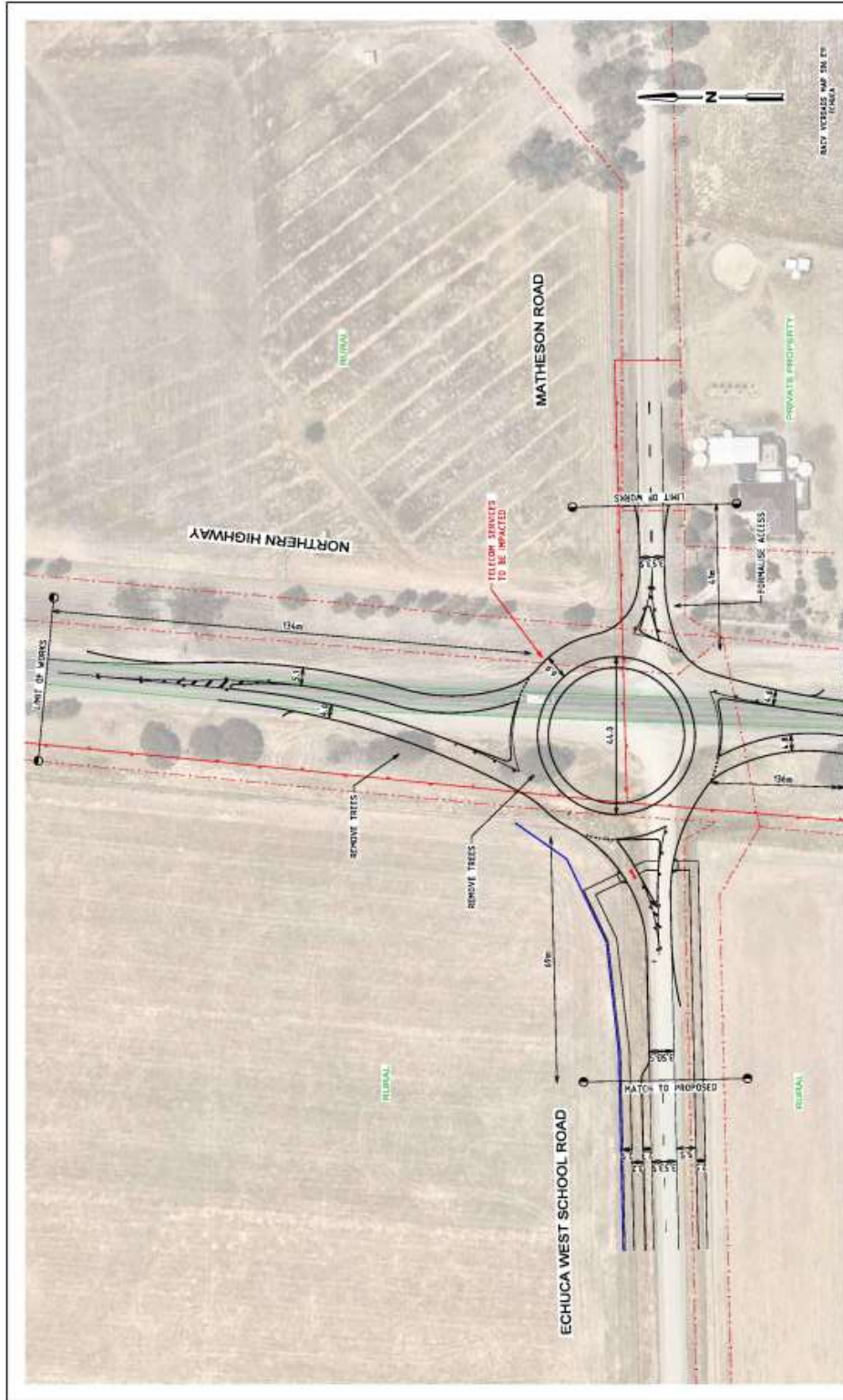
GENERAL NOTE:

1. AERIAL IMAGE FROM HEARNAP UNDER LICENSE AGREEMENT WITH TRAFFICWORKS
2. ALL DIMENSIONS DEVELOPED IN CONJUNCTION WITH TRAFFIC GROUP CONCEPT
3. PUBLIC LIGHTING ASSESSED IN ACCORDANCE WITH AS TISL/L1/LAT0207 V1.
4. ALL DIMENSIONS ARE TO FACE UNLESS SHOWN OTHERWISE.

NO.	DATE	DESCRIPTION	BY
P1	07/07/2020	PRELIMINARY ISSUE FOR COMMENT	AMENDMENT
P2	07/07/2020	FOR STAGED USER COMMENTS	



Northern Hwy / Matheson Rd IN-04						
Item	Description	Quantity	Unit	Rate \$	Amount \$	Comments
WORKS						
1	SITeworks					
1.1	Remove Existing Trees	6	Each	1,500	9,000	
1.2	Service Paving	1	Each	10,000	10,000	
1.3	Relocate Existing Telstra Infrastructure	1	Each	150,000	150,000	
1.4	Relocate Power Pole	1	Each	45,000	45,000	
2	ROAD PAVEMENT					
2.1	Earthworks		m3	80	-	
2.2	Remove Existing Pavement and Dispose of Material	385	m2	55	21,175	
2.3	New Pavement	3,576	m2	275	983,400	incl excavation - Primary Arterial
2.4	Saw Cutting	630	m	15	9,450	
3	CONCRETE WORKS					
3.1	Removal of Kerb and Channel		LM	35	-	
3.2	Removal of footpaths		m2	45	-	
3.3	New Kerb and Channel	787	LM	135	106,245	
3.4	Rebuild exist Splitter Islands (Concrete)		m2	45	-	
3.5	New Pedestrian & Cycle Paths	520	m2	100	52,000	
3.6	Pavement Crossings incl DGA and TGSs	2	Item	2,500	5,000	
3.7	Splitter Islands (info)	1,549	m2	110	170,390	
4	DRAINAGE					
4.1	Relocate Existing Side Entry Pits		Item	4,500	-	
4.2	Install New Junction Pits	4	Item	4,300	17,200	incl excavation
	Construct V-Drains		m	35	-	
4.3	Install New SEPs	8	Item	4,500	37,324	incl excavation
4.4	Install New Drain pipes	705	m	450	317,250	incl excavation
5	TRAFFIC					
5.1	Traffic Signals		Item	210,000	-	
5.2	Traffic Safety (RSA)	1	Item	3,500	3,500	
6	LANDSCAPE					
6.1	Trees New Plantings	9	No.	450	4,230	
6.2	Construct native strip	2,058	m2	25	51,438	
7	STREET LIGHTING					
7.1	Relocate existing Street Lighting		Item	4,500	-	
7.2	New Street Lighting	10	Item	12,500	130,000	
8	MISCELLANEOUS					
8.1	Line marking (lump sum)	1	Item	18,000	18,000	
8.2	Regulatory Signage (lump sum)	1	Item	10,000	10,000	
8.3	Excavation (rock)	481	m3	180	86,524	
8.4	Extend Culvert	15	Item	500	7,500	
8.5	Install driveable endwalls	2	Item	2,500	5,000	
9	OTHER					
9.1	Gas		Item	150,000	-	
9.2	Sewer		Item	150,000	-	
9.3	Telecommunications other than Telstra	1	Item	150,000	150,000	
SUB-TOTAL WORKS					\$ 2,395,115	
10	DELIVERY					
10.1	Council Fees	3.25	%		77,841	
10.2	VicRoads Fees	1.00	%		23,951	
10.3	Traffic Management	7	%		167,658	
10.4	Environmental Management	0.5	%		11,976	
10.5	Survey/Design	5	%		119,756	
10.6	Supervision & Project Management	9	%		215,560	
10.7	Site Establishment	2.5	%		59,878	
10.8	Contingency	15	%		359,267	
SUB-TOTAL DELIVERY					\$ 1,093,887	
11	TOTAL ESTIMATED COST				\$ 3,489,003	
* The estimate has been based on a Functional Layout Plan that has not yet been approved and should only be used for budgeting purposes.						
* Utility service relocation costs indicated are only indicative and a quote from the relevant utility authority should be acquired for further accuracy.						



PRELIMINARY PLAN
 THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY DECISIONS.
 DATE OF ISSUE: 01/07/2020

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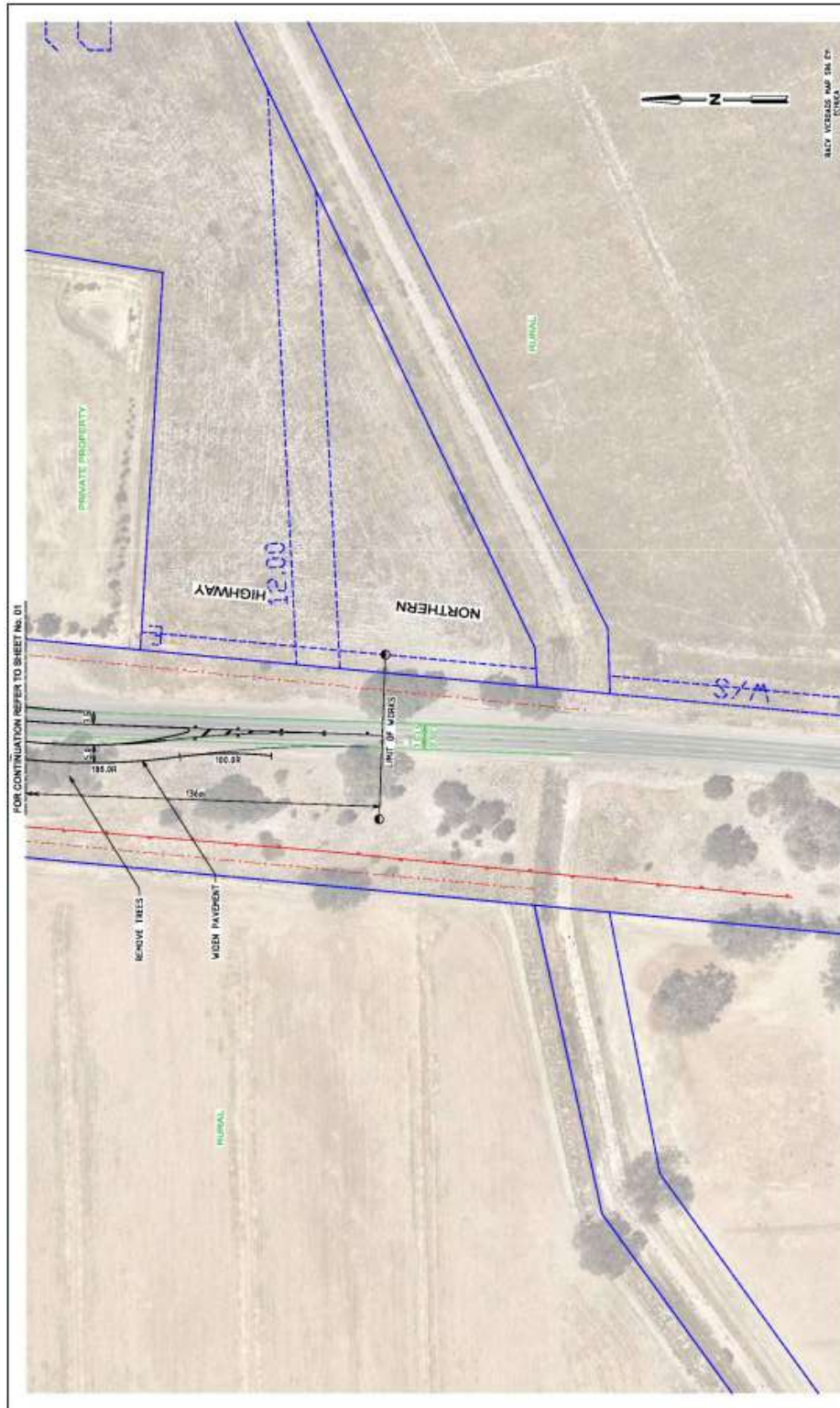
GENERAL NOTES
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FOR CONTINUATION REFER TO SHEET No. 02

NO.	DATE	REVISION
01	01/07/2020	ISSUED FOR COMMENT
02	01/07/2020	ISSUED FOR COMMENT
03	01/07/2020	ISSUED FOR COMMENT
04	01/07/2020	ISSUED FOR COMMENT

DESIGNER: TRAFFICWORKS JUL 2020
APPROVED:
SCALE: 1:500
DATE: 01/07/2020

PROJECT: NORTHERN HWY / MATHESON RD
CLIENT: CAMPAIGN SHIRE COUNCIL
CONCEPT LAYOUT PLAN
SHEET NO.: 01
DRAWING NO.: 190814-CTP-08
DATE: 01/07/2020



FOR CONTINUATION REFER TO SHEET No. 01

PRELIMINARY PLAN
 PREPARED BY: CAMPAIGN SHIRE COUNCIL
 DATE OF ISSUE: 02/07/2018

WARNING
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SCALE: 1:500
 DATE: 02/07/2018

GENERAL NOTES

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NO.	DATE	REVISION / COMMENTS	BY	CHKD
01	02/07/2018	ISSUED FOR STAKEHOLDER COMMENTS		
02	02/07/2018	PRELIMINARY ISSUE FOR COMMENT		

PROJECT: NORTHERN HWY / MATHESON RD
 SHEET: 02 OF 02
 DRAWING NO: 190814-CTP-10

6.2.2 Drainage infrastructure cost estimates

Bill of Quantity Estimates**Northern Precinct**

The following is a estimate of quantities for planning purposes only. Refer to Functional Design drawings sheets 1 to 24 for detail

ITEM	DESCRIPTION	AMOUNT
1	PRELIMINARIES	
1.1	Allowance for geotechnical and contamination studies	\$100,000
1.2	Allowance for flow diversions past project area	\$150,000
1.3	Allowance for vegetation removal offset	\$30,000
1.4	Contract preliminaries including site establishment, and compliance with the general conditions of contract.	\$10,000
1.5	Pre planting weed control (min 2 sprays Roundup Bioactive)	\$10,000
		\$300,000

ITEM	DESCRIPTION	AMOUNT
2	CONSTRUCTED WATERWAY BETWEEN STRATTON ROAD AND WETLAND 1 (CHAINAGE 3508 TO 3829)	
2.1	Siteworks and earthworks	\$184,569
2.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$232,650
2.3	Drainage structures / rockwork	\$0
		\$417,219

ITEM	DESCRIPTION	AMOUNT
3	WETLAND 1 INCLUDING SEDIMENT BASINS 1 TO 6 (CHAINAGE 2059 TO 3508)	
3.1	Earthworks & demolition works	\$4,559,306
3.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$1,390,227
3.3	Drainage sewer / rockwork	\$191,325
		\$6,140,858

ITEM	DESCRIPTION	AMOUNT
4	WETLAND 2 INCLUDING SEDIMENT BASINS 7 TO 11 (CHAINAGE 1151 TO 2059)	
4.1	Earthworks & demolition works	\$2,717,335
4.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$908,977
4.3	Drainage sewer / rockwork	\$102,490
		\$3,728,802

ITEM	DESCRIPTION	AMOUNT
5	CONSTRUCTED WATERWAY FROM WETLAND 2 TO THE SHIRE RESERVE (CHAINAGE 756 TO 1151)	
5.1	Siteworks and earthworks	\$368,649
5.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$277,850
5.3	Drainage structures / rockwork	\$50,000
		\$696,499

ITEM	DESCRIPTION	AMOUNT
6	CONSTRUCTED WATERWAY FROM THE SHIRE RESERVE TO MOUNT TERRICK ROAD (CHAINAGE 580 TO 756)	
6.1	Siteworks and earthworks	\$148,760
6.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$213,000
6.3	Drainage structures / rockwork	\$75,000

6.4	Miscellaneous	\$21,120
		\$457,880

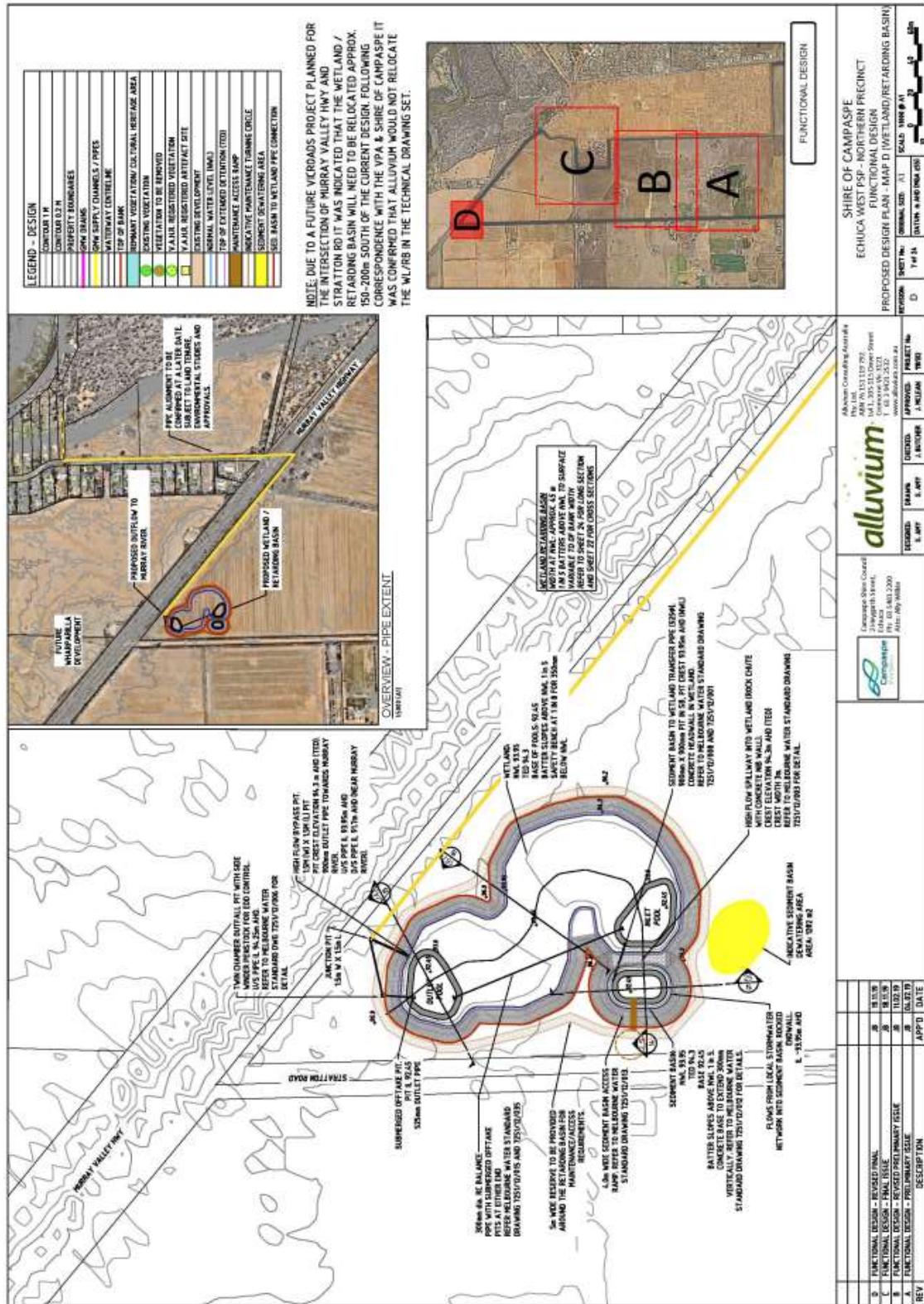
ITEM	DESCRIPTION	AMOUNT
7	CONSTRUCTED WATERWAY FROM MOUNT TERRICK ROAD TO MURRAY VALLEY HIGHWAY OUTFALL (CHAINAGE 0 to 580)	
7.1	Siteworks and earthworks	\$659,525
7.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$450,325
7.3	Drainage structures / rockwork	\$0
7.4	Miscellaneous	\$9,600
		\$1,119,450

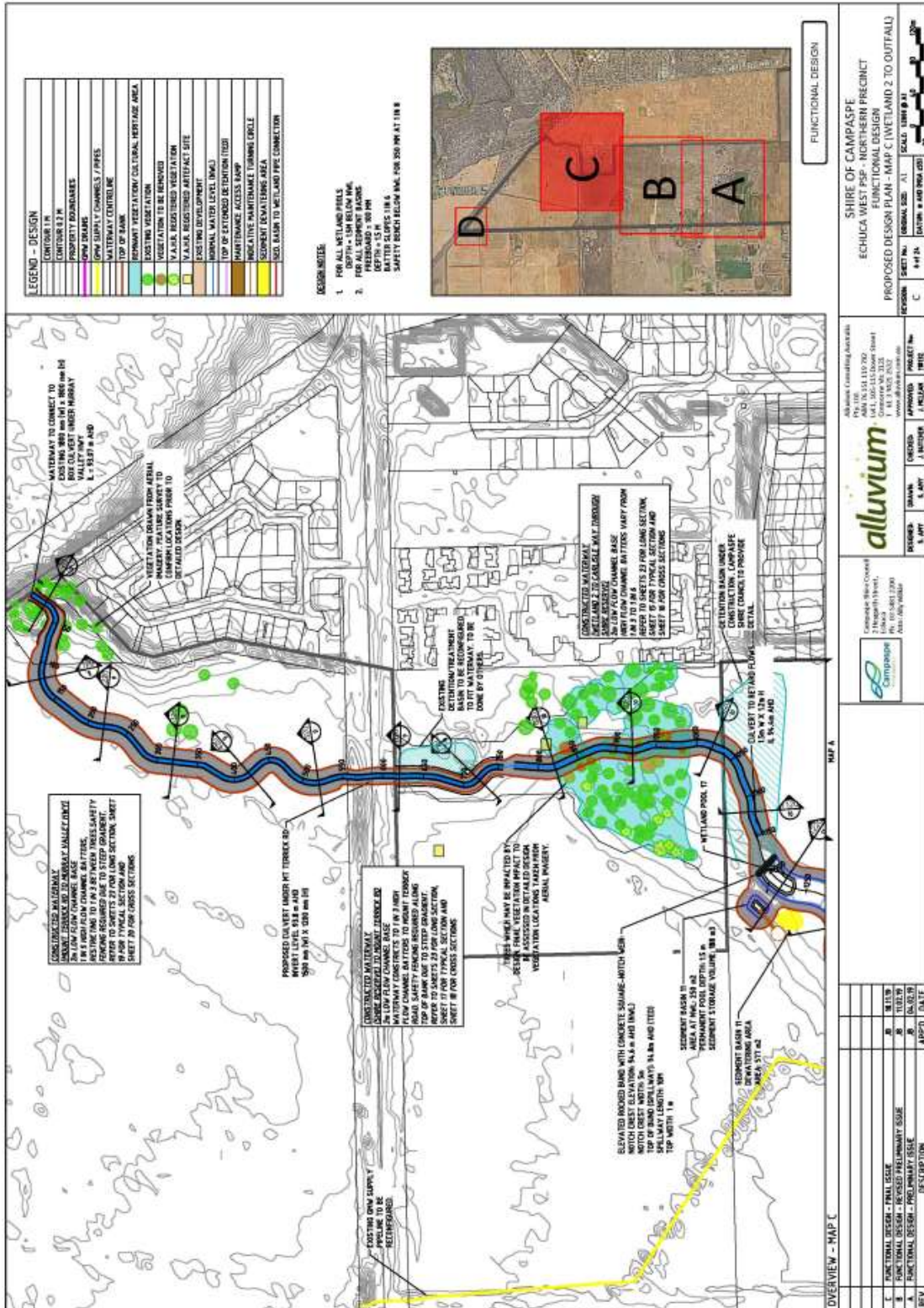
ITEM	DESCRIPTION	AMOUNT
8	WETLAND / RETARDING BASIN	
8.1	Earthworks & demolition works	\$640,398
8.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$222,896
8.3	Drainage sewer / rockwork	\$661,238
		\$1,524,532

ITEM	Description of Works	TOTAL
9	MAINTENANCE	
9.1	Civil Works Defects Maintenance incl pits, pipes and rockwork.	\$90,000
9.2	Reinstate worn and other non paved areas damaged by the Contractor within or outside the project area with 100mm depth consolidated stockpiled topsoil and tube stock @ 4/m ² and 100mm mulch.	\$20,000
9.3	Grass establishment maintenance to first cut incl oversow of bare patches where required	\$15,000
9.4	3 months Plant Establishment maintenance period of all soft landscape works including watering of bank planting using irrigation system (no water supply costs to contractor) and trees during establishment, weed control of all planted areas as per specification.	\$60,000
9.5	36 months Plant Maintenance period of all soft landscape works including watering of bank planting using irrigation system (no water supply costs to contractor) and trees during establishment, weed control of all planted areas as per specification.	\$190,000
		\$375,000
SUBTOTAL CIVIL & PLANTING WORKS		\$14,760,241

ITEM	DESCRIPTION	QUANTITY	AMOUNT
10	DELIVERY		
10.1	Council Fees (3.25%)	3.25%	\$479,707.83
10.2	VicRoads Fees (1%)	1.00%	\$147,602.41
10.3	Traffic Management (5%)	5.00%	\$738,012.05
10.4	Environmental Management (0.5%)	0.50%	\$73,801.20
10.5	Survey & Design (5%)	5.00%	\$738,012.05
10.6	Supervision & Project Management (9%)	9.00%	\$1,328,421.68
10.7	Site Establishment (2.5%)	2.50%	\$369,006.02
10.8	Contingency (15%)	15.00%	\$2,214,036.14
SUBTOTAL DELIVERY			\$6,088,599

TOTAL ESTIMATED COST (ex. GST)	\$20,848,840
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Bill of Quantity Estimates

Southern Precinct

The following is an estimate of quantities for planning purposes only. Refer to Functional Design drawings sheets 1 to 29 for detail

ITEM	DESCRIPTION	AMOUNT
1	PRELIMINARIES	
1.1	Allowance for geotechnical and contamination studies	\$100,000
1.2	Allowance for flow diversions past project area	\$150,000
1.3	Allowance for vegetation removal offset	\$10,000
1.4	Pre planting weed control (min 2 sprays Roundup Bioactive)	\$40,000
		\$300,000

ITEM	DESCRIPTION	AMOUNT
2	WETLAND / WATERWAY - ALIGNMENT 1	
	WETLAND 1 (INC. SB1 and SB2)	
2.1	Siteworks and earthworks	\$737,337
2.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$383,667
2.3	Drainage structures / rockwork	\$88,600
2.4	Miscellaneous (SB access)	\$9,730
	WETLAND 2 (INC. SB3, SB4 and SB5)	
2.5	Siteworks and earthworks	\$1,519,764
2.6	Planting (including preliminaries, vegetation, maintenance & establishment)	\$747,405
2.7	Drainage structures / rockwork	\$100,400
2.8	Miscellaneous (SB access)	\$14,595
		\$3,601,497

ITEM	DESCRIPTION	AMOUNT
3	WETLAND / WATERWAY - ALIGNMENT 2	
	WETLAND 3 (INC. SB7 and SB12)	
3.1	Siteworks and earthworks	\$1,219,571
3.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$742,566
3.3	Drainage structures / rockwork	\$38,600
3.4	Miscellaneous (SB access)	\$9,730

\$2,010,467

ITEM	DESCRIPTION	AMOUNT
4	WETLAND / WATERWAY - ALIGNMENT 3	
	WETLAND 4 (INC. SB6)	
4.1	Siteworks and earthworks	\$1,147,189
4.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$480,391
4.3	Drainage structures / rockwork	\$101,800
4.4	Miscellaneous (SB access)	\$4,865
	WETLAND 5 (INC. SB8 and SB9)	
4.5	Siteworks and earthworks	\$1,514,076
4.6	Planting (including preliminaries, vegetation, maintenance & establishment)	\$1,094,031
4.7	Drainage structures / rockwork	\$38,600
4.8	Miscellaneous (SB access)	\$9,730
		\$4,390,682

ITEM	DESCRIPTION	AMOUNT
5	WETLAND / WATERWAY - ALIGNMENT 4	
	WETLAND 6 (INC. SB10 and SB11)	
5.1	Siteworks and earthworks	\$1,796,249
5.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$862,499
5.3	Drainage structures / rockwork	\$94,600
5.4	Miscellaneous (SB access)	\$9,730
	WETLAND 7 (INC SB 13, SB14 and SB15)	
5.5	Siteworks and earthworks	\$1,967,842
5.6	Planting (including preliminaries, vegetation, maintenance & establishment)	\$953,011
5.7	Drainage structures / rockwork	\$125,400
5.8	Miscellaneous (SB access)	\$14,595
		\$5,823,926

ITEM	DESCRIPTION	AMOUNT
6	WATERWAY - ALIGNMENT 5	
6.1	Siteworks and earthworks	\$540,830

6.2	Planting (including preliminaries, vegetation, maintenance & establishment)	\$401,374
6.3	Drainage structures / rockwork	\$50,000
		\$992,204

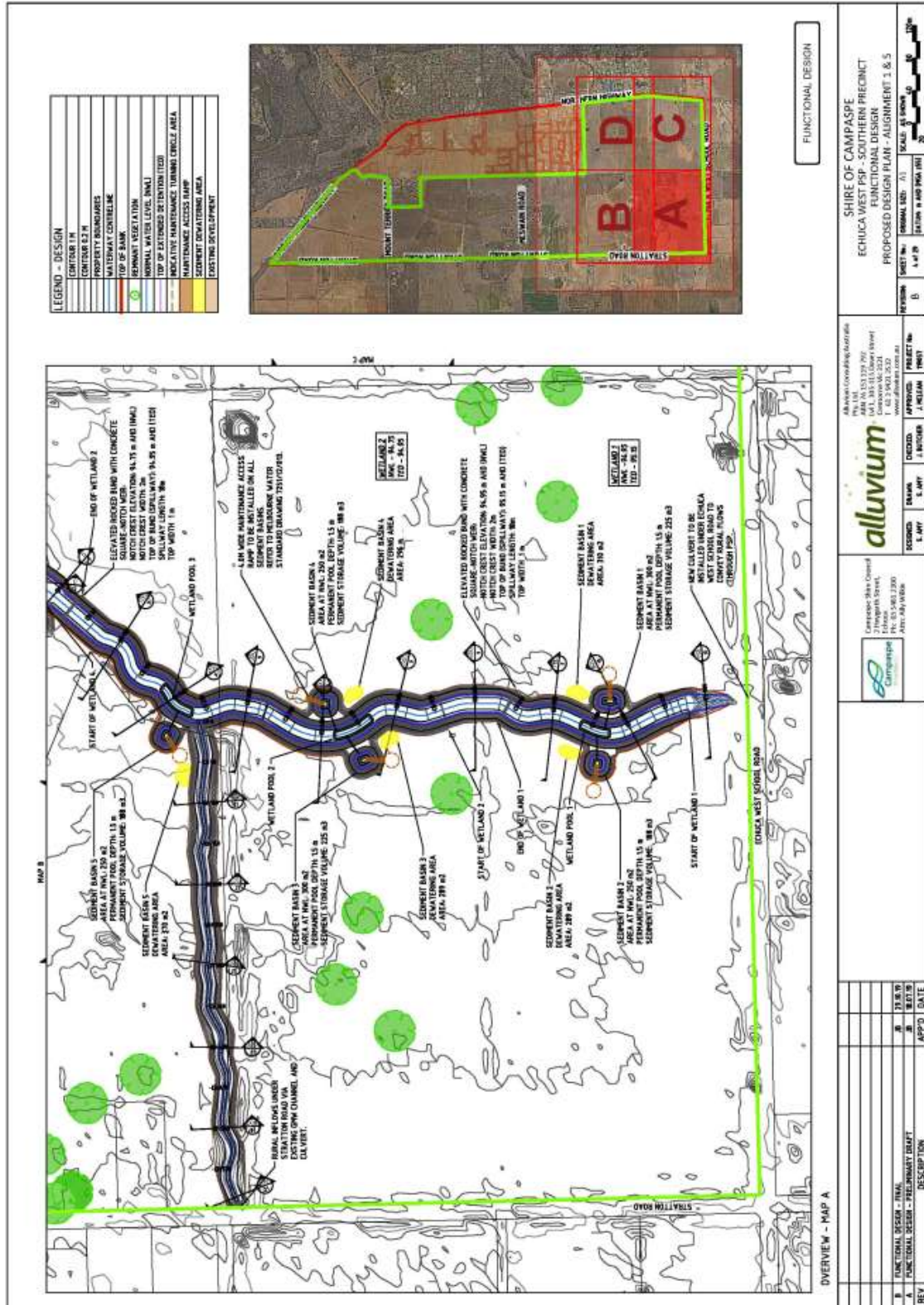
ITEM	DESCRIPTION	AMOUNT
7	OUTFALL DRAINAGE (EAST OF NORTHERN HWY)	
7.1	Siteworks and earthworks	\$110,280
7.2	New culvert Northern Highway	\$253,311
		\$363,591

ITEM	DESCRIPTION	AMOUNT
8	GMW ASSET DIVERSIONS/ REALIGNMENTS	
8.1	Conversion of GMW channel 2/1/3/14 to a pipeline and realignment (pipe sizing to occur in detailed design; outside of scope of this work)	\$479,500
		\$479,500

ITEM	Description of Works	TOTAL
9	MAINTENANCE	
9.1	Civil Works Defects Maintenance incl pits, pipes and rockwork.	\$90,000
9.2	Reinstate worn and other non paved areas damaged by the Contractor within or outside the project area with 100mm depth consolidated stockpiled topsoil and tube stock @ 4/m ² and 100mm mulch.	\$20,000
9.3	Grass establishment maintenance to first cut incl oversow of bare patches where required	\$15,000
9.4	3 months Plant Establishment maintenance period of all soft landscape works including watering of bank planting using irrigation system (no water supply costs to contractor) and trees during establishment, weed control of all planted areas as per specification.	\$60,000
9.5	36 months Plant Maintenance period of all soft landscape works including watering of bank planting using irrigation system (no water supply costs to contractor) and trees during establishment, weed control of all planted areas as per specification.	\$190,000
		\$375,000
SUBTOTAL CIVIL & PLANTING WORKS		\$18,336,867

ITEM	DESCRIPTION	QUANTITY	AMOUNT
10	DELIVERY		
10.1	Council Fees (3.25%)	3.25%	\$595,948
10.2	VicRoads Fees (1%)	1.00%	\$183,369
10.3	Traffic Management (5%)	5.00%	\$916,843

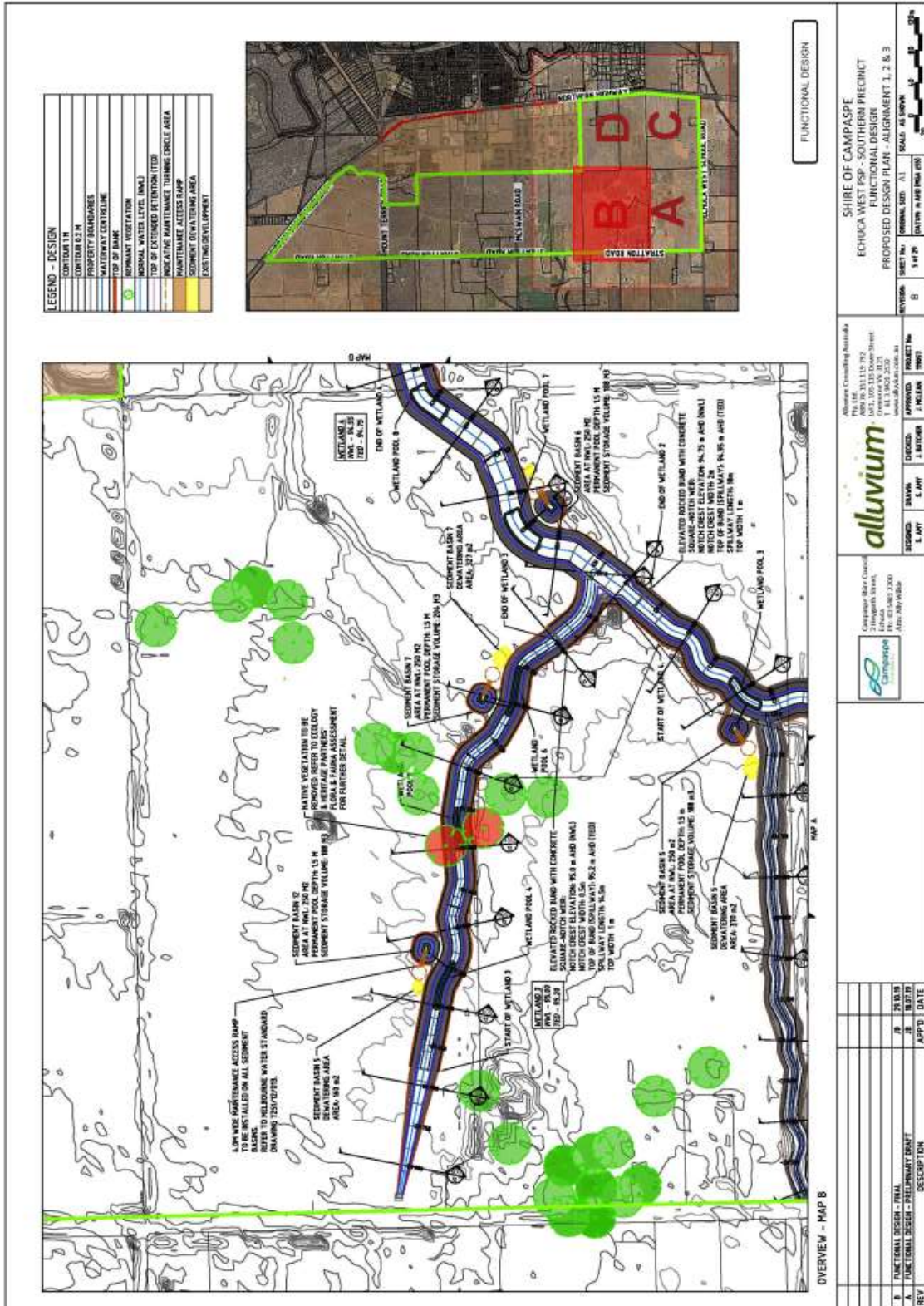
10.4	Environmental Management (0.5%)	0.50%	\$91,684
10.5	Survey & Design (5%)	5.00%	\$916,843
10.6	Supervision & Project Management (9%)	9.00%	\$1,650,318
10.7	Site Establishment (2.5%)	2.50%	\$458,422
10.8	Contingency (15%)	15.00%	\$2,750,530
SUBTOTAL DELIVERY			\$7,563,958
TOTAL ESTIMATED COST (ex. GST)			\$25,900,825

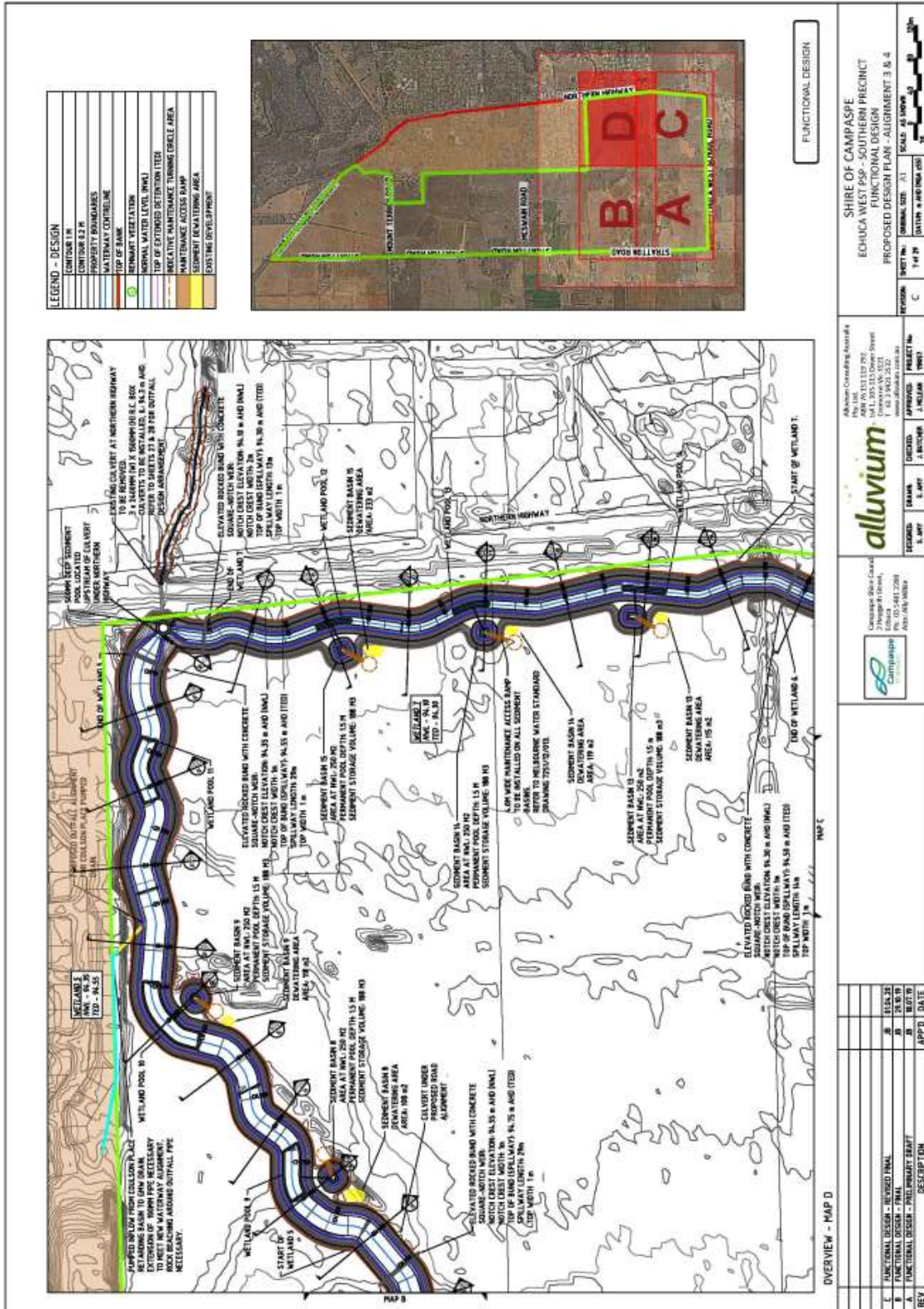


FUNCTIONAL DESIGN

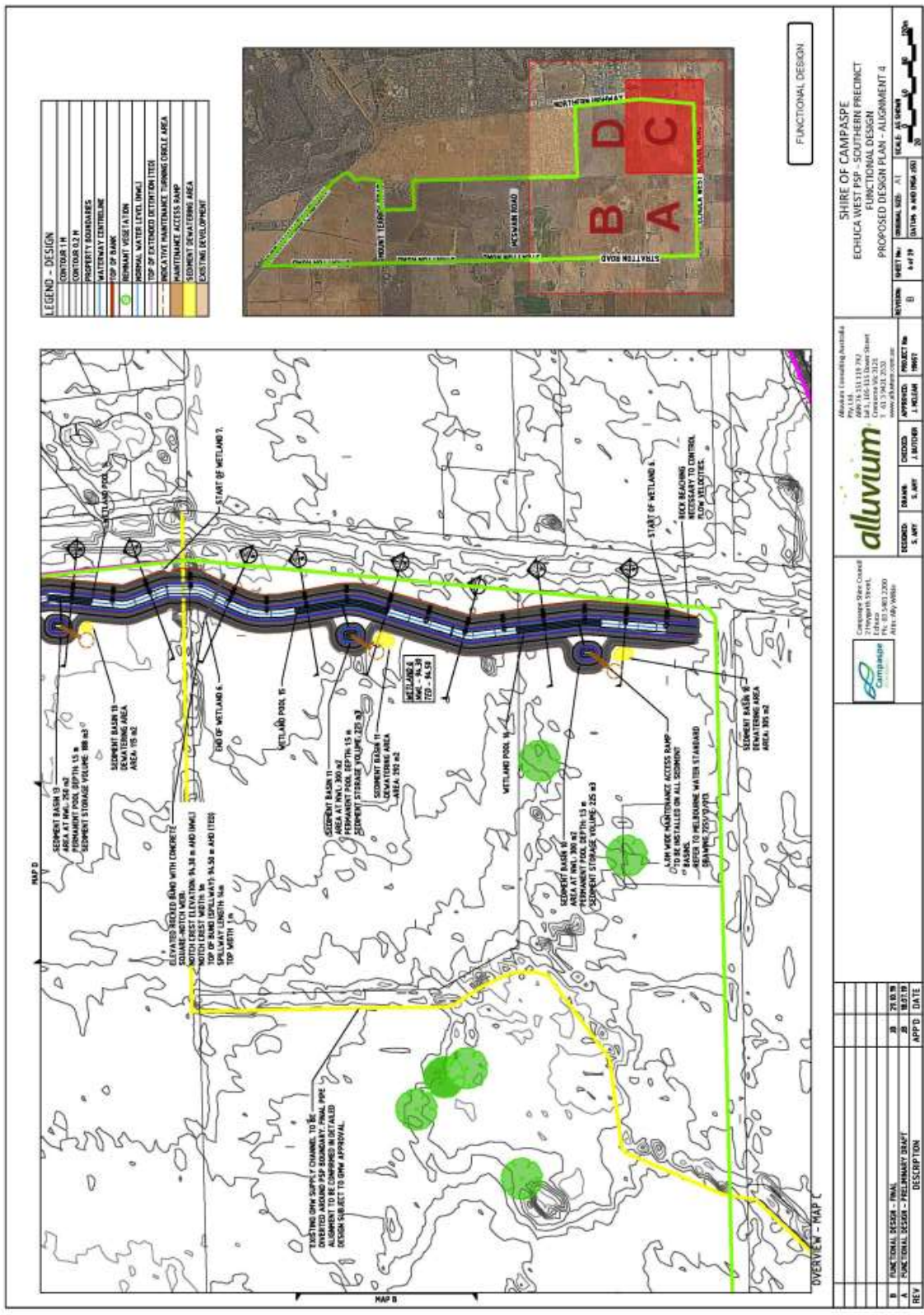
REV	DATE	DESCRIPTION
B	13/08/20	FINAL DESIGN - FINAL
A	08/07/20	FUNCTIONAL DESIGN - PRELIMINARY DRAFT
REV		

 Campaspe (Shire Council) 7 Highgate Street, Echuca VIC 3620 Ph: 03 582 1200 Attn: Ashy Williams	 Alluvium Consulting (Pty) Ltd Ph: 03 582 1200 Ashy Williams Ashy Williams Ph: 03 582 1200 Ashy Williams	APPROVED: J. WILLIAMS DECIDED: J. WILLIAMS DRAWN: S. MPT RECORDED: S. MPT PROJECT NO: 19017 REVISION: (1) SHEET NO: 1 of 10 ECHUCA WEST PSP - SOUTHERN PRECINCT FUNCTIONAL DESIGN PROPOSED DESIGN PLAN - ALIGNMENT 1 & 5
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ECHUCA WEST – DEVELOPMENT CONTRIBUTIONS PLAN – AUGUST 2020





Echuca West
Development Contributions Plan – August 2020



Echuca West

Precinct Structure Plan

August 2020



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1 INTRODUCTION

The Echuca West Precinct Structure Plan (PSP) has been prepared by the Victorian Planning Authority (VPA) in partnership with Campaspe Shire Council and with the assistance of Government agencies, service authorities and major stakeholders.

The PSP is a long-term plan for urban development. It describes how the land is to be developed as well as how and where services are planned to support development.

Generally, the PSP:

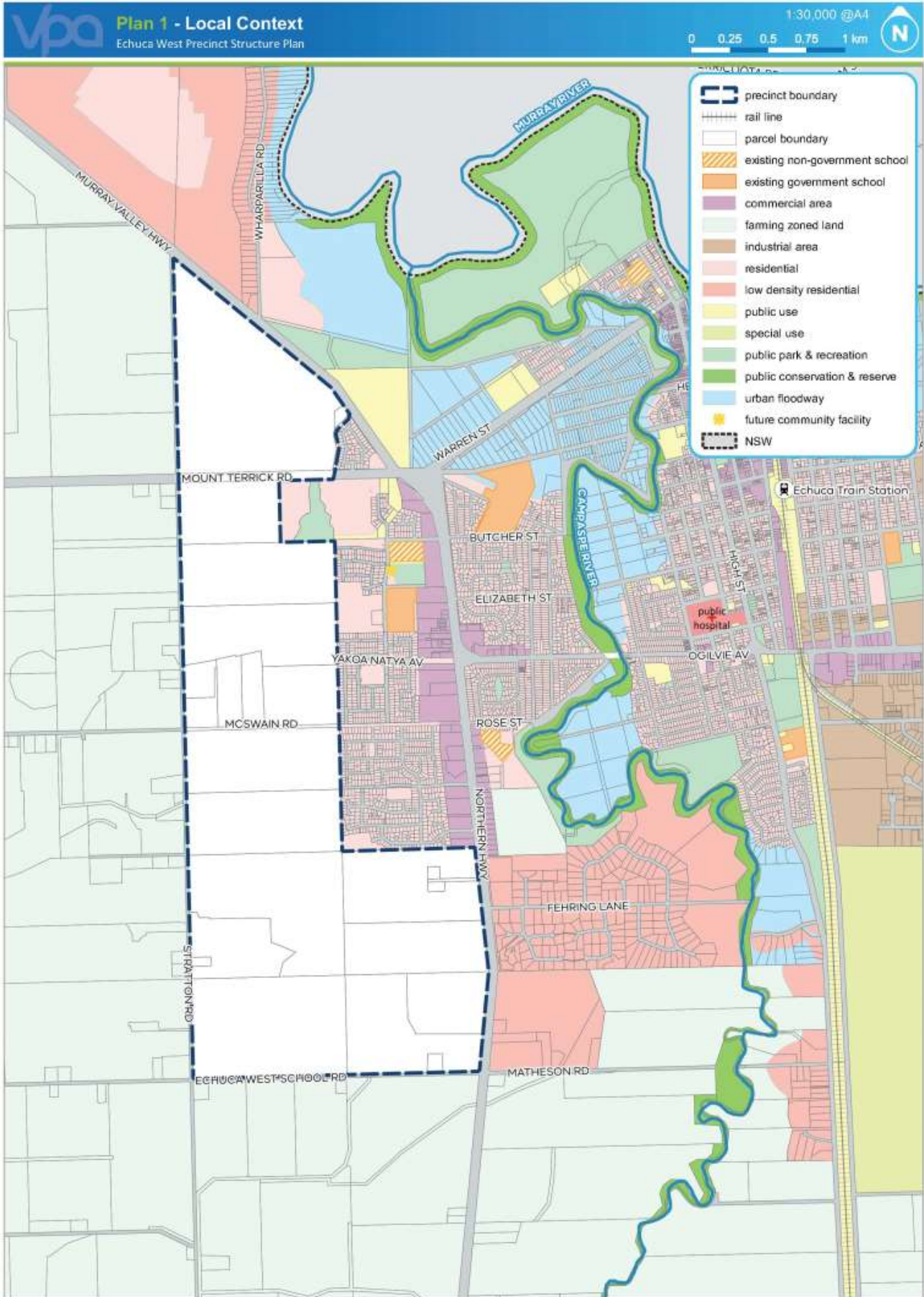
- Sets out plans to guide the delivery of quality urban environments in accordance with relevant local and Victorian Government guidelines listed below;
- Enables the transition of non-urban to urban land;
- Sets the vision for how land should be developed and the outcomes achieved;
- Outlines the projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle;
- Sets out objectives, guidelines and requirements for land use, development; and subdivision; and
- Provides Government agencies, the Council, developers, investors and local communities with certainty about future development.
- Acknowledges that development must also comply with other Acts and approvals where relevant.

The PSP is informed by:

- State and Local Planning Policy Framework as set out in the Campaspe Planning Scheme
- Plan Melbourne 2017 - 2050 (DELWP, 2017)
- Loddon Mallee North Regional Growth Plan (Department of Transport, Planning and Local Infrastructure, 2014)
- Precinct Structure Planning Guidelines (Growth Areas Authority, 2008)
- Echuca Housing Strategy (Beca Pty Ltd, 2011)
- Echuca Commercial Strategy, (Shire of Campaspe, 2018)
- Infrastructure Design Manual (Local Government Infrastructure Design Association).
- A series of technical background reports.

The following planning documents have been developed in parallel with the PSP to inform and direct the future planning and development of the precinct:

- Echuca West Background Report, as described in section 1.3 of the PSP
- Echuca West Development Contributions Plan, as described in section 1.4 of the PSP



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1.1 How to read this document

This PSP guides land use and development where a planning permit is required under the Urban Growth Zone Schedule 1 (Clause 37 of the Campaspe Planning Scheme), or any other provision of the planning scheme that references the PSP.

A planning application and planning permit must implement the outcomes of the PSP. The outcomes are expressed as the vision and objectives of the PSP.

Each element of the PSP contains requirements and guidelines as relevant.

REQUIREMENTS must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in this precinct structure plan. A requirement may reference a plan, table or figure in the PSP.

GUIDELINES express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline implements the outcomes the responsible authority may consider the alternative. A guideline may reference a plan, table or figure in the PSP.

Meeting these requirements and guidelines will implement the outcomes of the PSP. Development must also comply with other Acts and approvals, where relevant (e.g. the Aboriginal Heritage Act 2006 in the case of cultural heritage, among others).

Not every aspect of land use and development is addressed in the PSP and a responsible authority may manage development and issue permits as relevant under its general discretion.

1.2 Land to which this Precinct Structure Plan applies

The PSP applies to approximately 615 hectares of land located to the west of the Echuca CBD. The PSP is generally bound by Murray Valley Highway to the north, established Echuca West and the Northern Highway to the east, Echuca West School Road to the south and Stratton Road to the west.

The PSP is the primary growth front in Echuca and will represent the next 40 years of residential land supply for the municipality. The precinct is topographically flat and historically has supported farming uses, including grazing; as such existing irrigation channels and drainage assets adjoin and transverse the precinct. Decommissioning of drainage channels will occur as part of the redevelopment of the precinct as guided by the drainage authorities and the Echuca West drainage strategy. The PSP adjoins existing development of Echuca West which includes a government and non-government primary school, the planned Echuca West Integrated Children's Facility and the Echuca West Neighbourhood Convenience Centre.

1.3 Background Information

Detailed background information on the precinct is available, including the local and municipal context, history, biodiversity, visual character, landform and topography, land contamination, cultural heritage, integrated water management, transport, economic and retail provision, and community infrastructure. This information is summarised in the Echuca West Precinct Structure Plan Background Report and has informed the preparation of the PSP.

1.4 Echuca West Development Contributions Plan

The Echuca West Development Contributions Plan (DCP) has been developed in parallel with the PSP to inform and direct the future planning and development of the Precinct. The DCP requires development proponents to make a contribution toward infrastructure.

The DCP sets out the requirements for infrastructure funding across the precinct. The DCP is a separate document incorporated into the Campaspe Planning Scheme and is implemented through Schedule 1 to Clause 45.06 Development Contributions Plan Overlay (DCPO).





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2 OUTCOMES

2.1 Vision

Located on the banks of the Murray River and Campaspe River, Echuca is a regional growth centre, attracting future residents with its natural amenity, history, lifestyle and employment opportunities.

The Echuca West precinct will be home to the majority of new residents to Echuca and thereby assist and strengthen the growth of this regional centre. The precinct will extend from existing development in Echuca West along Wilkinson Drive, Mount Terrick Road and McSwain Road and integrate cohesively as development extends to the west.

The Echuca West Precinct Structure Plan (PSP) provides a strong framework for the delivery of high-quality residential neighbourhoods in a rural setting. Development will be well connected to the existing Echuca township and neighbourhoods, with access to a range of facilities and efficient connection to the Northern and Murray Valley Highway and Warren Street.

The unique topography of the site offers the opportunity to provide bespoke housing with generous setbacks. Well-defined urban character that has a strong relationship to the surrounding rural landscape will be encouraged. Sustainable housing will have a strong emphasis on creating a high-quality urban environment supported by landscaping and open spaces.

Open spaces will incorporate existing native vegetation and places of Aboriginal cultural heritage with appropriate signage and informational resources. The drainage corridor running through the precinct will contribute to local amenity and local habitat biodiversity, via the provision of linear walking trails and passive park areas for informal recreation activities and indigenous and native species plantings.

The foundations for this vision are based on an urban structure comprising a walkable and cyclable street and trail network, housing and lifestyle choices, local schools, and safe, attractive and functional open spaces. In turn, it will foster a diverse local community in an attractive setting.

2.2 Objectives

The development of the Echuca West PSP area is guided by a set of key objectives.

OBJECTIVES	
Urban character, heritage and housing	
01	Create a high amenity urban environment through the provision of well-designed housing, pedestrian and cycle friendly streets and attractive open spaces and park networks.
02	Promote a diversity of lots sizes and housing options that meet the needs of the future community.
03	Provide urban design outcomes which recognise the history of the site, its relationship to neighbouring farmland and provide an appropriate transition from rural to urban landscapes.
Retail Centres	
04	Reinforce the primacy of the Echuca CBD to provide the service, employment and retail needs for the new community.
Open space, community facilities and education	
05	Establish public open space assets that are visually and physically linked via the local road network and associated pedestrian and cycling trails.
06	Orientate development towards open spaces to maximise their activation and passive surveillance and create a catalyst for architectural diversity.

Transport and movement	
07	Create a road network that is permeable and facilitates efficient and direct pedestrian, cyclist and vehicle movement and road based public transport.
08	Provide alternatives to the use of private vehicles through the creation of direct links to commercial areas, schools and community assets for pedestrian, cyclists and public transport users.
09	Create a shared path network that connects well with the existing and future planned connections to the Murray River and Campaspe River trails.
Biodiversity, native vegetation and hazard management	
010	Ensure that the bushfire risk is considered in the layout, staging and design of development and the local street network.
011	Create a linear drainage network that achieves a balance between water quality, biodiversity, recreation and visual amenity while maximising developable land.
Integrated water management and utilities	
012	Deliver an integrated and resilient waterway system that supports liveable and sustainable communities, protects the environmental health of urban waterways including the Campaspe and Murray Rivers and that delivers an efficient and safe water service
013	Maximise the amenity benefits of stormwater, drainage and water quality assets by integrating them into the urban landscape and open space network.
Precinct infrastructure plan and staging	
014	Ensure all lots have timely access to potable water, electricity, reticulated sewerage, drainage, gas and telecommunications services.
015	Install essential services in a way that does not impede the ability to plant canopy trees in streets and along easements and minimises the impact on existing landscape features.
016	Ensure that development staging is co-ordinated with the delivery of key local and state infrastructure
017	Ensure that development responds to the staged decommissioning of GMW drains/channels



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2.3 Land Use Budget

The land use budget in Table 1 provides a summary of the land required for transport, community facilities, education facilities, and open space and identifies the total amount of land available for development in the precinct.

The net developable area (NDA) is established by deducting the land requirements for transport, community facilities, public and private education facilities, open space (sports reserves and local parks), drainage corridors, conservation areas and other encumbered land from the gross developable area (GDA).

The Summary Land Use Budget for the Echuca West PSP is located in Table 1 below and a Site Specific Land Use Budget is located in Appendix A.

The PSP will generate approximately 5,000 dwellings to accommodate more than 14,000 new residents.

Table 1 Summary land use budget

Description	HECTARES		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	614.91		
Transport			
Arterial Road Widening and Intersection Flaring (DCP land)	0.44	0.07%	0.09%
Non-Arterial Road Reserve – Existing Road Reserve	7.85	1.28%	1.57%
Sub-total Transport	8.29	1.3%	1.66%
Open Space			
Uncredited open space			
Waterway and Drainage Reserve (DCP land)	53.31	8.51%	10.45%
Sub-total uncredited open space	52.31	8.51%	10.45%
Credited open space			
Local sports reserve (DCP land)	6.71	1.1%	1.34%
Local Parks (via CI 52.01)	46.89	8.51%	10.70%
Sub-total credited open space	53.60	8.51%	10.70%
Total All Open Space	105.90	17.2%	21.15%
TOTAL NET DEVELOPABLE AREA - (NDA) Ha	500.72	81.43%	

NOTE: The summary land budget included in this table clearly sets out the NDA for the PSP. The NDA will not be amended to respond to minor changes to land budgets that may result from the subdivision process for any other reason than those stated above, unless the variation is agreed to by the responsible authority.

The land budget has been prepared to reflect current advice from Campaspe Shire Council regarding land required for drainage assets as part of the preparation of the drainage scheme for the PSP area. The land required for drainage assets may be subject to minor refinement through the subdivision process.



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3 IMPLEMENTATION

3.1 Urban Character, Heritage & Housing

3.1.1 Urban Character

REQUIREMENTS	
R1	Street trees must be provided on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, in accordance with relevant Council landscaping guidelines unless otherwise agreed by the responsible authority.
R2	All public landscaped areas must be planted and designed to the satisfaction of the responsible authority.
R3	Street tree planting must use locally appropriate species and be consistent with any guidance provided on the relevant cross section within this PSP, unless otherwise approved by the responsible authority.
GUIDELINES	
G1.	Street networks within subdivisions should be designed to maximise the number of connections and direct views to local parks and co-located serviced open space.
G2.	High quality landscape treatments should be provided throughout the precinct to reinforce the movement hierarchy and establish local character, most particularly in streetscapes and along waterway corridors.
G3.	Built form on corner lots should positively address both frontages through the use of architectural treatments and landscaping.
G4.	A consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the type and role of street or public space, unless otherwise agreed by the responsible authority.
G5.	Hard landscaped areas within open space should incorporate local materials, natural colours and finishes to complement the landscape heritage.
G6.	Incorporate materials salvaged from decommissioned farming operations in the precinct should be incorporated into landscape features, where appropriate.

3.1.2 Heritage

REQUIREMENTS	
R4	Any subdivision and/or development of land adjoining a future heritage site identified on Plan 4, must be respectful of the scale, form, siting and heritage significance of the place or building to the satisfaction of the responsible authority.
R5	A mandatory Cultural Heritage Management Plan must be prepared prior to development or disturbance of land in areas identified for Aboriginal Cultural Heritage Sensitivity as shown on Plan 4.
R6	Sites of Aboriginal Cultural Heritage significance conserved within the PSP area must be incorporated into development to the satisfaction of the Yorta Yorta (or Aboriginal Victoria in its absence), and in accordance with any future Cultural Heritage Management Plan.
GUIDELINES	
G7.	Development of land adjoining 437 Stratton Road, Echuca West identified on Plan 4 should respect the heritage character of the property in accordance with HO615
G8.	For area outside the area of Aboriginal Cultural Heritage Significance a voluntary Cultural Heritage Management Plan or cultural heritage due diligence assessment should be undertaken prior to development or disturbance of that land.

G9.	Proponents undertaking development of land identified on the Victorian Aboriginal Heritage Register, and/or with high Aboriginal cultural heritage values including those identified on Plan 4, should liaise with the Yorta Yorta (or Aboriginal Victoria in its absence) to ascertain whether heritage interpretation is appropriate in these identified locations, and how the heritage site(s) should be incorporated into the design of the subdivision.
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3.1.3 Housing

Lot Size and Housing Density

The overall housing density target for the precinct is based on Net Developable Area (NDA), which is defined as:

- The total amount of land within the precinct that is available for development of housing including, lots, local streets and connector streets. It excludes land set aside for community facilities, education facilities, arterial roads, unencumbered open space and encumbered open space such as waterways, ecological and heritage conservation.

The precinct is divided into two housing density areas (large lot interface and standard neighbourhood) that are illustrated on Plan 4 and located in response to:

- Large lot interface – lots that immediately interface the farming zone boundary of the precinct.
- Standard residential – lots that make up the balance of developable land area of the PSP

Table 2: Estimated housing yield and distribution

Residential	NDA (Ha)	Approx. Dwelling Density (ha)	Approx. Dwellings	Assumed approx. avg lot size (m ²)	% of total lots	% of NDA
Large lot interface	44.56	5	223	2,000	4.25%	8.8%
Standard residential	456.40	11	5,020	900	95.75%	91.2%
Total yield against NDA	500.90		5,243		100%	100%

Table 3 provides an example of the typical housing types that might be provided on a range of lot sizes that support the housing diversity objective.

Table 3: Housing delivery guide

Character area	Housing Type Range
Large lot interface	All developments within the identified large lot interface on Plan 4, should be sited and designed to protect the existing rural landscape character of the adjacent areas.
Standard residential	All developments within the balance of residential areas shown on Plan 4 should provide a lot range that supports the delivery of a diversity of housing types. Smaller lots are encouraged in areas within proximity to retail etc.

REQUIREMENTS

R7	Subdivision of land must deliver an overall minimum average density of as outlined in table 2
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	Where a subdivision proposal represents a single stage or limited number of stages, proponents should demonstrate how the subdivision will contribute to the eventual satisfaction of this requirement through further stage of development to the satisfaction of the responsible authority.
R8	Residential subdivisions must deliver a broad range of lot sizes capable of accommodating a variety of housing types to cater to a range of lot prices and promote affordability. Table 3 should be used as a guide to demonstrate this requirement has been met.
R9	Subdivision of land in the designated large lot interface area shown in Plan 4 must: <ul style="list-style-type: none"> • Provide a building envelope to address the rural interface • Not exceed a maximum lot size of 2,000 square metres • Provide rural fencing that is low scale and visually permeable to facilitate the rural lifestyle character of this area, and • maximise side setbacks and create openness between the dwellings.
R10	Dwellings must front or side: <ul style="list-style-type: none"> • Waterway, drainage reserve and the open space network (including local parks) • Arterial roads, connector and local streets The siding of lots to waterways, open space and primary street frontages must be kept to a minimum.
R11	Residential subdivision applications must demonstrate how the subdivision has been designed to minimise adverse amenity impacts on any existing lots directly abutting the development, where appropriate.
R12	Subdivision applications must include indicative layouts for any lots identified for future development of medium density or integrated housing that suitably demonstrate: <ul style="list-style-type: none"> • Potential dwelling yield • Active interfaces with adjacent street, open space and waterways • Safe and effective internal vehicle and pedestrian circulation • Delivery of dwelling diversity and lot size diversity • Servicing arrangements.
R13	Any development in proximity to roadways that trigger the VicRoads Requirements of Developers – Noise Sensitive Uses document must respond to its requirements to the satisfaction of the responsible authority
R14	Any subdivision abutting a bushfire prone interface or within the Bushfire Management Overlay as defined on Plan 8 must be designed to minimise the impact of potential bushfires, including: <ul style="list-style-type: none"> • The provision of appropriate development setbacks from the break of slope, or other potential sources of threat • Building guidelines
GUIDELINES	
G10.	Where there are opportunities for specialised housing forms such as lifestyle communities, retirement living or aged care facilities they should be: <ul style="list-style-type: none"> • Integrated into the wider urban structure • Accessible by public transport • Have appropriate road networks and accessibility • Located in close proximity to community facilities

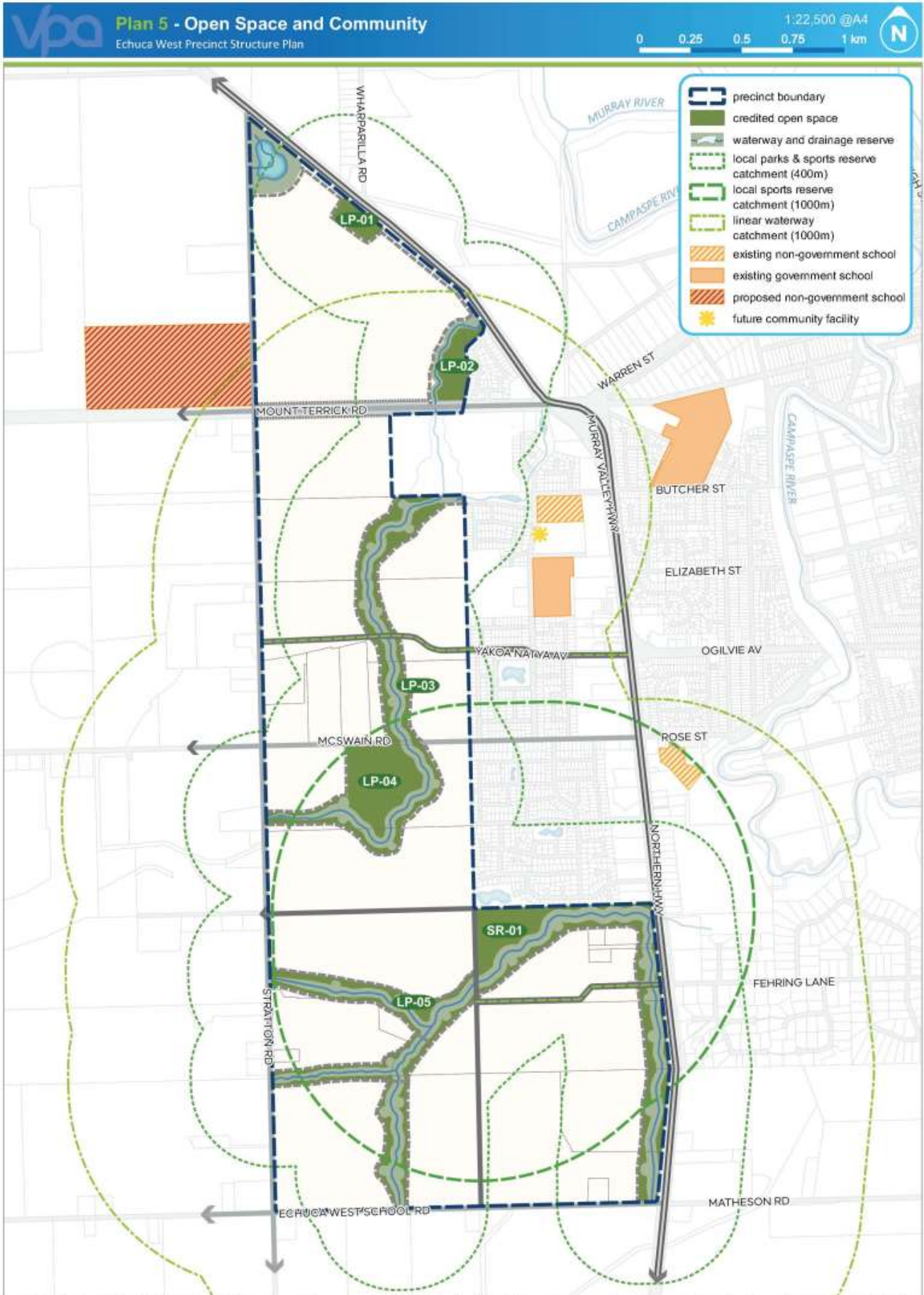
G11.	Subdivision of land within a 400-metre walkable catchment of community facilities and designated public transport routes illustrated on Plan 5 and Plan 7 should create a range of lot sizes suitable for the delivery of medium density housing.
G12.	Dwellings on Echuca West School Road and Stratton Road should achieve a minimum 10 metre setback from the street.

3.2 Retail Centres

3.2.1 Echuca West Local Convenience Centre

The Echuca Commercial Strategy identifies a retail floorspace need of 5,000m² in Echuca West to support population growth of the area up to 2036. The Echuca Commercial Strategy identifies a future Echuca West neighbourhood centre which will provide Echuca West residents with their local convenience shopping needs. A 2ha site along the Murray Valley Highway has been identified for the development of the Echuca West Local Convenience Centre (LCC). This site is located in close proximity to existing and planned community facilities including a government and non-government primary school, specialist school and future Echuca West Integrated Children's Centre (community centre).

The Echuca West LCC will act as the primary retail and service hub for the Echuca West PSP. Foreseeable demand does not generate the need for an additional retail centre to be planned for within the Echuca West PSP.



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3.3 Open Space, Community Facilities & Education

3.3.1 Open Space

The Echuca West PSP is located on the urban edge of the Echuca township, surrounded by extensive farmland to its south and west. The Wharparilla Flora Reserve and Murray River environs sits to the north of the precinct with the Campaspe River environs and Rotary Park to its east. The Precinct's open space network has been designed to respond and connect to the existing and proposed surrounding context.

Local parks and active recreation areas have been located to create a well-connected and integrated network. Where possible, they have been located along spines of waterways and with areas of native vegetation to be retained to create a comprehensively connected network.

REQUIREMENTS	
R15	<p>All parks must be located, designed and developed to the satisfaction of the responsible authority in accordance with Plan 5 and Table 4, unless otherwise approved by the responsible authority. An alternative provision of land for a local park will be considered, provided it meets the following criteria:</p> <ul style="list-style-type: none"> • The location does not reduce the walkable access to local parks demonstrated on Plan 5 • The design does not diminish the quality or usability of the space for passive recreation • The land area is equal to or more than the park provision outlined in Table 4.
R16	<p>All parks and open spaces must contain extensive planting of large-canopy trees that are suitable to the urban environment, local climate and soil conditions to the satisfaction of the responsible authority.</p>
R17	<p>The open space network within the precinct must link into the existing open space network of Echuca via pedestrian and cyclist links.</p>
R18	<p>Where a local park shown on Plan 4 spans multiple properties, the first permit application for residential subdivision must prepare a master plan for the entire park unless otherwise agreed by the Responsible Authority.</p>
R19	<p>The open space network must:</p> <ul style="list-style-type: none"> • Provide flexible recreational opportunities that allow for the anticipated range of sporting reserves and local parks required by the community, as informed by planning undertaken by the Council and State Sporting Associations, (where appropriate) • Maximise the amenity and value of encumbered open space associated with the waterway through the provision of shared paths, trails and other appropriate recreation elements.
R20	<p>Design and layout of waterway corridors, retarding basins, wetlands and any other encumbered open space must maximise the biodiversity, amenity values and potential for integration of recreation uses where this does not conflict with the primary function of the land to the satisfaction of the responsible authority.</p>
R21	<p>Fencing of open space where required, whether encumbered or unencumbered, must be:</p> <ul style="list-style-type: none"> • Low-scale and visually permeable to facilitate public safety and surveillance • Designed to guide appropriate movement and access • Constructed using materials that complement the park setting.
R22	<p>Development of the local park (LP-04) must respond to Figure 1, and provide appropriate car parking, playground, landscaping and paths to the satisfaction to the responsible authority.</p>

GUIDELINES	
G13.	A proponent delivering a master plan for a local park that traverses multiple property ownerships should consult with the landowners of parcels covered by the park to ensure an integrated design.
G14.	Open spaces should have a road frontage to the majority of edges except when adjoining the drainage network, abutting community facilities or in the event where future development fronts open space with a paper road to the satisfaction of the responsible authority.
G15.	Path networks should include way-finding signage which clearly identifies key destinations both within and outside the precinct.

The following table sets out the open space provision expected to be delivered within the PSP area. The table is linked to Appendix 4.4 open space delivery guide.

Table 4: Open Space delivery guide

Open Space ID	Type	Land Use Budget Parcel	Area (Hectares)	Attributes	Responsibility
LP-01	Local Park	1	2.38	Neighbourhood park	Campaspe Shire Council
LP-02	Local Park	1,2,3	4.37	Neighbourhood park, adjoining drainage network	Campaspe Shire Council
LP-03	Linear Park	5,6,10,12,13	9.43	Linear, adjoining drainage network	Campaspe Shire Council
LP-04	Local Park	12	10.79	District, adjoining drainage network	Campaspe Shire Council
LP-05	Linear Park	14,15,17,19,20,22,23,24	20.17	Linear, adjoining drainage network	Campaspe Shire Council
SR-01	Sports reserve	15	6.71	Local sports reserve	Campaspe Shire Council

Figure 1 - Local Park Concept Plan (LP-04)
 Echuca West Precinct Structure Plan

SCALE 1:2,500 @ A4



- residential
 - local park (for Local park function)
 - credited open space
 - waterway
 - Native vegetation to be retained
 - property boundary
 - connector street (existing)
 - local access street
 - off-road shared paths
- Note:**
 This concept plan provides an indicative example of how the local park could be developed.

Note:
 A masterplan should be prepared for the local park prior to a subdivision that creates the reserve. The master plan should respond to this concept plan. Where a masterplan identifies potential uses that would not be permitted under the current zone for the land, a planning scheme amendment may be required, to the satisfaction of the Responsible Authority.

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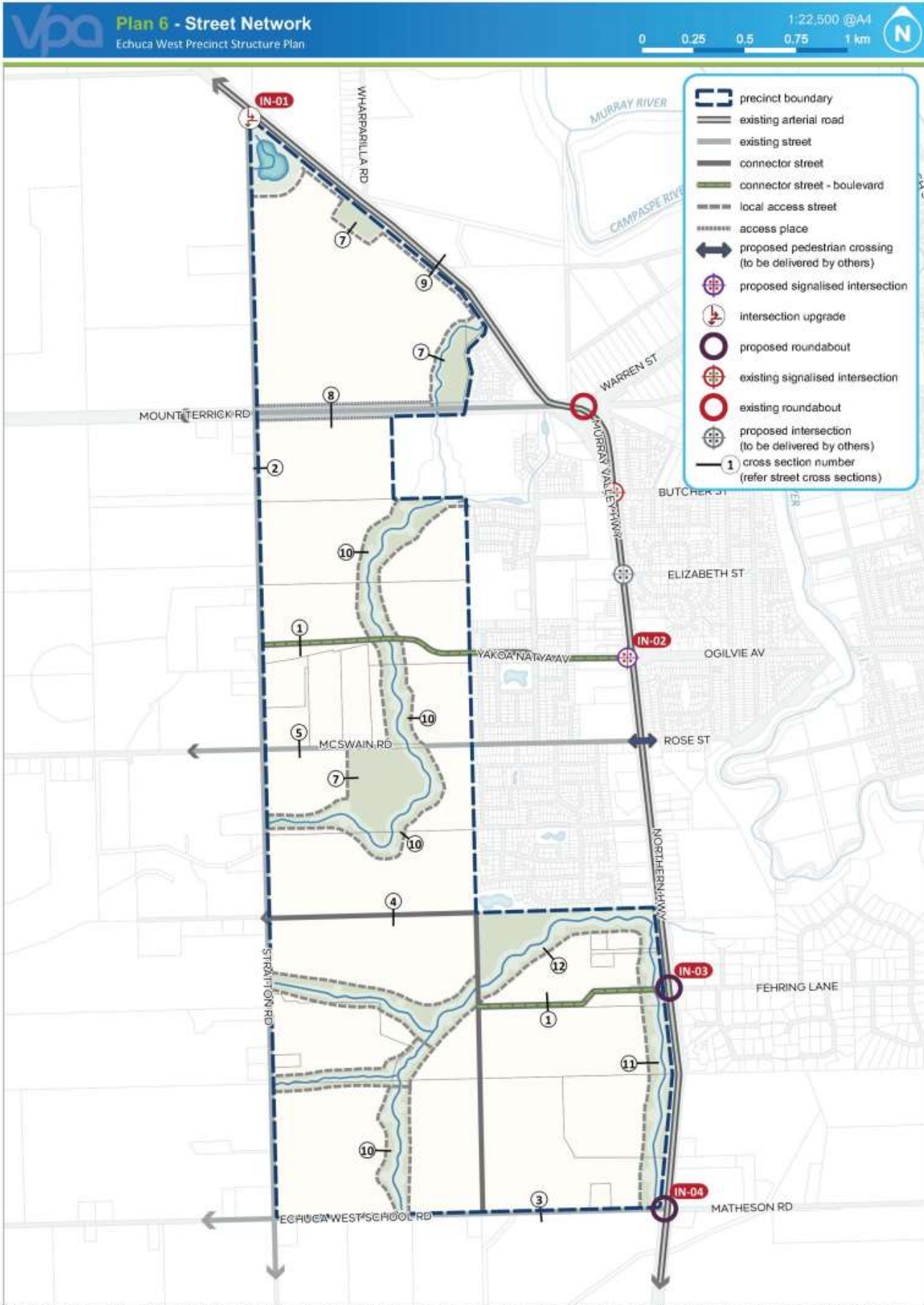
3.3.2 Community Facilities & Education

Echuca West is well serviced by existing education facilities, containing the Echuca Twin Rivers P-6 Primary School, St. Mary's P-6 Primary School and the Echuca Specialist School. A future P-12 non-government school is also proposed to the immediate west of the PSP along Mount Terrick Road. The Echuca College 7-12 and the River City P-10 Christian College are located 2km east of the precinct.

Planning is underway for the delivery of the Echuca West Integrated Children's Centre adjacent the Echuca West LCC and existing schools. The future centres design has accommodated for population growth and community needs associated with the PSP for the foreseeable future. Due to this there is no immediate need to include further land within the PSP for community facilities as the identified site will enable the centre to grow to meet the need of the future community.

Whilst every effort has been made to anticipate future community needs over the lifetime of the PSP, the 40+-year land supply that it represents requires a flexible approach to identification of specific uses to ensure the PSP can adapt to changes in service type and delivery over time. Demand for community facilities should be monitored by Council over the lifetime of the PSP and opportunities should be explored between Council and relevant parties for their provision when identified.

REQUIREMENTS	
R23	Community facilities must be co-located with other complementary uses such as retail, commercial or open space.
R24	The location of key entries to community facilities must allow for safe and convenient pedestrian and cyclist access for all ages and abilities.
R25	Connector or local access streets abutting a school must incorporate a shared path and be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.
GUIDELINES	
G16.	Schools and community facilities should be designed to front and be directly accessed from a public street with car parking located away from the main entry.
G17.	School site should be provided with three street frontages, where practical.
G18.	Community facilities should be planned and designed to have the flexibility and capacity to meet the changing needs of the community and provide for a range of uses.



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3.4 Transport & Movement

3.4.1 Street network

REQUIREMENTS	
R26	<p>Subdivision layouts must provide:</p> <ul style="list-style-type: none"> • A permeable and safe street network for walking and cycling • A safe and low speed street network that encourages walking and cycling • Convenient access to local points of interest and destinations for the effective integration with neighbouring properties.
R27	Streets must be constructed to property boundaries where an inter-parcel connection is intended or indicated in the structure plan, by any date or stage of development required or approved by the responsible authority.
R28	Where a single street spans across multiple properties that street may consist of multiple cross sections so long as a suitable transition has been allowed for between each. Where that street has already been constructed or approved for construction to a property boundary, the onus is on the development connecting into that street to adopt a consistent cross-section until that suitable transition can be made.
R29	Vehicle access to lots fronting arterial roads must be provided from service road, local internal road or rear lane only to the satisfaction of the coordinating road authority.
R30	Configuration of vehicle access to lots from public streets must ensure that there is sufficient separation between crossovers to allow for a minimum of one on-street car park for every two residential lots.
R31	Where a lot is 7.5 metres or less in width, vehicle access must be via rear laneway, unless otherwise approved by the responsible authority.
R32	Any connector street or local access street abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.
R33	Roundabouts, where determined to be required at cross road intersections, must be designed to slow vehicles, provide for pedestrian visibility and safety, and ensure connectivity and continuity of shared paths and bicycle paths.
R34	Residential subdivision applications adjoining Echuca West School Road and Stratton Road must demonstrate that lots fronting the road reserve meet appropriate setbacks and adhere to the relevant street cross section in Appendix B.
R35	Development must positively address all waterway and drainage reserve land through the use of interface streets outlined in Appendix B to the satisfaction of the responsible authority.
R36	Road networks and street types must be designed and developed in accordance with the street cross sections outlined in Appendix B unless otherwise agree by the responsible authority.
GUIDELINES	
G19.	Street layouts should provide multiple convenient routes to major destinations such as the local convenience centre and the arterial road network.
G20.	Street block lengths should not exceed 240 metres to ensure safe, permeable and low speed environment for pedestrians, cycle and vehicles is achieved.
G21.	Cul-de-sacs should not detract from convenient pedestrian, cycle and vehicular connections.
G22.	Slip lanes should be avoided in areas of high pedestrian activity and only be provided at any other intersection between connector roads and arterial roads where they are necessitated by high traffic volumes to the satisfaction of the coordinating roads authority.
G23.	<p>The frequency of vehicular crossovers on widened verges (a verge in excess of six metres) should be minimised through the use of a combination of:</p> <ul style="list-style-type: none"> • Rear loaded lots with laneway access;

	<ul style="list-style-type: none"> • Vehicular access from the side of the lot; • Combined or grouped crossovers; and • Increased lot widths.
G24.	<p>Approximately 30% of local streets (including connector streets) within a subdivision should apply an alternative cross section to the 'standard' cross section for these streets outlined in Appendix B.</p> <ul style="list-style-type: none"> • Varied street tree placement; • Varied footpath or carriageway placement; • Introduction of elements to create a boulevard effect; • Varied carriageway or parking bay pavement material; and • Differing tree outstand treatments. For the purposes of this requirement, changes to street tree species between or within streets does not constitute a variation. <p>Alternative cross sections must ensure that:</p> <ul style="list-style-type: none"> • Minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets as well as buses on connector streets; • The performance characteristics of standard cross sections as they relate to pedestrian and cycle use are maintained; • Street cross section elements are to be in accordance with the requirements of the Infrastructure Design Manual; and • Relevant minimum road reserve widths for the type of street (illustrated in Appendix B are maintained.



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3.4.2 Public Transport

REQUIREMENTS	
R37	Bus stop facilities must be designed as an integral part of activity generating land uses such as schools, community facilities, sports reserves and local convenience centres.
R38	Bus stops must be provided in accordance with the Department of Transport Public Transport Guidelines for Land Use and Development to the satisfaction of Public Transport Victoria.
R39	Roads and intersections shown as bus capable on Plan 7 must be constructed to accommodate ultra-low-floor buses to the satisfaction of Public Transport Victoria and the Responsible Authority.
R40	The street network must be designed to ensure all household are able to directly and conveniently walk to public transport services.

3.4.3 Walking & Cycling

REQUIREMENTS	
R41	<p>Design of all streets and arterial roads must give priority to the requirement of pedestrians and cyclists by providing:</p> <ul style="list-style-type: none"> • Footpaths on both sides of all streets and roads (unless otherwise specified by the PSP); • Shared paths or bicycle paths where illustrated on Plan 7 or as show on the relevant street cross sections illustrated at Appendix B or as specified in another requirement in the PSP; • Safe, accessible and convenient crossing points of connector roads and local streets at all intersections, key desire lines and locations of high amenity; • Pedestrian and cyclist priority crossing on all slip lanes; • Safe and convenient transition between on- and off-road bicycle networks; and • Safe and convenient transition between shared paths and bicycle paths on arterial roads and connector streets. <p>All to the satisfaction of the coordinating Road Authority and Responsible Authority.</p>
R42	<p>Shared and pedestrian paths along waterways and drainage reserves must be constructed to a standard that satisfies the requirement of the Responsible Authority and must be:</p> <ul style="list-style-type: none"> • Delivered by development proponents consistent with the network illustrated on Plan 7; • Positioned above 1:10 year flood levels with a crossing of the waterway designed above 1:100 flood level to maintain hydraulic function of the waterway; and • Positioned above the 1:100 year flood level where direct access is provided to the dwelling from the waterway.
R43	Bicycle parking facilities including way-finding signage must be provided by development proponents in convenient locations at key destinations such as community facilities, local convenience centres and across the open space network.
R44	Lighting must be installed along shared, pedestrian, and cycle paths linking to key destinations, unless otherwise agreed by the Responsible Authority.



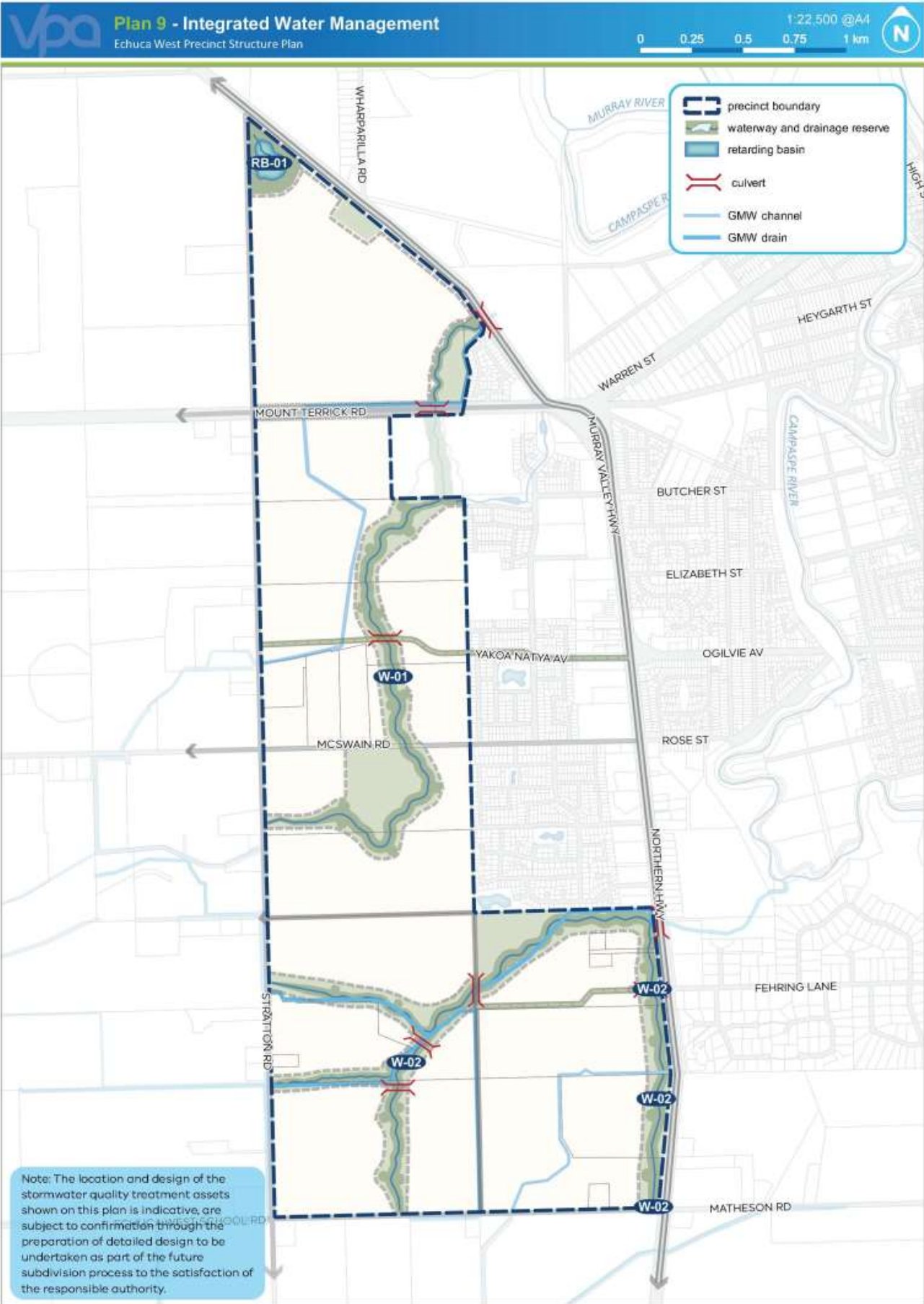
3.5 Biodiversity, Native Vegetation and Hazard Management

3.5.1 Biodiversity and native vegetation.

REQUIREMENTS	
R45	Any public infrastructure to be located adjacent to retained biodiversity assets must be designed and located in a manner so as to avoid or minimise negative impacts.
R46	Native vegetation can be applied to be removed, lopped or destroyed in accordance with the Environmental Significance Overlay Schedule 3 and Clause 52.17.
R47	To meet EPBC legislation prior to any future development within identified areas of potential significance within the PSP, targeted flora surveys must be undertaken to identify the presence of any species listed under the EPBC Act.
R48	To meet EPBC legislation prior to any future development within identified areas of potential significance within the PSP, targeted fauna surveys must be undertaken to identify the presence of any species listed under the EPBC Act.
R49	Future development must not degrade or negatively impact the environs of the Murray River and its tributaries recognising their importance for nature conservation, biodiversity, ecological and cultural values of the area.
GUIDELINES	
G25.	Street trees and public open space landscaping should contribute to habitat for indigenous fauna species, in particular arboreal animals and birds, where practical.
G26.	Passive or low impact recreational activities should be located closest to retained native vegetation or habitat, with active or higher impact activities to be located further away.
G27.	Strategic revegetation or restoration should link and develop retained native vegetation or habitat areas with emphasis on enhancing corridors along and around waterways and wetlands.

3.5.2 Hazard Management

REQUIREMENTS	
R50	Bushfire protection measures must be considered in the layout, staging and design of development and the local street network
R51	Where a lot capable of accommodating a dwelling is adjacent to a Bushfire prone area or Bushfire Management Overlay (BMO) as identified in Plan 8, a road in accordance with the corresponding cross section in Appendix B must be established.
R52	Subdivision must provide a road network that enables at least two safe egress routes away from the fire hazard.



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3.6 Integrated Water Management & Utilities

3.6.1 Integrated Water Management

REQUIREMENTS	
R53	Stormwater conveyance and treatment must provide best practice stormwater quality treatment and must be designed in accordance with the relevant drainage strategy and with Plan 9 to the satisfaction of the responsible authority and relevant water authority (if not the same).
R54	All new lots must be filled above the 1:100 year flood level, or otherwise agreed by the relevant water authority.
R55	Final design of constructed waterways (including widths), waterway corridors, retarding basins, wetlands, and associated paths, boardwalks, bridges, and planting, must be to the satisfaction of the responsible authority.
R56	<p>Development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment and flood protection, listed in Table 5.</p> <p>Where this is not possible, development proposals must demonstrate to the satisfaction of the responsible authority how any interim solution:</p> <ul style="list-style-type: none"> • Manages flood protection and flood conveyance • Manages stormwater from the subdivision to pre-development flows • Manages on site treatment of stormwater from the subdivision • Delivers a free draining outfall if required. This must be arranged to the satisfaction of the responsible authority and affected downstream property owner(s) with written acceptance of the downstream property owner(s); and • Will enable the delivery of the ultimate drainage solution.
R57	<p>Subdivision applications must demonstrate how:</p> <ul style="list-style-type: none"> • Waterways and integrated water management design enables land to be used for multiple recreation and environmental purposes • Overland flow paths and piping within road reserves will be connected and integrated across property / parcel boundaries • Council freeboard requirements for overland flow paths will be adequately contained within road reserves <p>All to the satisfaction of the Responsible Authority and relevant Water Authority (if not the same).</p>
GUIDELINES	
G28.	The design and layout of roads, road reserves and open space should maximise water efficiency and be planned for long term viability of vegetation, overland flow paths and water sensitive urban design initiatives, including use of locally treated stormwater for irrigation purposes, where practical.
G29.	Development should reduce reliance on potable water by increasing the utilisation of fit-for-purpose alternative water sources such as storm water, rainwater and recycled water.
G30.	Development should have regard to relevant policies and strategies being implemented by the responsible authority, North Central Catchment Management Authority, Goulburn-Murray Water and Coliban Water including any approved Integrated Water Management Plan.
G31.	<p>Integrated water management systems should be designed to:</p> <ul style="list-style-type: none"> • Support and enhance habitat values for local flora and fauna species • Enable future harvesting and/or treatment and re-use of stormwater.

Table 5: Drainage Infrastructure Delivery Guide

Open Space ID	Land Use	Approx. land area (hectare)	Land use budget parcel	Responsibility
RB-01	Retarding Basin	6.07	1	Campaspe Shire Council
W-01	Waterway	19.09	1,2,5,6,10,12,13	Campaspe Shire Council
W-02	Waterway	27.14	14,15,17,19,20,22,23,24	Campaspe Shire Council

3.6.2 Utilities

REQUIREMENTS	
R58	<p>Before development commences on a property, functional layout plans of the road network must be submitted that illustrate the location of all:</p> <ul style="list-style-type: none"> • Underground services • Driveways and crossovers • Intersection devices • Shared, pedestrian and bicycle paths • Street lights • Street trees. <p>A typical cross section of each street must be submitted showing above- and below-ground placement of services, street lights and trees.</p> <p>The plans and cross sections must demonstrate how services, driveways and street lights will be placed to achieve the required road reserve width (consistent with the road cross sections outlined in Appendix B) and accommodate the minimum street tree planting requirements. The plans and cross sections are to be approved by the responsible authority and all relevant service authorities before development commences.</p>
R59	Delivery of underground services must be coordinated, located, and bundled (utilising common trenching) to facilitate the planting of trees and other vegetation within road verges.
R60	All new electricity supply infrastructure (excluding substations and cables of a voltage greater than 66kV) must be provided underground.
R61	Where existing above ground electricity cables of 66kV voltage are retained along road ways, underground conduits must be provided as part of the upgrade of these roads to allow for future undergrounding of the electricity supply.
R62	Above ground utilities must be identified at the subdivision design stage to ensure effective integration with the surrounding neighbourhood and to minimise amenity impacts and be designed to the satisfaction of the relevant service authorities. Where that infrastructure is intended to be located in the open space network, land required to accommodate the infrastructure will not be counted as contributing to open space requirements specified in Table 4.
R63	All services must be located outside of Tree Protection Zone areas if applicable.
GUIDELINES	
G32.	Above-ground utilities should be located outside of key view lines and screened with vegetation, as appropriate.

G33.	Design and placement of underground services in new or upgraded streets should utilise the service placement guidelines outlined in Appendix C. -
G34.	Utility easements to the rear of lots should only be provided where there is no practical alternative.
G35.	Existing above ground 66kV electricity cables should be removed and placed underground as part of the upgrade of existing roads.

3.6.3 Development Staging

REQUIREMENTS	
R64	<p>Development staging must provide for the timely provision and delivery of:</p> <ul style="list-style-type: none"> • Drainage infrastructure • Road links and intersections to the connector and arterial road network • Street links between properties, constructed to the parcel boundary • Connection of the on- and off-road pedestrian and bicycle network
R65	<p>Staging will be determined largely by the development proposals on land within the precinct and the availability of infrastructure services. Development applications must demonstrate how the development will:</p> <ul style="list-style-type: none"> • Integrate with adjoining developments, including the timely provision of drainage infrastructure and road and path connections • Provide open space and amenity to new residents in the early stages of the development, where relevant • Provide sealed road access to each new allotment • Deliver any necessary trunk services extensions, including confirmation of the agreed approach and timing by the relevant service provider.
R66	<p>Development stages adjoining any decommissioned, or future decommissioned Goulburn–Murray Water (GMW) channel must respond to or incorporate the land as part of the subdivision process to the satisfaction of GMW and the responsible authority.</p> <p>Where this land is located on public or Crown land, the future of this land must be resolved with GMW, the current land manager and the Department of Environment, Land, Water and Planning (DELWP) prior to development taking place.</p>
GUIDELINES	
G36.	Early delivery of local parks and playgrounds is encouraged within each neighbourhood and may be delivered in stages, to the satisfaction of the responsible authority.

3.7 Precinct Infrastructure Plan

The Precinct Infrastructure Plan (PIP) in Table 6 sets out the infrastructure and services required to meet the needs of proposed development within the precinct. The infrastructure items and services are to be provided through a number of mechanisms including:

- Subdivision construction works by developers
- Agreement under section 173 of the Planning and Environment Act 1987
- Utility service provider requirements
- The DCP, including separate charge areas for local items
- Relevant development contributions from adjoining areas
- Capital works projects by Council, State government agencies and non-government organisations
- Works-in-kind projects undertaken by developers on behalf of Council or State government agencies.

Drainage for the precinct is covered by the DCP as the relevant drainage authority for outfall drainage is Shire of Campaspe Council. The drainage assets have been costed as follows:

- Civil works are based on engineering estimates of the costs of the various drainage works
- Civil works will be adjusted by the adjustment methodology explained in the DCP to keep pace with rising construction costs and land values.

Alternative stormwater quality treatment arrangements may be provided subject to agreement with Council. [Table 6 Precinct Infrastructure Plan](#)

Project ID	Title and Description	Lead agency	Indicative timing	Included in DCP
Intersection Projects				
IN-01	Murray Valley Highway and Stratton Road Construction of an axillary turn lane on the Murray Valley Highway (ultimate standard)	Campaspe Shire Council ,	M	Yes (Ultimate)
IN-02A	Yakoa Natya Avenue/Murray Valley Highway and Northern Highway Construction of a roundabout (interim standard)	Campaspe Shire Council	S	Yes (Interim)
IN-02B	Yakoa Natya Avenue/Murray Valley Highway and Northern Highway Construction of a signalised intersection (ultimate standard)	Campaspe Shire Council ,	L	Yes (Ultimate)
IN-03	Northern Highway and Fehring Lane: Connector Level 2 Purchase of land for intersection and construction for a single lane roundabout (ultimate standard)	Campaspe Shire Council ,	M	Yes (Ultimate)
IN-04	Northern Highway, Echuca West School Road and Matheson Road	Campaspe Shire Council ,,	M	Yes (Ultimate)

	Purchase of land for intersection and construction for a single lane roundabout (ultimate standard)			
Shared Path Projects				
SP-01	Off Road Shared Path Trail Construction an off road shared path trail along W-01 and W-02 (ultimate standard)	Campaspe Shire Council	S	Yes (Ultimate)
Recreation Projects				
SR-01	Purchase of land for a local sports reserve	Campaspe Shire Council ,	M	Yes (ultimate)
Drainage Projects				
RB-01	Northern Retarding Basin Purchase of land and construction of retarding basin	Campaspe Shire Council	S	Yes (Ultimate)
W-01	Northern Waterway Purchase of land and construction of waterway and culverts/discharge point upgrades.	Campaspe Shire Council	S	Yes (Ultimate)
W-02	Southern Waterway Purchase of land and construction of waterway and culverts/discharge point upgrades.	Campaspe Shire Council	M	Yes (Ultimate)

Note: S= Short term; M= Medium term; L= Long term.

4 APPENDICES

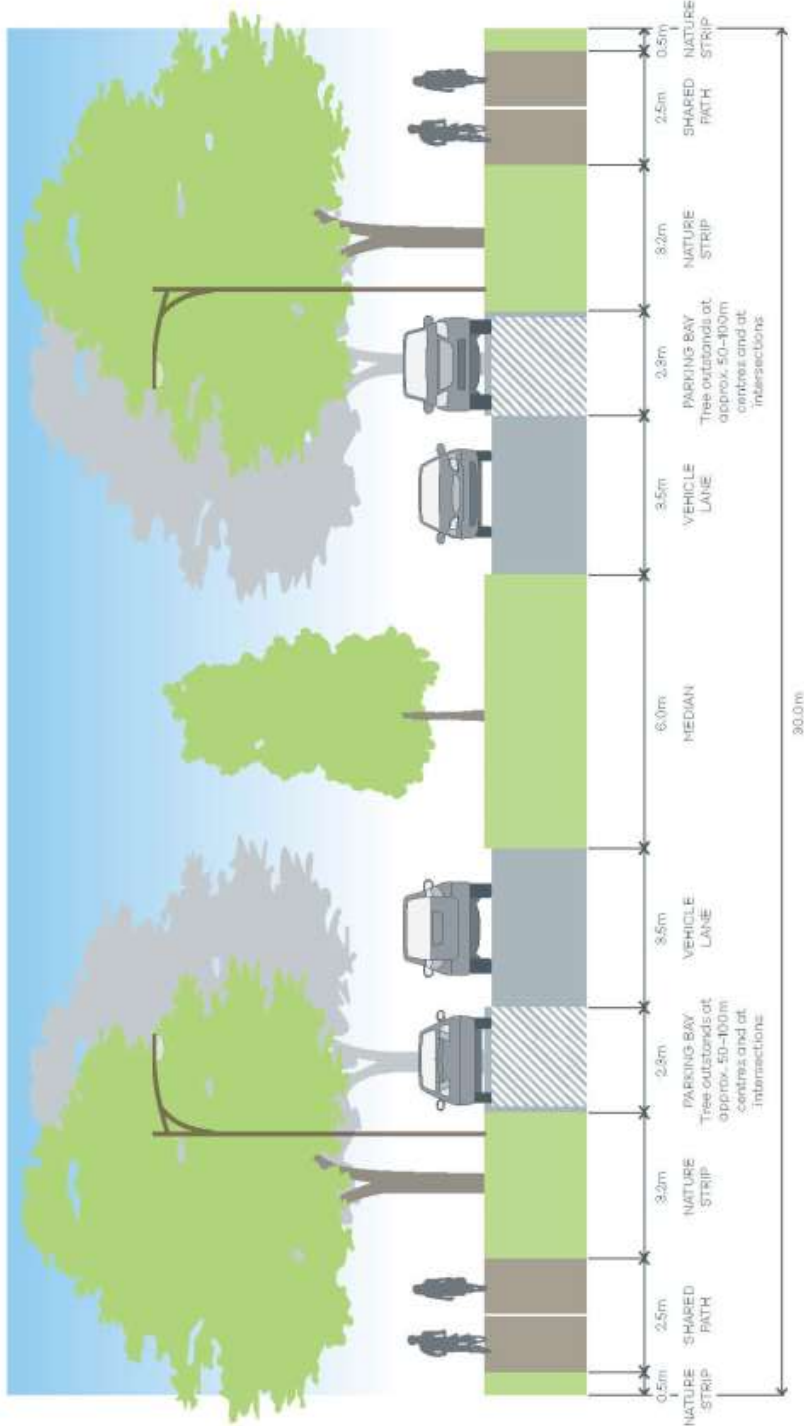
4.1 Appendix A: Detail land use budget (parcel specific)

PSP PROPERTY ID	TOTAL AREA (HECTARES)	Transport					Uncredited Open Space	Credited Open Space			Total Net Developable Area (Hectares)	Net Developable Area % of Property
		DCP flaring for intersections		Arterial Road - Widening and Intersection Flaring (DCP land)	Other Transport	Waterway and Drainage Reserve		DCP Sportfields	Local Sports Reserve (DCP land)	Local Parks		
		IN-03	IN-04									
1	99.38	-	-	-	-	7.63	-	-	5.75	86.01	86.54%	
2	0.79	-	-	-	-	0.46	-	-	0.33	0.00	0.00%	
3	0.67	-	-	-	-	0.00	-	-	0.67	0.00	0.00%	
4	26.30	-	-	-	-	-	-	-	-	26.30	100.00%	
5	40.71	-	-	-	-	4.13	-	-	3.39	33.18	81.51%	
6	37.47	-	-	-	-	2.88	-	-	1.56	33.03	88.14%	
7	4.66	-	-	-	-	-	-	-	-	4.66	100.00%	
8	7.35	-	-	-	-	-	-	-	-	7.35	100.00%	
9	6.62	-	-	-	-	-	-	-	-	6.62	100.00%	
10	18.97	-	-	-	-	2.82	-	-	1.60	14.56	76.74%	
11	4.48	-	-	-	-	-	-	-	-	4.48	100.00%	
12	40.89	-	-	-	-	5.79	-	-	12.74	22.36	54.69%	
13	40.68	-	-	-	-	1.33	-	-	0.78	38.57	94.81%	
14	58.49	-	-	-	-	6.59	-	-	6.19	45.71	78.15%	
15	40.06	0.41	-	0.41	-	8.58	6.71	6.71	4.24	20.13	50.24%	
16	0.64	-	-	-	-	-	-	-	-	0.64	100.00%	
17	0.67	-	-	-	-	0.10	-	-	0.07	0.50	74.60%	
18	0.69	-	-	-	-	-	-	-	-	0.69	100.00%	
19	21.86	-	-	-	-	1.87	-	-	1.41	18.58	85.01%	
20	30.90	-	-	-	-	1.92	-	-	1.57	27.41	88.70%	
21	0.80	-	-	-	-	-	-	-	-	0.80	100.00%	
22	65.32	-	-	-	-	4.29	-	-	3.49	57.54	88.09%	
23	36.95	-	0.03	0.03	-	1.45	-	-	0.98	34.48	93.34%	

24	20.21	-	-	-	-	2.33	-	-	1.98	15.90	78.67%
25	1.23	-	-	-	-	-	-	-	-	1.23	100.00%
SUB-TOTAL	606.79	0.41	0.03	0.44	-	52.18	6.71	6.71	46.74	500.72	82.52%
Road Reserve											
R1	6.10	-	-	-	6.10	-	-	-	-	0.00	0.00%
R2	2.02	-	-	-	1.75	0.13	-	-	0.14	0.00	0.00%
SUB-TOTAL	8.12	-	-	-	7.85	0.13	-	-	0.14	0.00	0.00%
TOTALS PSP 1721	614.91	0.41	0.03	0.44	7.85	52.31	6.71	6.71	46.89	500.72	81.43%

4.2 Appendix B: Street Cross Sections

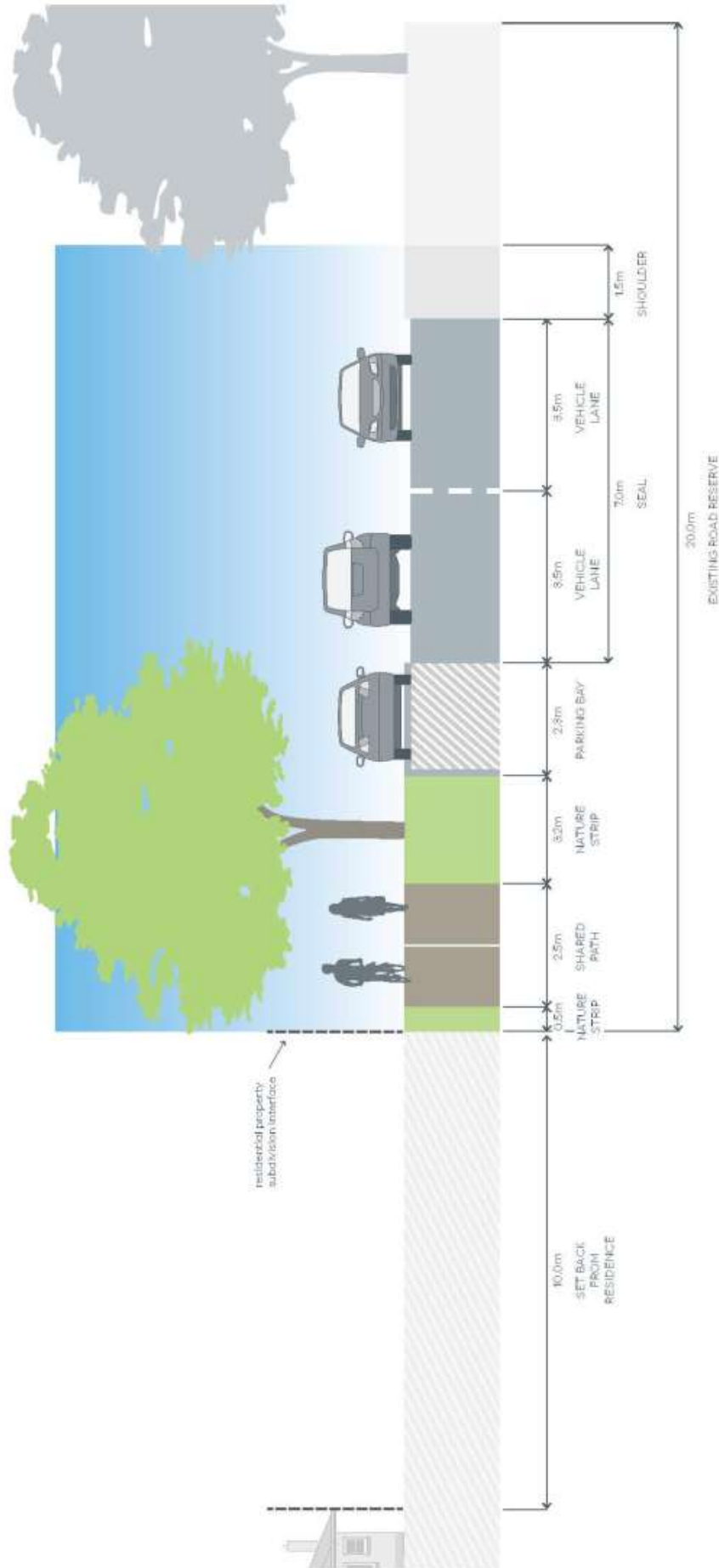
- Cross section 1: Connector Street Level 2 - Boulevard
- Cross Section 2: Bushfire Prone Interface – Stratton Road
- Cross Section 3: Bushfire Prone Interface – Echuca West School Road
- Cross Section 4: Connector Street Level 1
- Cross Section 5: Local Access Street Modified: McSwain Road
- Cross Section 6: Local Access Street
- Cross Section 7: Local Access Street – Local Park and Drainage interface
- Cross Section 8: Mount Terrick Road
- Cross Section 9: Bushfire Interface – Murray Valley Highway
- Cross Section 10: Waterway Interface
- Cross Section 11: Waterway Interface - Northern Corridor
- Cross Section 12: Waterway Interface – Sportified



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Verges widths may be reduced where roads abut open space with the consent of the responsible authority.

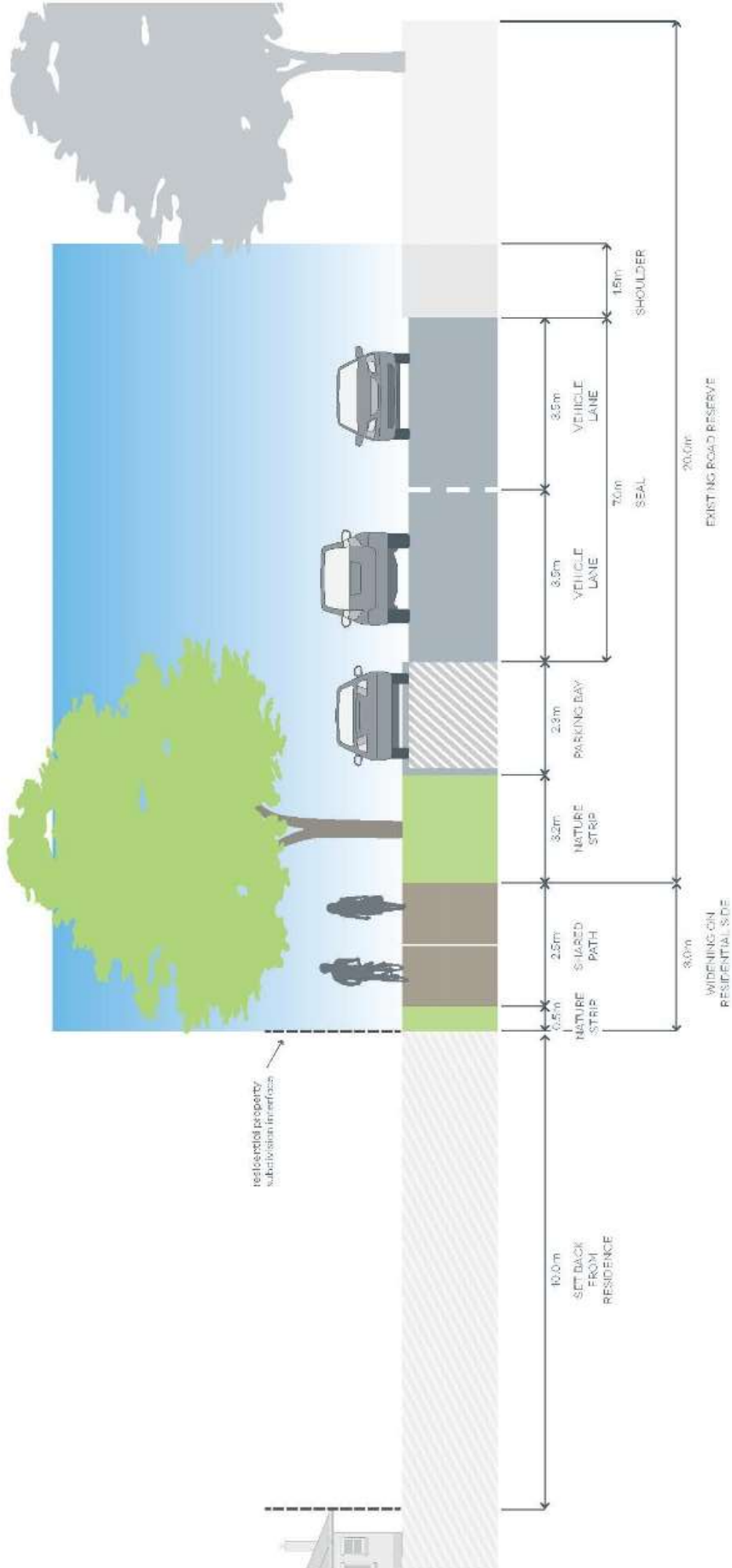
**Section 1
Connector Street Level 2 (30.0m)
Boulevard**



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be 6% Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- Residential subdivision will need to incorporate setbacks to ensure that a BAL 12.5 rating under AS 3959, 2000 can be achieved at all dwelling.

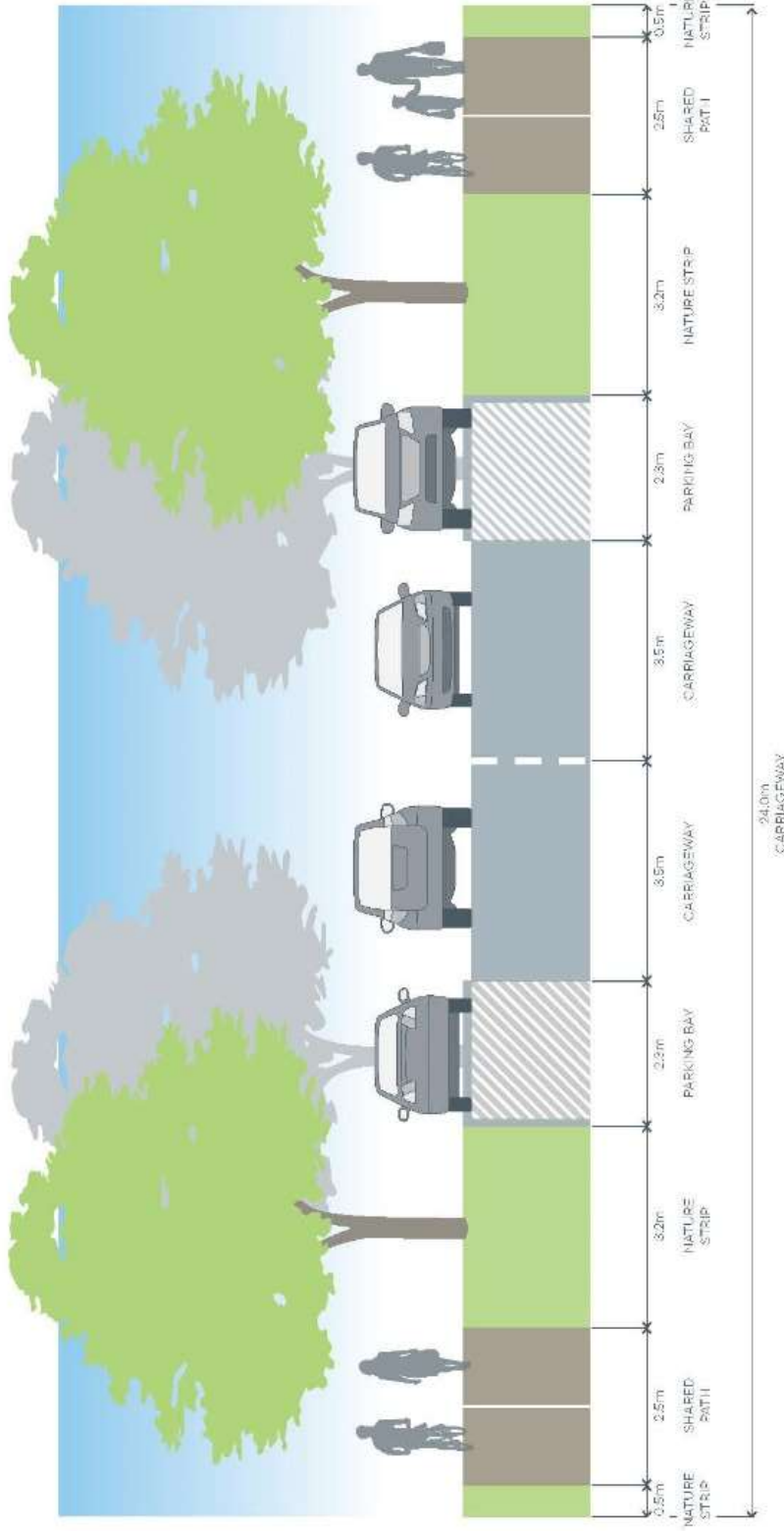
Section 2
Connector Street Interface (20.0m)
Bushfire prone area interface – Stratton Road



NOTES:

- Minimum street tree mature height 15 metres.
- All Kerbs are to be D2 Barrier Kerbs per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grazed mature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- Residential subdivisions will need to incorporate setbacks to ensure that a BAL 12.5 rating under AS 3959:2000 can be achieved at all dwellings.

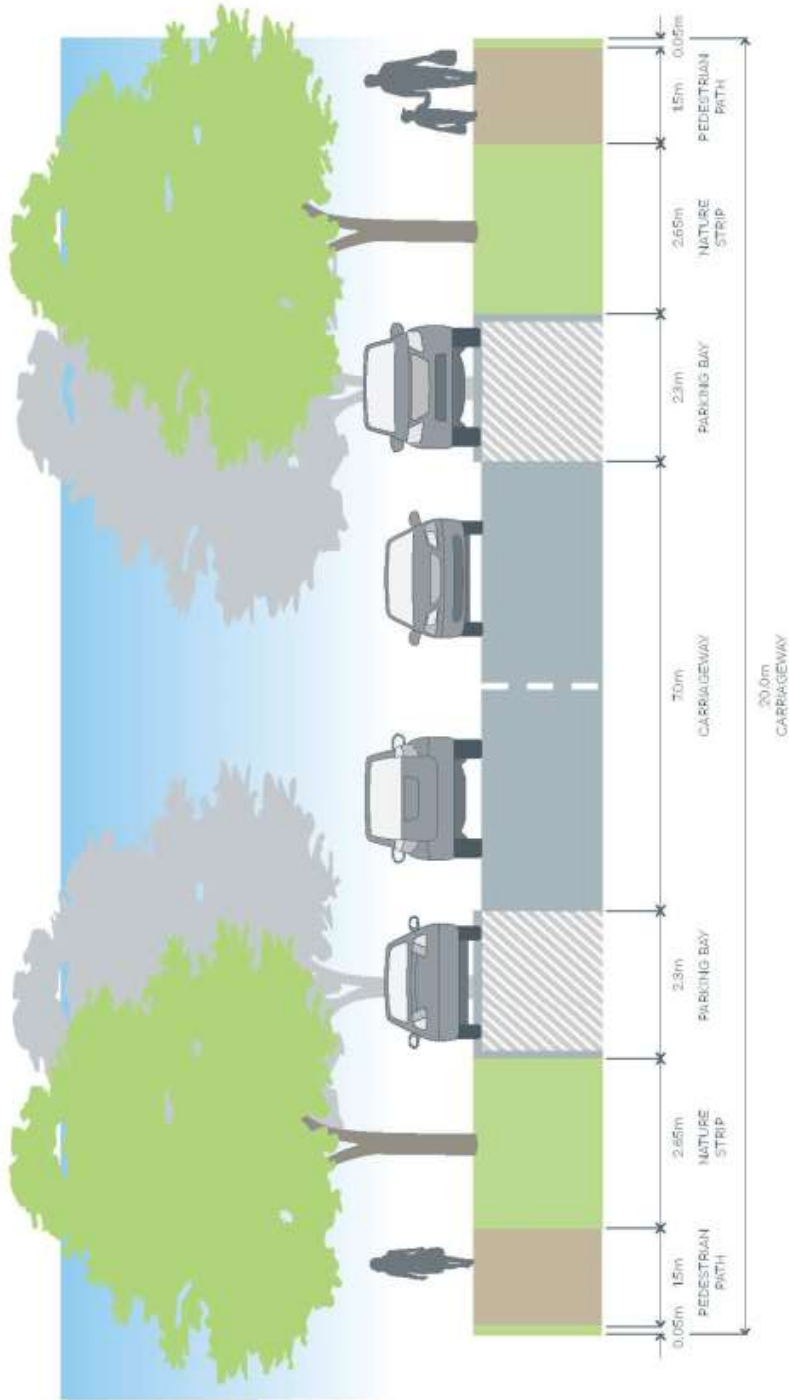
**Section 3
Connector Street interface (23.0m)
Bushfire prone area interface – Echuca West School Road**



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb (refer to the Infrastructure Design Manual).
- Verges widths may be reduced where roads about open space with the consent of the responsible authority.

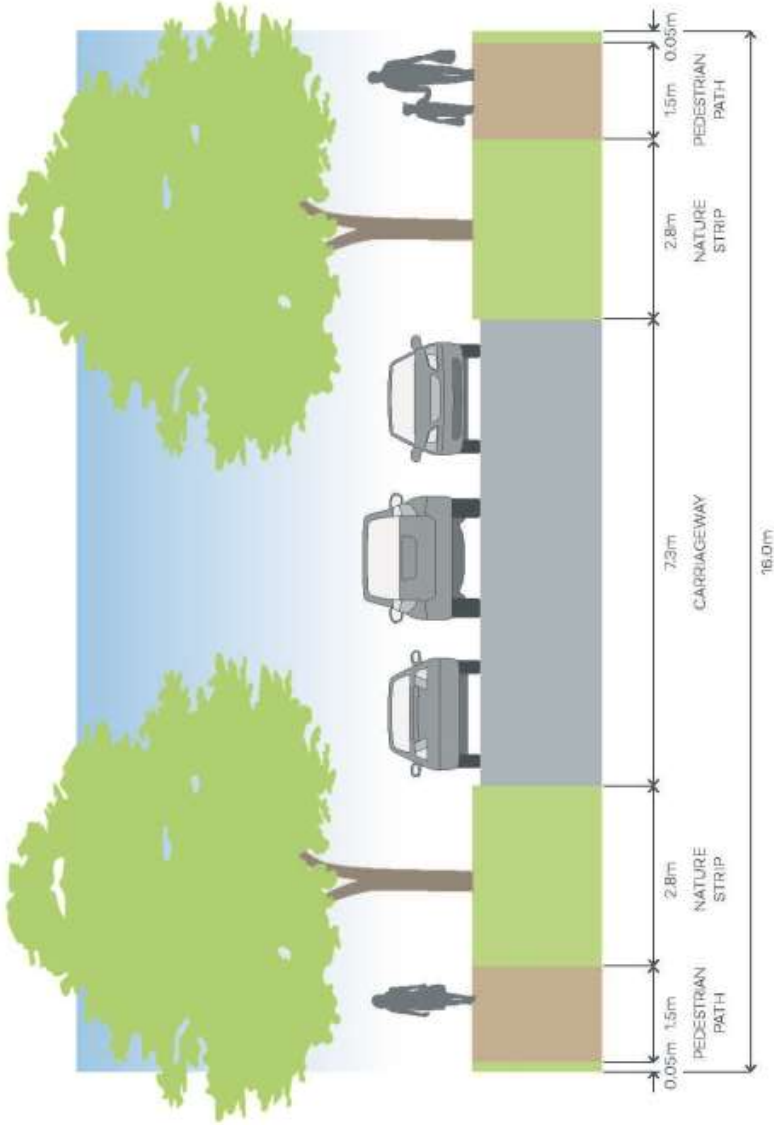
**Section 4
Connector Street Level 1 (24.0m)**



NOTES:

- Minimum street tree mature height 12 metres.
- All kerbs are to be SIM modified (refer to the Infrastructure Design Manual).
- Verges widths may be reduced where roads about open space with the consent of the responsible authority.

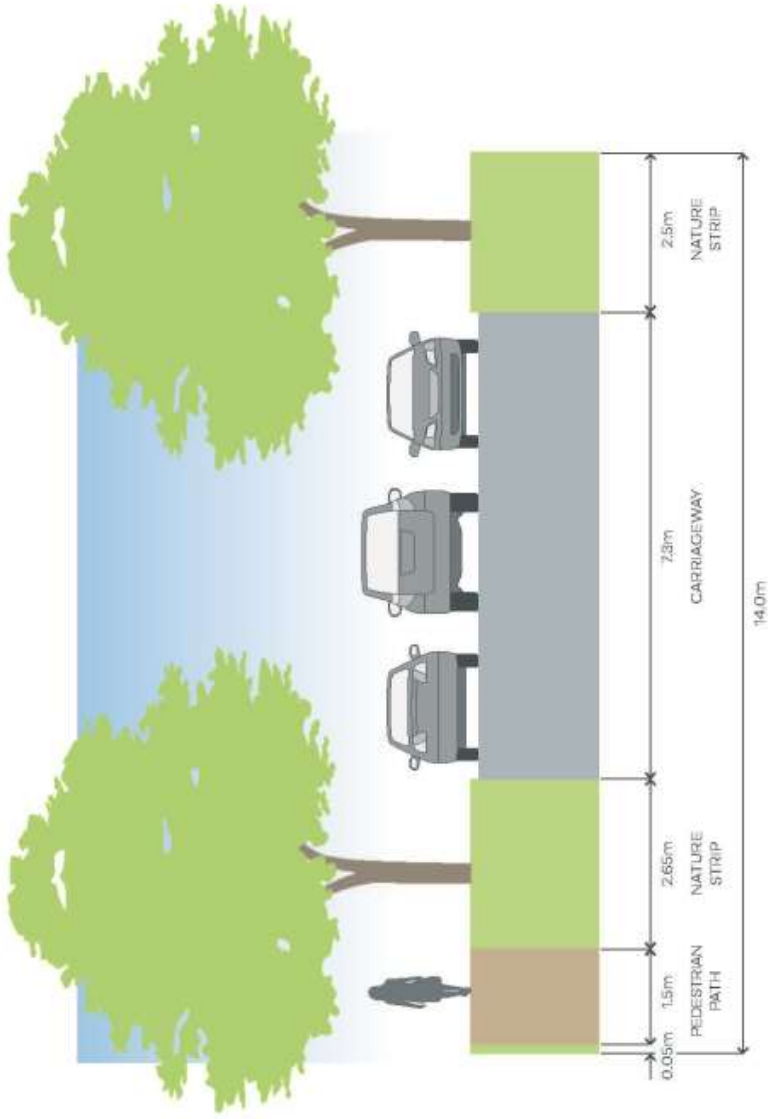
Section 5
Modified Local Access Street Level 2 (20.0m)
McSwain Road



NOTES:

- Minimum street tree mature height 12 metres.
- All kerbs are to be SM modified (refer to the Infrastructure Design Manual).
- Verge widths may be reduced where roads about open space with the consent of the responsible authority.

Section 6
Local Access Street (16.0m)

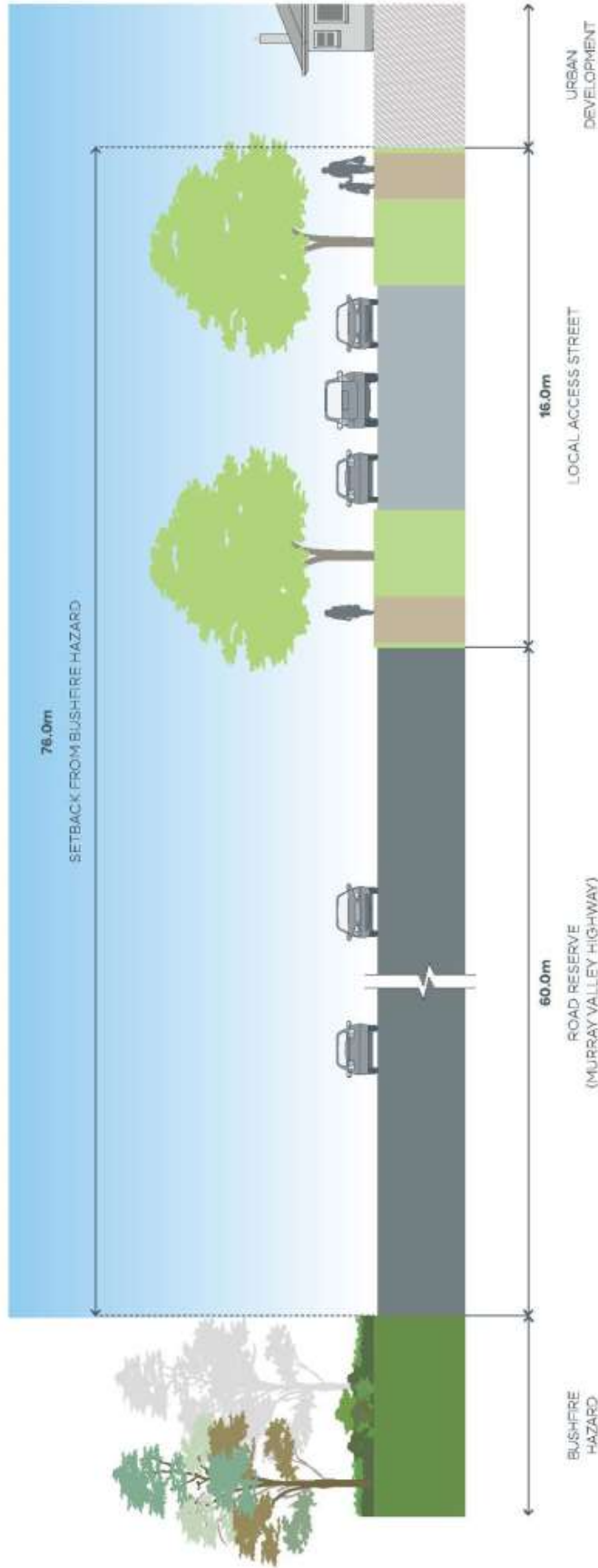


NOTES:

- Minimum street tree mature height 12 metres.
- All kerbs are to be SM modified (refer to the Infrastructure Design Manual).

Section 7
Modified Local Access Street (14.0m)
 Abutting public open space / drainage reserve





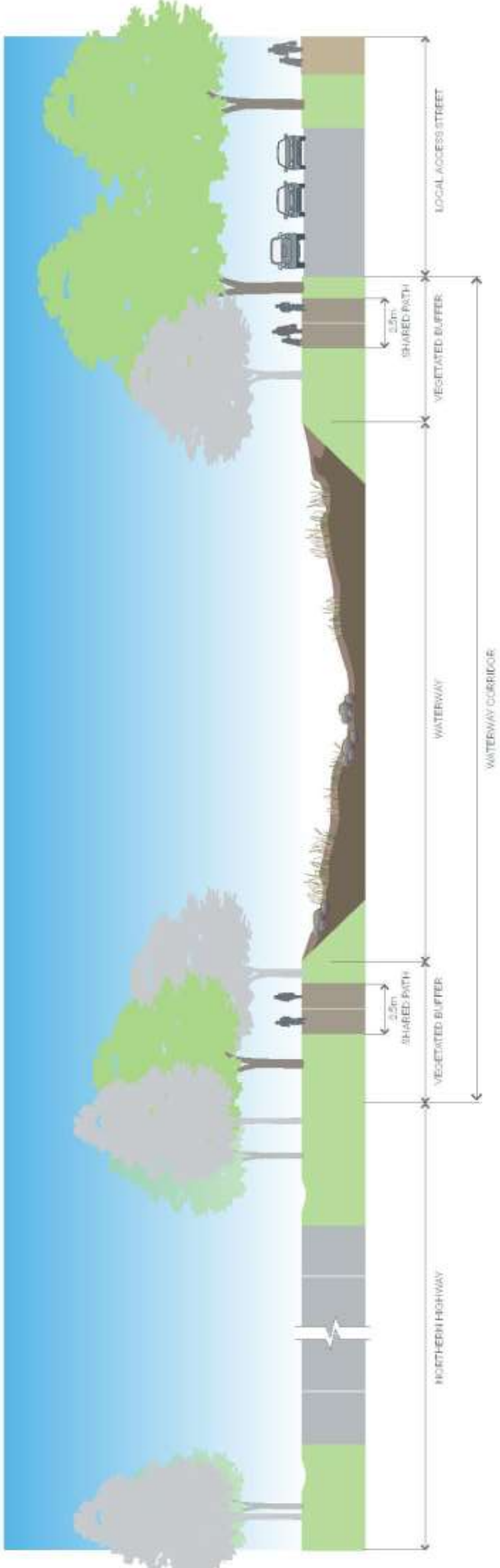
NOTES:

- Minimum street tree mature height 12 metres.
- All kerbs are to be SIM modified (refer to the Infrastructure Design Manual).
- Verges widths may be reduced where roads abut open space with the consent of the responsible authority.
- Residential subdivision will need to incorporate setbacks to ensure that a BAL 12.5 rating under AS 3959: 2000 can be achieved at all dwellings.

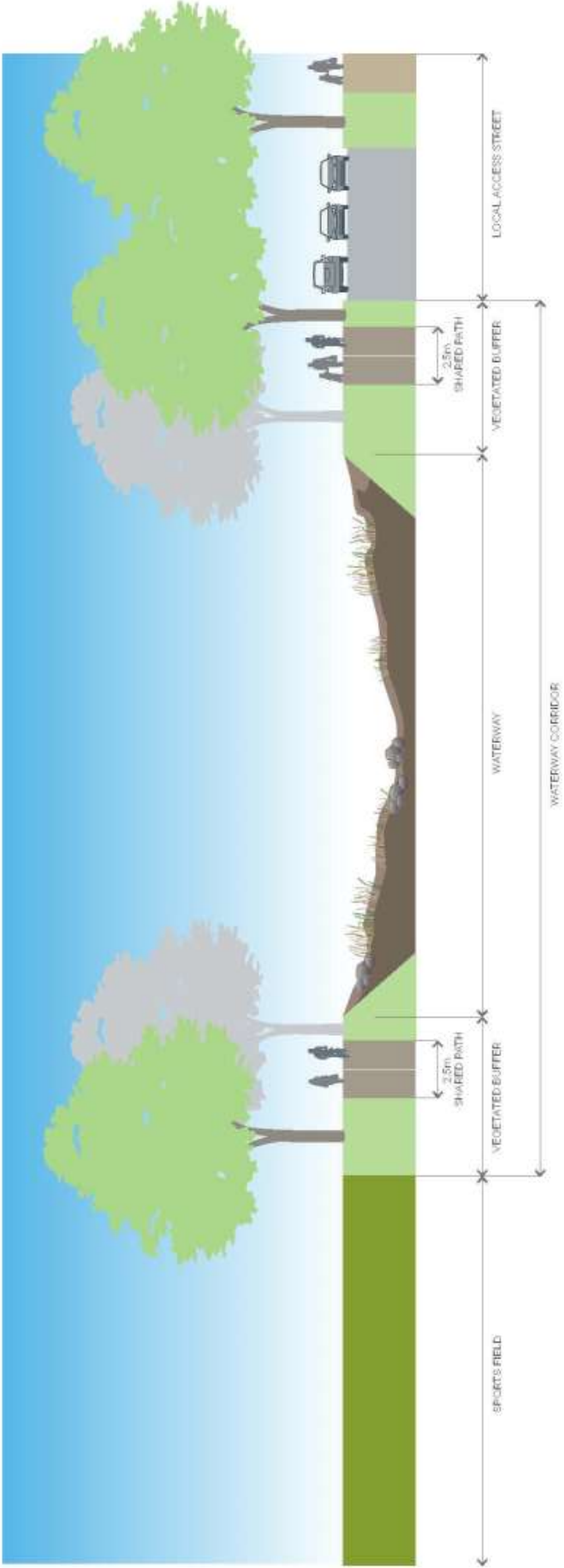
Section 9
Bushfire interface – Murray Valley Highway



- NOTES:**
- Shared path placement is shown for local access street interfaces for indicative purposes.
 - Indicative open space and road cross section shown abutting waterway.
 - The design of the waterway channel and stormwater quality treatment assets shown on this cross section are indicative and subject to confirmation through the preparation of detailed design to be undertaken as part of the future subdivision process to the satisfaction of the responsible authority.



- NOTES:**
- Shared path placement is shown for local access street interface for indicative purposes.
 - Indicative open space and road cross section shown about waterway.
 - The design of the waterway channel and stormwater quality treatment assets shown on this cross section are indicative and subject to confirmation through the preparation of detailed design to be undertaken as part of the future subdivision process to the satisfaction of the responsible authority.



- NOTES:**
- Shared path placement is shown for both sports field and local access street interfaces for indicative purposes.
 - Indicative open space and road cross section shown abutting waterway.
 - The design of the waterway channel and stormwater quality treatment assets shown on this cross section are indicative and subject to confirmation through the preparation of detailed design to be undertaken as part of the future subdivision process to the satisfaction of the responsible authority.

4.3 Appendix C: Service Placement Guide

4.3.1 Standard street cross sections

The Infrastructure Design Manual outlines placement of services for typical residential street environments. This approach is appropriate for the majority of the 'standard' street cross sections outlined in Appendix B containing grassed nature strips, footpaths and road pavements.

4.3.2 Non-standard street cross sections

To achieve greater diversity of streetscape outcomes, which enhances character and amenity of these new urban areas, non-standard street cross sections are encouraged. Non-standard street cross sections will also be required to address local needs, such as fully sealed verges for high pedestrian traffic areas in town centres and opposite schools.

For non-standard street cross sections where service placement guidance outlined in the Infrastructure Design Manual is not applicable, the following service placement guidelines will apply.

Table 7: Service Placement Guidelines

	Under pedestrian pavement	Under nature strips	Directly under trees ¹	Under kerb	Under road pavement ²	Within allotments	Notes
Sewer	Possible	Preferred	Possible	No	Possible	Possible ³	
Potable water	Possible ⁴	Preferred	Preferred	No	Possible	No	Can be placed in combined trench with gas
Recycled water	Possible ⁴	Preferred	Preferred	No	Possible	No	
Gas	Possible ⁴	Preferred	Preferred	No	No	No	Can be placed in combined trench with potable water
Electricity	Preferred ⁴	Possible	Possible	No	No	No	Pits to be placed either fully in footpath or nature strip
FTTH/Telco	Preferred ⁴	Possible	Possible	No	No	No	Pits to be placed either fully in footpath or nature strip
Drainage	Possible	Possible	Possible	Preferred	Preferred	Possible ³	
Trunk services	Possible	Possible	Possible	Possible	Preferred	No	

Notes:

1. Trees are not to be placed directly over parcel service connections.
2. Placement of services under road pavement is to be considered when service cannot be accommodated elsewhere in road reserve. Placement of services beneath edge of road pavement/parking bays is preferable to within traffic lanes.
3. Where allotment size/frontage width allows adequate room to access and work on a pipe.
4. Where connections to properties are within a pit in the pedestrian pavement/footpath

4.3.3 General principles for service placement

Place gas and water on one side of road, electricity on the opposite side

- Place water supply on the high side of road
- Place services that need connection to adjacent properties closer to these properties
- Place trunk services further away from adjacent properties
- Place services that relate to the road carriageway (e.g. drainage, street light electricity supply) closer to the road carriageway
- Maintain appropriate services clearances and overlap these clearances wherever possible
- Services must be placed outside of natural waterway corridors or on the outer edges of these corridors to avoid disturbance to existing waterway values.

4.4 Appendix D: Open Space delivery guidelines

4.4.1 Passive recreation park

Passive Recreation Park: a park that provides opportunities for a variety of recreational and social activities in a green space setting. Passive recreation parks come in a variety of landforms, and in many cases provide opportunities to protect and enhance landscape amenity.

4.4.2 Neighbourhood local park

- Passive recreation park suitable for local recreation/social activities
- Junior play emphasis
- Attracts users from the local area (i.e. 400 metre catchment)
- Recreational/social facilities suitable for local activities/events.
- Minimal support facilities (seats, bin etc.)
- Footpath/bikeway links

4.4.3 District local park

- Passive recreation park suitable for district-level recreation/social activities
- Junior and youth play emphasis
- Attracts users from the district (i.e. two kilometre catchment)
- Recreational/social facilities suitable for district activities/events
- Basic support facilities (e.g. amenities, barbecue, picnic tables, shelters, seats, etc.)
- Footpath/bikeway links

4.4.4 Linear open space

- Passive recreation park suitable for district-level recreation/social activities
- Attracts users from the district (i.e. two kilometre catchment)
- Recreational/social facilities suitable for district activities/events
- Minimal support facilities (seats, bin etc.)
- Footpath/bikeway links

Echuca West
Precinct Structure Plan – August 2020



Traffix Group

Integrated Transport Assessment - Addendum

Echuca West Precinct Structure Plan

Prepared for
Campaspe Shire Council

November 2021

G22710R-02A

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Integrated Transport Assessment - Addendum

Echuca West Precinct Structure Plan

Document Control

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1 Introduction

Traffix Group was previously engaged by Campaspe Shire Council and the Victorian Planning Authority (VPA) to prepare an Integrated Transport Assessment to inform the preparation of the Echuca West Precinct Structure Plan (PSP).

The Integrated Transport Assessment (Traffix Group Ref: G22710R-01F dated April 2020) considered the transport infrastructure needs to facilitate development of the Echuca West Precinct Structure Plan including public transport provision, pedestrian and cycling networks as well as access for private motor vehicles including access point locations, intersection upgrades and road cross-section requirements.

In the course of preparing the Integrated Transport Assessment, Traffix Group undertook analysis of the Ogilvie Avenue/Northern Highway/Murray Valley Highway/Yakoa Natya Avenue intersection (referred to in the PSP as IN-02) under a number of different scenarios to advise Council, Department of Transport (DOT) and VPA of the operating conditions and upgrade options.

It was identified that the existing IN-02 intersection configuration would not be sufficient to accommodate the ultimate traffic scenario and that upgrades would be required.

Traffix Group identified that roundabout upgrades could be made or alternatively the intersection could be converted to signals, and through discussions between VPA and DOT, DOT advised that signals was the preferred treatment.

Accordingly, the Integrated Transport Assessment details the upgrade of IN-02 to signals.

It is noted that at the time that the Integrated Transport Assessment was prepared, the treatment had not been costed and the apportionment of costs of the upgraded intersection were not agreed upon.

The signalised upgrade of IN-02 has since been costed at more than \$11 million, and agreement on the apportionment of any part to external sources (other than the PSP) has not been reached.

Accordingly, Council has advised that taking into account the significant cost of IN-02 attributable to the PSP, an augmented roundabout is the preferred treatment for this intersection.

This addendum report has been prepared to detail the alternative treatment of IN-02, including staged upgrades and trigger points.

2 Echuca West Precinct Structure Plan

Figure 1 below shows the Echuca West PSP Future Urban Structure and the location of IN-02.

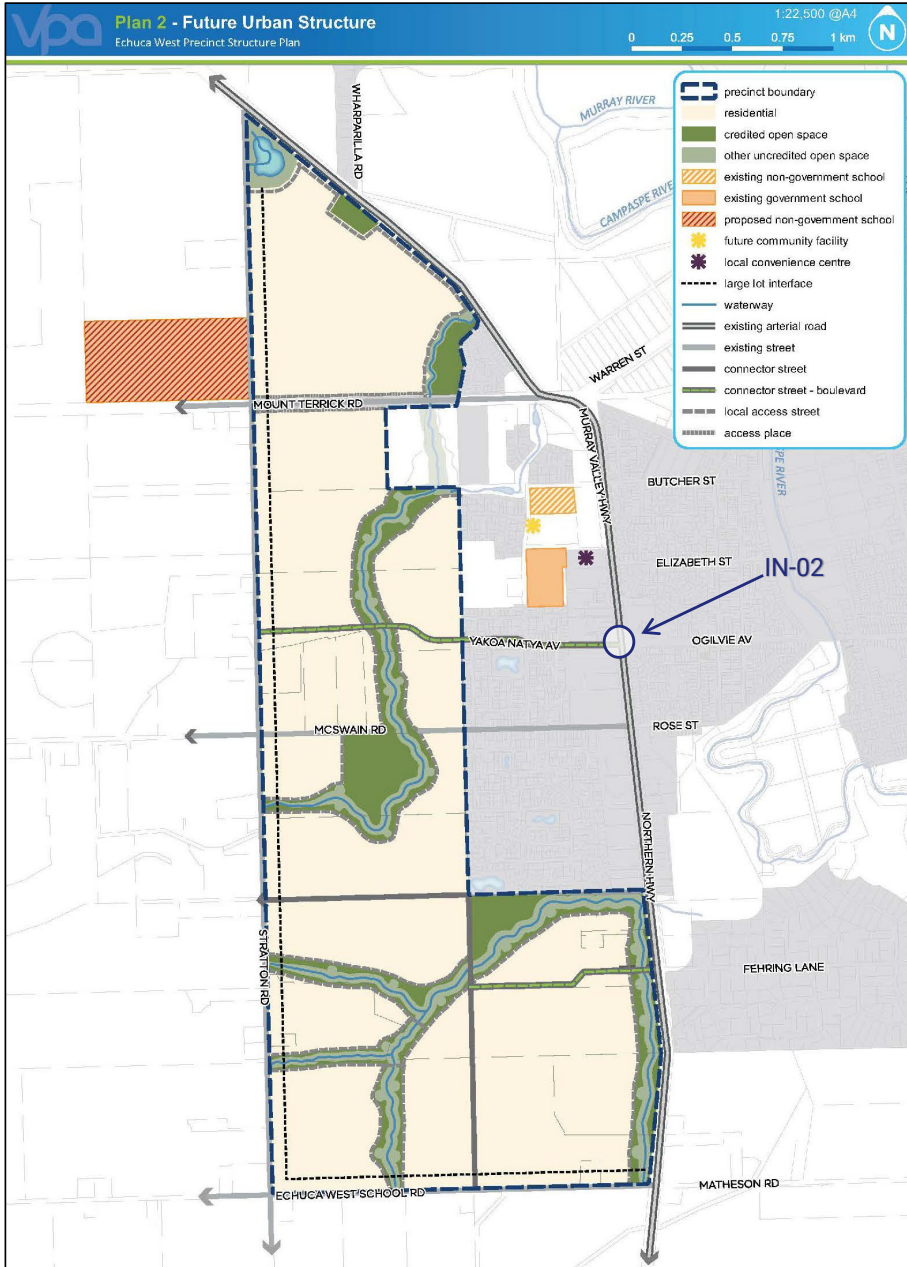


Figure 1: Echuca West Precinct Structure Plan

Integrated Transport Assessment - Addendum

Echuca West Precinct Structure Plan

3 Traffic Assessments

The PSP area is forecast to ultimately contain in the order of 5,070 dwellings. The Integrated Transport Assessment states that Echuca will need about 110 new dwellings per year up until 2031 to cater for the population growth.

For the purpose of determining the capacity of the existing intersection treatment and determining required upgrades and trigger points, the following assumptions have been adopted:

- the “existing” intersection turning movements are as set out in the Integrated Transport Assessment (Traffix Group Ref: G22710R-01F) Figure 7,
- the “ultimate” intersection turning movements are as set out in the Integrated Transport Assessment (Traffix Group Ref: G22710R-01F) Figure 10,
- the PSP area will provide 40 years’ worth of land, corresponding to approximately 127 new dwellings each year between now and 2062, and
- the traffic volumes have been calculated in 5-year intervals between the existing and ultimate scenarios.

The adopted traffic volumes for each interval are set out in Table 1 below.

Table 1: IN-02 Intersection Turning Movements

Year	Approach	AM Peak			PM Peak		
		Left	Through	Right	Left	Through	Right
2022	South	10	258	502	23	123	415
	East	310	67	199	553	157	154
	North	222	211	9	166	160	21
	West	21	157	23	9	69	10
2027	South	13	320	574	29	157	453
	East	334	79	209	611	186	179
	North	251	233	21	182	210	49
	West	60	193	30	30	88	14
2032	South	15	382	646	35	192	492
	East	358	91	220	668	215	204
	North	280	255	33	198	260	78
	West	99	230	38	51	107	18
2037	South	18	444	718	41	226	530
	East	382	103	230	726	244	229
	North	309	277	44	214	310	106
	West	138	266	45	72	126	22
2042	South	20	506	790	47	261	569
	East	406	116	240	783	273	254
	North	338	300	56	230	360	134
	West	177	303	53	93	146	26

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Echuca West Precinct Structure Plan

Year	Approach	AM Peak			PM Peak		
		Left	Through	Right	Left	Through	Right
2047	South	23	568	861	52	295	607
	East	430	128	250	841	302	278
	North	366	322	68	246	410	162
	West	216	339	60	113	165	29
2052	South	25	630	933	58	329	645
	East	454	140	261	898	331	303
	North	395	344	80	262	460	191
	West	255	375	67	134	184	33
2057	South	28	692	1005	64	364	684
	East	478	152	271	956	360	328
	North	424	366	91	278	510	219
	West	294	412	75	155	203	37
2062	South	30	754	1077	70	398	722
	East	502	164	281	1013	389	353
	North	453	388	103	294	560	247
	West	333	448	82	176	222	41

Intersection IN-02 has been analysed using SIDRA Intersection 9.0 software to determine the trigger points for upgrades to the roundabout-controlled Ogilvie Avenue/Northern Highway/Murray Valley Highway/Yakoa Natya Avenue intersection.

The Degree of Saturation (DOS) and Level of Service (LOS) results are summarised in Table 2 below.

Full SIDRA output is attached at Appendix A.

Table 2: SIDRA Assessments and Results

Scenario	Year	AM Peak		PM Peak		Comment
		DOS	LOS ⁽¹⁾	DOS	LOS	
Existing roundabout layout and existing traffic volumes.	2022	0.667	B	0.513	B	The existing intersection operates well within acceptable limits.
Existing roundabout configuration with 5 years' development within the PSP area.	2027	0.811	C	0.634	B	The existing intersection will operate within acceptable limits with 635 dwellings in the PSP area.
Existing roundabout configuration with 7 years' development within the PSP area.	2029	0.906	D	0.691	B	The existing intersection will be approaching capacity with 890 lots in the PSP area.
Existing roundabout configuration with 10 years' development within the PSP area.	2032	1.078	F	0.781	B	The existing intersection will operate unsatisfactorily during the AM peak hour with 1,270 dwellings in the PSP area.

Integrated Transport Assessment - Addendum

Echuca West Precinct Structure Plan

Scenario	Year	AM Peak		PM Peak		Comment
		DOS	LOS ⁽¹⁾	DOS	LOS	
Upgraded two-lane roundabout layout with 10 years' development within the PSP area.	2032	0.543	C	0.547	B	The upgraded two-lane roundabout will operate well within acceptable limits with 1,270 dwellings in the PSP area.
Upgraded two-lane roundabout layout with 15 years' development within the PSP area.	2037	0.956	F	0.642	B	The upgraded two-lane roundabout will reach capacity in the AM peak hour with 1,900 dwellings in the PSP area.
Upgraded two-lane roundabout with added metering and 20 years' development within the PSP area.	2042	0.900	D	0.871	D	The addition of metering to the two-lane roundabout configuration will allow it to continue to operate within acceptable limits with 2,540 dwellings in the PSP area.
Upgraded two-lane roundabout with added metering and 25 years' development within the PSP area.	2047	0.945	E	0.956	F	The two-lane roundabout configuration with metering will reach capacity with 3,175 dwellings in the PSP area.
PSP metered ultimate roundabout with ultimate traffic volumes (including full build-out of the PSP area).	2062	0.899	E	0.799	C	The additional works required to accommodate the full build-out of the PSP are: <ul style="list-style-type: none"> - An additional approach lane (second right turn) on the southern approach, - An additional approach lane (second left turn) on the eastern approach, and - Metering on the southern leg to give additional opportunities to vehicles exiting Yakoa Natya Avenue.

(1) – Level of Service (LOS) value quoted is for the “worst case” movement, not the overall intersection average.

4 Trigger Points & Upgrades Summary

The key findings set out in Table 2 are summarised as follows:

- The trigger point for upgrading the existing intersection to a two-lane roundabout configuration is 900 dwellings within the PSP area, or approximately 7 years of development based on anticipated development rates (at around 2029). The two-lane intersection configuration adopted in SIDRA is shown in Figure 2 below.

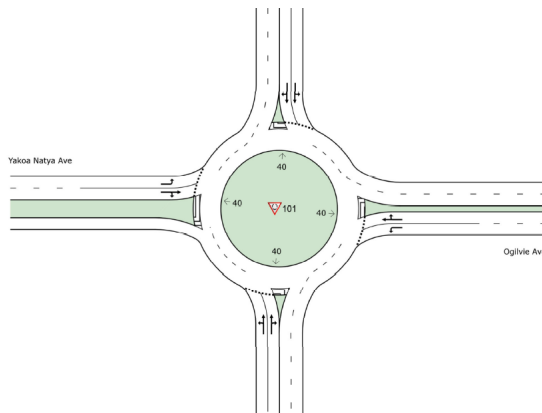


Figure 2: IN-02 Interim Two-Lane Roundabout Upgrade (2029)

- The upgraded two-lane roundabout will reach capacity once 1,900 lots are developed within the PSP area, or approximately 15 years of development based on anticipated development rates (at around 2037).
- The two-lane roundabout will operate satisfactorily for a further 10 years based on anticipated development rates (till 2047) or until 3,150 dwellings are occupied within the PSP area, if metering is installed on the southern approach to provide sufficient gaps for vehicles exiting Yakoa Natya Avenue. The metering is shown indicatively in Figure 3 below.

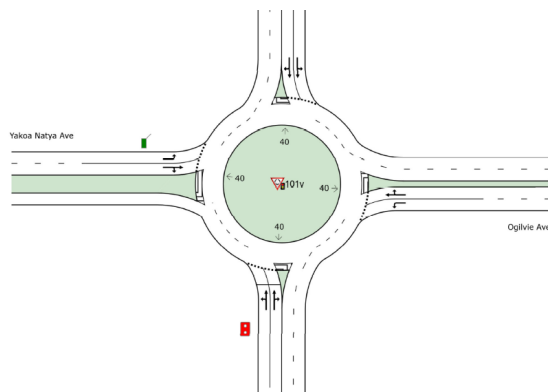


Figure 3: IN-02 Metered Interim Two-Lane Roundabout Upgrade (Metering Added in 2037)

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Echuca West Precinct Structure Plan

- The trigger for upgrading to the “ultimate” intersection configuration is once more than 3,150 dwellings are occupied within the PSP area (augmented to include a third stand-up traffic lane on the southern approach (additional right turn lane) and a third stand-up traffic lane on the eastern approach (additional left turn lane) as well as metering on the southern approach). The ultimate layout is shown indicatively in Figure 4 below.

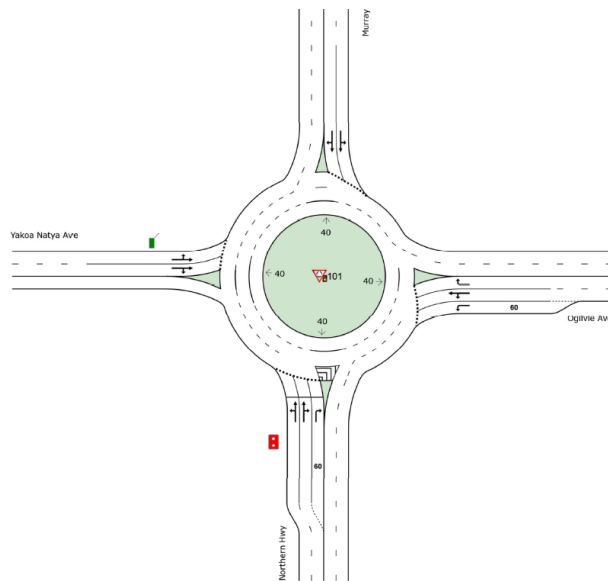


Figure 4: IN-02 Metered Ultimate Roundabout Configuration (2047)

5 Intersection Design

Traffic Group has prepared functional layout plans for the purpose of facilitating costing of the interim and ultimate works. The following plans are attached at Appendix B:

- G22710-02-01A shows the interim two-lane roundabout (2029 upgrade).
- G22710-02-02A shows the ultimate intersection layout.

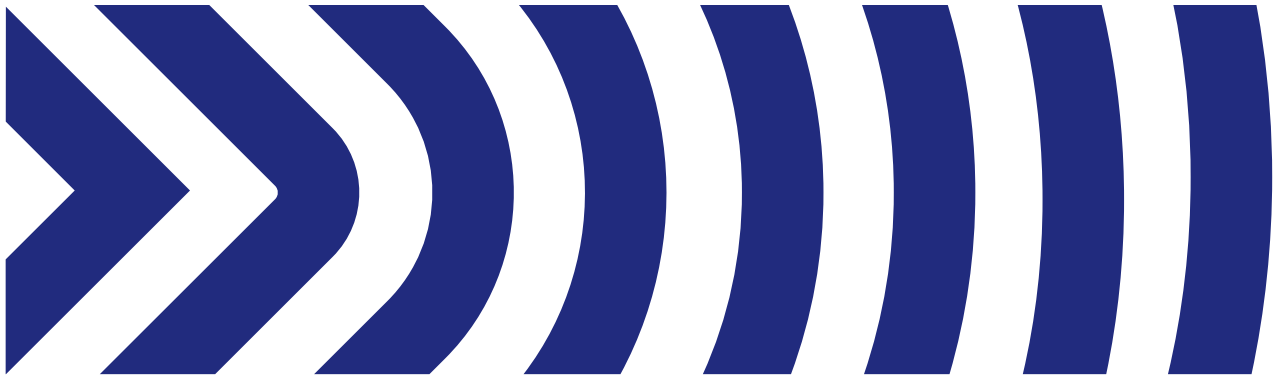
The attached plans don't show the signal hardware detail required for the metering of the roundabout. This will need to be taken into account for costing purposes.

6 DOT Correspondence

Table 3 below sets out the requirements for IN-02 to be addressed within the Addendum traffic report.

Table 3: DOT Requirements for Addendum

DOT Requirements for Addendum	Response
Introduce an interim design of the roundabout (two lanes).	The interim design (two lane roundabout) is shown at Appendix B.
Confirm when the interim design will be required to be constructed, i.e. how many lots and vehicle movements.	The interim design will be required to be constructed when 900 lots are developed within the PSP.
How much would the interim design cost and what apportionment.	<p>Costing is to be undertaken by others based on the functional layout plan attached at Appendix B and also taking into account the cost associated with installation of signal hardware and line-marking for roundabout metering for the interim configuration.</p> <p>Apportionment is a matter to be agreed between Council and DOT.</p> <p>There are grounds to support a proportion of the intersection being externally funded having regard to:</p> <ul style="list-style-type: none"> - the state-significance of three legs of the intersection (State Route B75 and State Route B400) on the regional freight network, - the proximity to the second Murray River bridge crossing, and - the significant volume of non-PSP traffic passing through IN-02, notably of the total ultimate (full build-out) intersection turning movements, 42.3% is existing traffic, 52.5% is PSP traffic and the remaining 5.2% is other approved developments outside of the PSP area.
Ultimate roundabout to be included, trigger point identified, functional plans prepared and costed.	<p>The ultimate roundabout functional design is attached at Appendix B.</p> <p>The trigger point occurs when 3,150 lots are developed within the PSP area, expected to occur at around 2047.</p> <p>Costing is to be undertaken by others based on the functional layout plan attached at Appendix B and also taking into account the cost associated with installation of signal hardware and line-marking for roundabout metering.</p>



Appendix A

SIDRA Output

MOVEMENT SUMMARY

Site: 101 [Existing Roundabout, Existing Conditions - AM Peak
(Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Existing Conditions
AM Peak
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total veh/h	HV %				[Veh. veh	Dist] m				
South: Northern Hwy														
1	L2	10	1.0	11	1.0	0.667	5.9	LOS A	7.2	53.0	0.75	0.72	0.81	51.6
2	T1	258	8.0	272	8.0	0.667	5.8	LOS A	7.2	53.0	0.75	0.72	0.81	53.2
3	R2	502	5.0	528	5.0	0.667	12.4	LOS B	7.2	53.0	0.75	0.72	0.81	53.8
Approach		770	6.0	811	6.0	0.667	10.1	LOS B	7.2	53.0	0.75	0.72	0.81	53.6
East: Ogilvie Ave														
4	L2	310	5.0	326	5.0	0.222	4.1	LOS A	1.6	11.5	0.49	0.50	0.49	55.1
5	T1	67	1.0	71	1.0	0.237	4.0	LOS A	1.6	11.5	0.52	0.61	0.52	53.8
6	R2	199	5.0	209	5.0	0.237	10.7	LOS B	1.6	11.5	0.52	0.61	0.52	54.4
Approach		576	4.5	606	4.5	0.237	6.4	LOS A	1.6	11.5	0.50	0.55	0.50	54.7
North: Murray Valley Hwy														
7	L2	222	5.0	234	5.0	0.582	10.7	LOS B	5.9	43.6	0.93	0.99	1.16	51.3
8	T1	211	8.0	222	8.0	0.582	10.5	LOS B	5.9	43.6	0.93	0.99	1.16	53.1
9	R2	9	1.0	9	1.0	0.582	16.9	LOS B	5.9	43.6	0.93	0.99	1.16	53.9
Approach		442	6.4	465	6.4	0.582	10.7	LOS B	5.9	43.6	0.93	0.99	1.16	52.2
West: Yakoa Natya Ave														
10	L2	21	1.0	22	1.0	0.037	9.9	LOS A	0.3	2.0	0.91	0.71	0.91	51.8
11	T1	157	1.0	165	1.0	0.250	9.2	LOS A	2.3	16.2	1.00	0.84	1.00	53.5
12	R2	23	1.0	24	1.0	0.250	15.8	LOS B	2.3	16.2	1.00	0.84	1.00	54.2
Approach		201	1.0	212	1.0	0.250	10.0	LOS B	2.3	16.2	0.99	0.83	0.99	53.4
All Vehicles		1989	5.1	2094	5.1	0.667	9.2	LOS A	7.2	53.0	0.75	0.74	0.82	53.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Existing Roundabout, Existing Conditions - PM Peak
(Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Existing Conditions
PM Peak
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	Dist m				
South: Northern Hwy														
1	L2	23	1.0	24	1.0	0.513	5.2	LOS A	4.0	29.4	0.68	0.70	0.68	51.6
2	T1	123	8.0	129	8.0	0.513	5.1	LOS A	4.0	29.4	0.68	0.70	0.68	53.2
3	R2	415	5.0	437	5.0	0.513	11.7	LOS B	4.0	29.4	0.68	0.70	0.68	53.8
Approach		561	5.5	591	5.5	0.513	10.0	LOS A	4.0	29.4	0.68	0.70	0.68	53.6
East: Ogilvie Ave														
4	L2	553	5.0	582	5.0	0.376	4.1	LOS A	2.9	21.3	0.48	0.50	0.48	55.1
5	T1	157	1.0	165	1.0	0.266	3.8	LOS A	1.8	12.7	0.46	0.54	0.46	55.2
6	R2	154	5.0	162	5.0	0.266	10.5	LOS B	1.8	12.7	0.46	0.54	0.46	55.8
Approach		864	4.3	909	4.3	0.376	5.2	LOS A	2.9	21.3	0.47	0.51	0.47	55.3
North: Murray Valley Hwy														
7	L2	166	5.0	175	5.0	0.377	6.1	LOS A	2.7	20.0	0.74	0.67	0.74	53.7
8	T1	160	8.0	168	8.0	0.377	5.9	LOS A	2.7	20.0	0.74	0.67	0.74	55.6
9	R2	21	1.0	22	1.0	0.377	12.4	LOS B	2.7	20.0	0.74	0.67	0.74	56.5
Approach		347	6.1	365	6.1	0.377	6.4	LOS A	2.7	20.0	0.74	0.67	0.74	54.7
West: Yakoa Natya Ave														
10	L2	9	1.0	9	1.0	0.012	6.8	LOS A	0.1	0.5	0.73	0.57	0.73	54.2
11	T1	69	1.0	73	1.0	0.077	5.7	LOS A	0.6	4.0	0.75	0.61	0.75	55.0
12	R2	10	1.0	11	1.0	0.077	12.4	LOS B	0.6	4.0	0.75	0.61	0.75	55.7
Approach		88	1.0	93	1.0	0.077	6.6	LOS A	0.6	4.0	0.75	0.60	0.75	55.0
All Vehicles		1860	4.8	1958	4.8	0.513	6.9	LOS A	4.0	29.4	0.60	0.60	0.60	54.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Existing Roundabout, 2027 - AM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
2027
AM Peak
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	[Dist m]				
South: Northern Hwy														
1	L2	13	1.0	14	1.0	0.811	9.4	LOS A	13.5	99.1	0.94	0.91	1.19	49.8
2	T1	320	8.0	337	8.0	0.811	9.4	LOS A	13.5	99.1	0.94	0.91	1.19	51.3
3	R2	574	5.0	604	5.0	0.811	16.0	LOS B	13.5	99.1	0.94	0.91	1.19	51.9
Approach		907	6.0	955	6.0	0.811	13.5	LOS B	13.5	99.1	0.94	0.91	1.19	51.7
East: Ogilvie Ave														
4	L2	334	5.0	352	5.0	0.249	4.3	LOS A	1.8	13.3	0.55	0.53	0.55	54.9
5	T1	79	1.0	83	1.0	0.269	4.2	LOS A	1.9	13.4	0.57	0.63	0.57	53.7
6	R2	209	5.0	220	5.0	0.269	11.0	LOS B	1.9	13.4	0.57	0.63	0.57	54.3
Approach		622	4.5	655	4.5	0.269	6.5	LOS A	1.9	13.4	0.56	0.58	0.56	54.5
North: Murray Valley Hwy														
7	L2	251	5.0	264	5.0	0.797	22.8	LOS C	12.6	92.6	1.00	1.32	1.80	43.9
8	T1	233	8.0	245	8.0	0.797	22.7	LOS C	12.6	92.6	1.00	1.32	1.80	45.2
9	R2	21	1.0	22	1.0	0.797	29.0	LOS C	12.6	92.6	1.00	1.32	1.80	45.8
Approach		505	6.2	532	6.2	0.797	23.0	LOS C	12.6	92.6	1.00	1.32	1.80	44.6
West: Yakoa Natya Ave														
10	L2	60	1.0	63	1.0	0.144	13.4	LOS B	1.2	8.7	1.00	0.86	1.00	49.4
11	T1	193	1.0	203	1.0	0.428	13.0	LOS B	4.5	31.5	1.00	0.91	1.02	51.0
12	R2	30	1.0	32	1.0	0.428	19.7	LOS B	4.5	31.5	1.00	0.91	1.02	51.6
Approach		283	1.0	298	1.0	0.428	13.8	LOS B	4.5	31.5	1.00	0.90	1.02	50.7
All Vehicles		2317	5.0	2439	5.0	0.811	13.8	LOS B	13.5	99.1	0.86	0.91	1.13	50.5

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Existing Roundabout, 2027 - PM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
2027
PM Peak
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	Dist m				
South: Northern Hwy														
1	L2	29	1.0	31	1.0	0.634	7.5	LOS A	6.7	49.1	0.82	0.86	0.95	50.6
2	T1	157	8.0	165	8.0	0.634	7.4	LOS A	6.7	49.1	0.82	0.86	0.95	52.2
3	R2	453	5.0	477	5.0	0.634	14.0	LOS B	6.7	49.1	0.82	0.86	0.95	52.8
Approach		639	5.6	673	5.6	0.634	12.1	LOS B	6.7	49.1	0.82	0.86	0.95	52.5
East: Ogilvie Ave														
4	L2	611	5.0	643	5.0	0.447	4.5	LOS A	3.8	27.6	0.61	0.56	0.61	54.6
5	T1	186	1.0	196	1.0	0.339	4.3	LOS A	2.4	17.4	0.59	0.58	0.59	54.7
6	R2	179	5.0	188	5.0	0.339	11.1	LOS B	2.4	17.4	0.59	0.58	0.59	55.3
Approach		976	4.2	1027	4.2	0.447	5.7	LOS A	3.8	27.6	0.60	0.57	0.60	54.7
North: Murray Valley Hwy														
7	L2	182	5.0	192	5.0	0.519	7.7	LOS A	4.6	34.1	0.86	0.84	0.94	52.7
8	T1	210	8.0	221	8.0	0.519	7.5	LOS A	4.6	34.1	0.86	0.84	0.94	54.5
9	R2	49	1.0	52	1.0	0.519	14.0	LOS B	4.6	34.1	0.86	0.84	0.94	55.3
Approach		441	6.0	464	6.0	0.519	8.3	LOS A	4.6	34.1	0.86	0.84	0.94	53.8
West: Yakoa Natya Ave														
10	L2	30	1.0	32	1.0	0.046	7.9	LOS A	0.3	2.2	0.82	0.68	0.82	53.3
11	T1	88	1.0	93	1.0	0.115	6.6	LOS A	0.9	6.7	0.86	0.70	0.86	54.3
12	R2	14	1.0	15	1.0	0.115	13.3	LOS B	0.9	6.7	0.86	0.70	0.86	55.1
Approach		132	1.0	139	1.0	0.115	7.6	LOS A	0.9	6.7	0.85	0.69	0.85	54.2
All Vehicles		2188	4.8	2303	4.8	0.634	8.2	LOS A	6.7	49.1	0.73	0.72	0.79	53.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Existing Roundabout, 2029 - AM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
2029
AM Peak
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	[Dist m]				
South: Northern Hwy														
1	L2	14	1.0	15	1.0	0.870	12.3	LOS B	18.2	133.7	1.00	1.03	1.42	48.0
2	T1	345	8.0	363	8.0	0.870	12.3	LOS B	18.2	133.7	1.00	1.03	1.42	49.4
3	R2	603	5.0	635	5.0	0.870	18.9	LOS B	18.2	133.7	1.00	1.03	1.42	50.0
Approach		962	6.0	1013	6.0	0.870	16.4	LOS B	18.2	133.7	1.00	1.03	1.42	49.7
East: Ogilvie Ave														
4	L2	344	5.0	362	5.0	0.259	4.4	LOS A	1.9	14.0	0.57	0.54	0.57	54.8
5	T1	84	1.0	88	1.0	0.282	4.3	LOS A	2.0	14.2	0.59	0.64	0.59	53.7
6	R2	213	5.0	224	5.0	0.282	11.1	LOS B	2.0	14.2	0.59	0.64	0.59	54.3
Approach		641	4.5	675	4.5	0.282	6.6	LOS A	2.0	14.2	0.58	0.59	0.58	54.5
North: Murray Valley Hwy														
7	L2	262	5.0	276	5.0	0.906	40.8	LOS D	20.4	150.2	1.00	1.64	2.58	36.3
8	T1	242	8.0	255	8.0	0.906	40.7	LOS D	20.4	150.2	1.00	1.64	2.58	37.1
9	R2	25	1.0	26	1.0	0.906	47.0	LOS D	20.4	150.2	1.00	1.64	2.58	37.5
Approach		529	6.2	557	6.2	0.906	41.0	LOS D	20.4	150.2	1.00	1.64	2.58	36.7
West: Yakoa Natya Ave														
10	L2	76	1.0	80	1.0	0.221	15.7	LOS B	1.9	13.6	1.00	0.91	1.00	47.9
11	T1	208	1.0	219	1.0	0.538	21.5	LOS C	6.6	46.6	1.00	1.04	1.27	45.8
12	R2	33	1.0	35	1.0	0.538	28.2	LOS C	6.6	46.6	1.00	1.04	1.27	46.3
Approach		317	1.0	334	1.0	0.538	20.8	LOS C	6.6	46.6	1.00	1.01	1.21	46.3
All Vehicles		2449	5.0	2578	5.0	0.906	19.7	LOS B	20.4	150.2	0.89	1.04	1.42	46.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Existing Roundabout, 2029 - PM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
2029
PM Peak
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	[Dist m]				
South: Northern Hwy														
1	L2	31	1.0	33	1.0	0.691	9.0	LOS A	8.3	61.2	0.89	0.94	1.11	49.8
2	T1	171	8.0	180	8.0	0.691	8.9	LOS A	8.3	61.2	0.89	0.94	1.11	51.3
3	R2	469	5.0	494	5.0	0.691	15.5	LOS B	8.3	61.2	0.89	0.94	1.11	51.9
Approach		671	5.6	706	5.6	0.691	13.5	LOS B	8.3	61.2	0.89	0.94	1.11	51.7
East: Ogilvie Ave														
4	L2	634	5.0	667	5.0	0.478	4.8	LOS A	4.2	30.7	0.67	0.59	0.67	54.4
5	T1	198	1.0	208	1.0	0.372	4.6	LOS A	2.8	19.9	0.64	0.61	0.64	54.5
6	R2	189	5.0	199	5.0	0.372	11.3	LOS B	2.8	19.9	0.64	0.61	0.64	55.1
Approach		1021	4.2	1075	4.2	0.478	5.9	LOS A	4.2	30.7	0.66	0.59	0.66	54.5
North: Murray Valley Hwy														
7	L2	188	5.0	198	5.0	0.586	9.1	LOS A	5.9	43.6	0.91	0.94	1.08	51.9
8	T1	230	8.0	242	8.0	0.586	8.9	LOS A	5.9	43.6	0.91	0.94	1.08	53.7
9	R2	61	1.0	64	1.0	0.586	15.4	LOS B	5.9	43.6	0.91	0.94	1.08	54.5
Approach		479	5.9	504	5.9	0.586	9.8	LOS A	5.9	43.6	0.91	0.94	1.08	53.1
West: Yakoa Natya Ave														
10	L2	38	1.0	40	1.0	0.063	8.4	LOS A	0.4	3.2	0.86	0.72	0.86	52.9
11	T1	96	1.0	101	1.0	0.135	7.1	LOS A	1.2	8.1	0.90	0.74	0.90	54.1
12	R2	15	1.0	16	1.0	0.135	13.8	LOS B	1.2	8.1	0.90	0.74	0.90	54.8
Approach		149	1.0	157	1.0	0.135	8.1	LOS A	1.2	8.1	0.89	0.73	0.89	53.9
All Vehicles		2320	4.8	2442	4.8	0.691	9.1	LOS A	8.3	61.2	0.79	0.77	0.89	53.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Existing Roundabout, 2032 - AM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
2032
AM Peak
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	Dist] m				
South: Northern Hwy														
1	L2	15	1.0	16	1.0	0.960	24.2	LOS C	33.3	244.9	1.00	1.39	2.11	41.9
2	T1	382	8.0	402	8.0	0.960	24.2	LOS C	33.3	244.9	1.00	1.39	2.11	43.0
3	R2	646	5.0	680	5.0	0.960	30.7	LOS C	33.3	244.9	1.00	1.39	2.11	43.4
Approach		1043	6.0	1098	6.0	0.960	28.2	LOS C	33.3	244.9	1.00	1.39	2.11	43.2
East: Ogilvie Ave														
4	L2	358	5.0	377	5.0	0.272	4.4	LOS A	2.0	14.7	0.57	0.55	0.57	54.8
5	T1	91	1.0	96	1.0	0.298	4.4	LOS A	2.1	15.0	0.60	0.64	0.60	53.7
6	R2	220	5.0	232	5.0	0.298	11.1	LOS B	2.1	15.0	0.60	0.64	0.60	54.3
Approach		669	4.5	704	4.5	0.298	6.6	LOS A	2.1	15.0	0.59	0.59	0.59	54.4
North: Murray Valley Hwy														
7	L2	280	5.0	295	5.0	1.078	126.3	LOS F	53.7	395.5	1.00	2.89	5.73	19.8
8	T1	255	8.0	268	8.0	1.078	126.1	LOS F	53.7	395.5	1.00	2.89	5.73	20.0
9	R2	33	1.0	35	1.0	1.078	132.5	LOS F	53.7	395.5	1.00	2.89	5.73	20.1
Approach		568	6.1	598	6.1	1.078	126.6	LOS F	53.7	395.5	1.00	2.89	5.73	19.9
West: Yakoa Natya Ave														
10	L2	99	1.0	104	1.0	0.363	20.4	LOS C	3.2	22.6	1.00	0.96	1.00	45.1
11	T1	230	1.0	242	1.0	0.729	52.8	LOS E	12.0	84.6	1.00	1.33	1.89	33.3
12	R2	38	1.0	40	1.0	0.729	59.5	LOS E	12.0	84.6	1.00	1.33	1.89	33.5
Approach		367	1.0	386	1.0	0.729	44.8	LOS D	12.0	84.6	1.00	1.23	1.65	35.8
All Vehicles		2647	5.0	2786	5.0	1.078	46.2	LOS D	53.7	395.5	0.90	1.49	2.44	35.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Existing Roundabout, 2032 - PM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
2032
PM Peak
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	[Dist m]				
South: Northern Hwy														
1	L2	35	1.0	37	1.0	0.781	12.4	LOS B	11.9	87.6	0.99	1.09	1.42	47.7
2	T1	192	8.0	202	8.0	0.781	12.4	LOS B	11.9	87.6	0.99	1.09	1.42	49.2
3	R2	492	5.0	518	5.0	0.781	19.0	LOS B	11.9	87.6	0.99	1.09	1.42	49.7
Approach		719	5.6	757	5.6	0.781	16.9	LOS B	11.9	87.6	0.99	1.09	1.42	49.4
East: Ogilvie Ave														
4	L2	668	5.0	703	5.0	0.529	5.1	LOS A	4.9	36.1	0.76	0.63	0.76	54.0
5	T1	215	1.0	226	1.0	0.427	5.0	LOS A	3.4	24.1	0.72	0.64	0.72	54.2
6	R2	204	5.0	215	5.0	0.427	11.8	LOS B	3.4	24.1	0.72	0.64	0.72	54.8
Approach		1087	4.2	1144	4.2	0.529	6.3	LOS A	4.9	36.1	0.74	0.63	0.74	54.2
North: Murray Valley Hwy														
7	L2	198	5.0	208	5.0	0.695	12.3	LOS B	8.7	63.8	1.00	1.09	1.35	49.8
8	T1	260	8.0	274	8.0	0.695	12.1	LOS B	8.7	63.8	1.00	1.09	1.35	51.4
9	R2	78	1.0	82	1.0	0.695	18.5	LOS B	8.7	63.8	1.00	1.09	1.35	52.1
Approach		536	5.9	564	5.9	0.695	13.1	LOS B	8.7	63.8	1.00	1.09	1.35	50.9
West: Yakoa Natya Ave														
10	L2	51	1.0	54	1.0	0.096	9.4	LOS A	0.7	5.1	0.91	0.78	0.91	52.2
11	T1	107	1.0	113	1.0	0.171	7.9	LOS A	1.5	10.9	0.97	0.79	0.97	53.7
12	R2	18	1.0	19	1.0	0.171	14.5	LOS B	1.5	10.9	0.97	0.79	0.97	54.4
Approach		176	1.0	185	1.0	0.171	9.0	LOS A	1.5	10.9	0.95	0.79	0.95	53.3
All Vehicles		2518	4.7	2651	4.7	0.781	11.0	LOS B	11.9	87.6	0.88	0.87	1.08	52.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Upgraded Roundabout, 2032 - AM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Upgraded Layout
AM Peak - 2032
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	Dist m				
South: Northern Hwy														
1	L2	15	1.0	16	1.0	0.394	5.3	LOS A	2.8	20.8	0.64	0.51	0.64	54.1
2	T1	382	8.0	402	8.0	0.394	5.0	LOS A	2.8	20.8	0.64	0.51	0.64	56.0
3	R2	646	5.0	680	5.0	0.485	11.2	LOS B	4.0	29.4	0.66	0.70	0.66	52.5
Approach		1043	6.0	1098	6.0	0.485	8.8	LOS A	4.0	29.4	0.65	0.63	0.65	53.7
East: Ogilvie Ave														
4	L2	358	5.0	377	5.0	0.272	4.5	LOS A	2.0	14.6	0.58	0.56	0.58	54.7
5	T1	91	1.0	96	1.0	0.299	4.5	LOS A	2.1	15.0	0.61	0.65	0.61	53.7
6	R2	220	5.0	232	5.0	0.299	11.3	LOS B	2.1	15.0	0.61	0.65	0.61	54.2
Approach		669	4.5	704	4.5	0.299	6.7	LOS A	2.1	15.0	0.59	0.60	0.59	54.4
North: Murray Valley Hwy														
7	L2	280	5.0	295	5.0	0.421	9.6	LOS A	3.8	28.1	0.99	0.88	0.99	52.0
8	T1	255	8.0	268	8.0	0.421	11.4	LOS B	3.8	28.1	0.96	0.96	1.03	52.1
9	R2	33	1.0	35	1.0	0.421	18.4	LOS B	3.4	25.2	0.95	0.98	1.04	52.3
Approach		568	6.1	598	6.1	0.421	10.9	LOS B	3.8	28.1	0.97	0.92	1.01	52.1
West: Yakoa Natya Ave														
10	L2	99	1.0	104	1.0	0.270	20.4	LOS C	2.3	16.1	1.00	0.94	1.00	45.1
11	T1	230	1.0	242	1.0	0.543	28.0	LOS C	7.0	49.6	1.00	1.11	1.42	42.4
12	R2	38	1.0	40	1.0	0.543	34.7	LOS C	7.0	49.6	1.00	1.11	1.42	42.9
Approach		367	1.0	386	1.0	0.543	26.7	LOS C	7.0	49.6	1.00	1.06	1.31	43.2
All Vehicles		2647	5.0	2786	5.0	0.543	11.2	LOS B	7.0	49.6	0.75	0.74	0.80	51.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Upgraded Roundabout, 2032 - PM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Upgraded Layout
PM Peak - 2032
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total veh/h	HV %				[Veh. veh	Dist] m				
South: Northern Hwy														
1	L2	35	1.0	37	1.0	0.269	6.2	LOS A	1.8	13.4	0.71	0.62	0.71	53.8
2	T1	192	8.0	202	8.0	0.269	5.9	LOS A	1.8	13.4	0.71	0.62	0.71	55.7
3	R2	492	5.0	518	5.0	0.427	12.1	LOS B	3.5	25.9	0.77	0.77	0.77	52.1
Approach		719	5.6	757	5.6	0.427	10.1	LOS B	3.5	25.9	0.75	0.72	0.75	53.0
East: Ogilvie Ave														
4	L2	668	5.0	703	5.0	0.547	5.8	LOS A	5.1	37.0	0.79	0.72	0.80	53.9
5	T1	215	1.0	226	1.0	0.447	5.6	LOS A	3.4	24.4	0.75	0.70	0.75	53.9
6	R2	204	5.0	215	5.0	0.447	12.4	LOS B	3.4	24.4	0.75	0.70	0.75	54.4
Approach		1087	4.2	1144	4.2	0.547	7.0	LOS A	5.1	37.0	0.77	0.71	0.78	54.0
North: Murray Valley Hwy														
7	L2	214	5.0	225	5.0	0.354	6.5	LOS A	2.9	21.6	0.82	0.70	0.82	53.5
8	T1	310	8.0	326	8.0	0.354	6.6	LOS A	2.9	21.6	0.82	0.74	0.82	54.3
9	R2	106	1.0	112	1.0	0.354	13.6	LOS B	2.6	18.7	0.82	0.78	0.82	54.1
Approach		630	5.8	663	5.8	0.354	7.8	LOS A	2.9	21.6	0.82	0.73	0.82	54.0
West: Yakoa Natya Ave														
10	L2	72	1.0	76	1.0	0.118	9.6	LOS A	0.8	5.8	0.85	0.78	0.85	52.0
11	T1	126	1.0	133	1.0	0.174	7.9	LOS A	1.5	10.3	0.90	0.76	0.90	54.0
12	R2	22	1.0	23	1.0	0.174	14.6	LOS B	1.5	10.3	0.90	0.76	0.90	54.7
Approach		220	1.0	232	1.0	0.174	9.2	LOS A	1.5	10.3	0.88	0.76	0.88	53.4
All Vehicles		2656	4.7	2796	4.7	0.547	8.2	LOS A	5.1	37.0	0.79	0.72	0.79	53.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Upgraded Roundabout, 2037 - AM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Upgraded Layout
AM Peak - 2037
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total veh/h	HV %				[Veh. veh	Dist] m				
South: Northern Hwy														
1	L2	18	1.0	19	1.0	0.473	5.7	LOS A	3.6	26.7	0.71	0.56	0.71	53.7
2	T1	444	8.0	467	8.0	0.473	5.4	LOS A	3.6	26.7	0.71	0.56	0.71	55.6
3	R2	718	5.0	756	5.0	0.554	11.5	LOS B	4.9	36.0	0.73	0.73	0.73	52.2
Approach		1180	6.1	1242	6.1	0.554	9.1	LOS A	4.9	36.0	0.72	0.66	0.72	53.4
East: Ogilvie Ave														
4	L2	382	5.0	402	5.0	0.301	4.8	LOS A	2.3	16.6	0.63	0.59	0.63	54.5
5	T1	103	1.0	108	1.0	0.335	4.8	LOS A	2.4	17.2	0.66	0.67	0.66	53.6
6	R2	230	5.0	242	5.0	0.335	11.6	LOS B	2.4	17.2	0.66	0.67	0.66	54.1
Approach		715	4.4	753	4.4	0.335	7.0	LOS A	2.4	17.2	0.64	0.63	0.64	54.3
North: Murray Valley Hwy														
7	L2	309	5.0	325	5.0	0.560	16.5	LOS B	6.8	49.8	1.00	1.06	1.31	47.4
8	T1	277	8.0	292	8.0	0.560	19.4	LOS B	6.8	49.8	1.00	1.12	1.36	46.9
9	R2	44	1.0	46	1.0	0.560	26.6	LOS C	5.6	41.4	1.00	1.15	1.38	46.8
Approach		630	6.0	663	6.0	0.560	18.5	LOS B	6.8	49.8	1.00	1.09	1.34	47.1
West: Yakoa Natya Ave														
10	L2	138	1.0	145	1.0	0.618	60.5	LOS E	6.0	42.6	1.00	1.26	1.75	30.3
11	T1	266	1.0	280	1.0	0.956	145.1	LOS F	26.1	184.6	1.00	2.14	4.00	18.4
12	R2	45	1.0	47	1.0	0.956	151.8	LOS F	26.1	184.6	1.00	2.14	4.00	18.5
Approach		449	1.0	473	1.0	0.956	119.8	LOS F	26.1	184.6	1.00	1.87	3.31	20.9
All Vehicles		2974	4.9	3131	4.9	0.956	27.3	LOS C	26.1	184.6	0.80	0.93	1.22	42.5

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Upgraded Roundabout, 2037 - PM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Upgraded Layout
PM Peak - 2037
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	[Dist m]				
South: Northern Hwy														
1	L2	41	1.0	43	1.0	0.350	7.0	LOS A	2.5	18.7	0.81	0.71	0.81	53.3
2	T1	226	8.0	238	8.0	0.350	6.8	LOS A	2.5	18.7	0.81	0.71	0.81	55.2
3	R2	530	5.0	558	5.0	0.504	13.1	LOS B	4.7	34.5	0.88	0.83	0.91	51.7
Approach		797	5.6	839	5.6	0.504	11.0	LOS B	4.7	34.5	0.85	0.79	0.88	52.7
East: Ogilvie Ave														
4	L2	726	5.0	764	5.0	0.642	8.0	LOS A	7.6	55.8	0.90	0.87	1.06	53.2
5	T1	244	1.0	257	1.0	0.553	7.6	LOS A	5.2	37.1	0.86	0.88	0.97	52.9
6	R2	229	5.0	241	5.0	0.553	14.5	LOS B	5.2	37.1	0.86	0.88	0.97	53.4
Approach		1199	4.2	1262	4.2	0.642	9.1	LOS A	7.6	55.8	0.89	0.87	1.02	53.2
North: Murray Valley Hwy														
7	L2	230	5.0	242	5.0	0.445	7.2	LOS A	4.0	29.4	0.92	0.76	0.92	53.0
8	T1	360	8.0	379	8.0	0.445	7.7	LOS A	4.0	29.4	0.91	0.83	0.94	53.8
9	R2	134	1.0	141	1.0	0.445	15.1	LOS B	3.6	26.5	0.90	0.91	0.96	53.2
Approach		724	5.8	762	5.8	0.445	8.9	LOS A	4.0	29.4	0.91	0.82	0.93	53.4
West: Yakoa Natya Ave														
10	L2	93	1.0	98	1.0	0.182	11.6	LOS B	1.3	9.5	0.93	0.86	0.93	50.6
11	T1	146	1.0	154	1.0	0.236	9.6	LOS A	2.1	15.0	0.99	0.83	0.99	53.4
12	R2	26	1.0	27	1.0	0.236	16.3	LOS B	2.1	15.0	0.99	0.83	0.99	54.1
Approach		265	1.0	279	1.0	0.236	10.9	LOS B	2.1	15.0	0.97	0.84	0.97	52.5
All Vehicles		2985	4.7	3142	4.7	0.642	9.7	LOS A	7.6	55.8	0.89	0.84	0.96	53.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101v [Upgraded Roundabout, 2042 - AM Peak - Metered (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Upgraded Layout with metering
AM Peak - 2042
Site Category: (None)
Roundabout Metering

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	[Dist m]				
South: Northern Hwy														
1	L2	20	1.0	21	1.0	0.796	24.6	LOS C	22.8	170.0	0.98	1.10	1.57	43.5
2	T1	506	8.0	533	8.0	0.796	24.2	LOS C	22.8	170.0	0.98	1.10	1.57	44.7
3	R2	790	5.0	832	5.0	0.900	45.1	LOS D	45.0	328.5	1.00	1.32	2.06	36.7
Approach		1316	6.1	1385	6.1	0.900	36.7	LOS D	45.0	328.5	0.99	1.23	1.87	39.5
East: Ogilvie Ave														
4	L2	406	5.0	427	5.0	0.309	4.4	LOS A	2.3	16.9	0.59	0.54	0.59	54.7
5	T1	116	1.0	122	1.0	0.341	4.2	LOS A	2.4	17.1	0.62	0.63	0.62	53.8
6	R2	240	5.0	253	5.0	0.341	10.9	LOS B	2.4	17.1	0.62	0.63	0.62	54.4
Approach		762	4.4	802	4.4	0.341	6.4	LOS A	2.4	17.1	0.60	0.58	0.60	54.5
North: Murray Valley Hwy														
7	L2	338	5.0	356	5.0	0.655	24.4	LOS C	10.5	77.1	1.00	1.10	1.53	43.1
8	T1	300	8.0	316	8.0	0.655	23.3	LOS C	10.5	77.1	1.00	1.16	1.52	44.6
9	R2	56	1.0	59	1.0	0.655	29.8	LOS C	7.5	55.2	1.00	1.18	1.51	45.2
Approach		694	6.0	731	6.0	0.655	24.3	LOS C	10.5	77.1	1.00	1.13	1.52	43.9
West: Yakoa Natya Ave														
10	L2	177	1.0	186	1.0	0.393	19.4	LOS B	2.4	16.7	0.85	0.99	1.10	45.7
11	T1	303	1.0	319	1.0	0.654	36.8	LOS D	8.8	62.3	1.00	1.40	2.10	38.7
12	R2	53	1.0	56	1.0	0.654	42.9	LOS D	8.8	62.3	1.00	1.40	2.10	39.0
Approach		533	1.0	561	1.0	0.654	31.6	LOS C	8.8	62.3	0.95	1.26	1.77	40.7
All Vehicles		3305	4.9	3479	4.9	0.900	26.3	LOS C	45.0	328.5	0.90	1.07	1.49	43.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101v [Upgraded Roundabout, 2042 - PM Peak - Metered (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Upgraded Layout with metering
AM Peak - 2042
Site Category: (None)
Roundabout Metering

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	Dist] m				
South: Northern Hwy														
1	L2	47	1.0	49	1.0	0.655	19.5	LOS B	10.0	74.0	0.99	1.08	1.39	46.2
2	T1	261	8.0	275	8.0	0.655	19.0	LOS B	10.0	74.0	0.99	1.08	1.39	47.6
3	R2	569	5.0	599	5.0	0.871	48.8	LOS D	29.6	216.1	1.00	1.51	2.41	35.5
Approach		877	5.7	923	5.7	0.871	38.4	LOS D	29.6	216.1	1.00	1.36	2.05	38.8
East: Ogilvie Ave														
4	L2	783	5.0	824	5.0	0.702	8.9	LOS A	9.4	68.4	0.95	0.90	1.17	52.5
5	T1	273	1.0	287	1.0	0.625	8.2	LOS A	6.3	45.2	0.89	0.92	1.07	52.6
6	R2	254	5.0	267	5.0	0.625	15.0	LOS B	6.3	45.2	0.89	0.92	1.07	53.2
Approach		1310	4.2	1379	4.2	0.702	9.9	LOS A	9.4	68.4	0.92	0.91	1.13	52.7
North: Murray Valley Hwy														
7	L2	230	5.0	242	5.0	0.484	9.4	LOS A	5.2	38.1	1.00	0.79	1.00	52.1
8	T1	360	8.0	379	8.0	0.484	10.5	LOS B	5.2	38.1	0.99	0.84	1.04	52.1
9	R2	134	1.0	141	1.0	0.484	18.4	LOS B	4.8	34.9	0.98	0.89	1.07	51.1
Approach		724	5.8	762	5.8	0.484	11.6	LOS B	5.2	38.1	0.99	0.83	1.03	51.9
West: Yakoa Natya Ave														
10	L2	93	1.0	98	1.0	0.214	15.8	LOS B	1.5	10.4	0.92	0.86	0.92	47.9
11	T1	146	1.0	154	1.0	0.290	15.8	LOS B	2.7	19.1	1.00	0.82	1.00	49.1
12	R2	26	1.0	27	1.0	0.290	22.5	LOS C	2.7	19.1	1.00	0.82	1.00	49.7
Approach		265	1.0	279	1.0	0.290	16.4	LOS B	2.7	19.1	0.97	0.84	0.97	48.7
All Vehicles		3176	4.7	3343	4.7	0.871	18.7	LOS B	29.6	216.1	0.96	1.01	1.35	47.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101v [Upgraded Roundabout, 2047 - AM Peak - Metered (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Upgraded Layout with metering
AM Peak - 2047
Site Category: (None)
Roundabout Metering

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	[Dist m]				
South: Northern Hwy														
1	L2	23	1.0	24	1.0	0.865	37.8	LOS D	33.8	252.2	1.00	1.31	1.99	37.8
2	T1	568	8.0	598	8.0	0.865	37.3	LOS D	33.8	252.2	1.00	1.31	1.99	38.7
3	R2	861	5.0	906	5.0	0.945	65.8	LOS E	64.0	467.1	1.00	1.64	2.68	30.7
Approach		1452	6.1	1528	6.1	0.945	54.2	LOS E	64.0	467.1	1.00	1.51	2.40	33.5
East: Ogilvie Ave														
4	L2	430	5.0	453	5.0	0.324	4.4	LOS A	2.5	18.3	0.59	0.55	0.59	54.7
5	T1	128	1.0	135	1.0	0.358	4.2	LOS A	2.6	18.6	0.62	0.62	0.62	53.9
6	R2	250	5.0	263	5.0	0.358	11.0	LOS B	2.6	18.6	0.62	0.62	0.62	54.4
Approach		808	4.4	851	4.4	0.358	6.4	LOS A	2.6	18.6	0.60	0.58	0.60	54.5
North: Murray Valley Hwy														
7	L2	366	5.0	385	5.0	0.809	55.9	LOS E	20.8	152.3	1.00	1.51	2.42	31.5
8	T1	322	8.0	339	8.0	0.809	51.2	LOS E	20.8	152.3	1.00	1.49	2.28	33.6
9	R2	68	1.0	72	1.0	0.809	56.5	LOS E	13.3	98.4	1.00	1.48	2.23	34.3
Approach		756	5.9	796	5.9	0.809	53.9	LOS E	20.8	152.3	1.00	1.50	2.34	32.6
West: Yakoa Natya Ave														
10	L2	216	1.0	227	1.0	0.524	24.3	LOS C	3.5	24.7	0.87	1.09	1.42	43.1
11	T1	339	1.0	357	1.0	0.812	59.9	LOS E	15.1	106.9	1.00	1.76	3.14	31.2
12	R2	60	1.0	63	1.0	0.812	70.0	LOS E	15.1	106.9	1.00	1.76	3.14	31.4
Approach		615	1.0	647	1.0	0.812	48.4	LOS D	15.1	106.9	0.95	1.53	2.54	34.5
All Vehicles		3631	4.8	3822	4.8	0.945	42.5	LOS D	64.0	467.1	0.90	1.30	2.01	36.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101v [Upgraded Roundabout, 2047 - PM Peak - Metered (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Upgraded Layout with metering
PM Peak - 2047
Site Category: (None)
Roundabout Metering

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total veh/h	HV %				[Veh. veh	Dist] m				
South: Northern Hwy														
1	L2	52	1.0	55	1.0	0.768	32.5	LOS C	15.8	117.4	1.00	1.30	1.85	39.8
2	T1	295	8.0	311	8.0	0.768	32.1	LOS C	15.8	117.4	1.00	1.30	1.85	40.8
3	R2	607	5.0	639	5.0	0.956	97.7	LOS F	50.3	367.5	1.00	2.16	3.83	24.6
Approach		954	5.7	1004	5.7	0.956	73.9	LOS F	50.3	367.5	1.00	1.85	3.11	28.6
East: Ogilvie Ave														
4	L2	841	5.0	885	5.0	0.813	14.0	LOS B	14.7	107.6	1.00	1.10	1.55	48.9
5	T1	302	1.0	318	1.0	0.751	12.8	LOS B	9.8	70.3	1.00	1.11	1.44	49.7
6	R2	278	5.0	293	5.0	0.751	19.6	LOS B	9.8	70.3	1.00	1.11	1.44	50.2
Approach		1421	4.1	1496	4.1	0.813	14.9	LOS B	14.7	107.6	1.00	1.10	1.50	49.3
North: Murray Valley Hwy														
7	L2	246	5.0	259	5.0	0.584	12.8	LOS B	7.7	57.1	1.00	0.92	1.21	50.0
8	T1	410	8.0	432	8.0	0.584	14.0	LOS B	7.7	57.1	1.00	0.96	1.25	49.9
9	R2	162	1.0	171	1.0	0.584	22.2	LOS C	6.9	49.9	1.00	1.01	1.29	48.5
Approach		818	5.7	861	5.7	0.584	15.2	LOS B	7.7	57.1	1.00	0.96	1.24	49.6
West: Yakoa Natya Ave														
10	L2	113	1.0	119	1.0	0.304	28.8	LOS C	2.4	16.7	1.00	0.92	1.00	40.9
11	T1	165	1.0	174	1.0	0.390	21.1	LOS C	3.8	27.1	1.00	0.86	1.00	46.0
12	R2	29	1.0	31	1.0	0.390	27.7	LOS C	3.8	27.1	1.00	0.86	1.00	46.5
Approach		307	1.0	323	1.0	0.390	24.5	LOS C	3.8	27.1	1.00	0.88	1.00	44.1
All Vehicles		3500	4.7	3684	4.7	0.956	31.9	LOS C	50.3	367.5	1.00	1.25	1.84	40.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: \\TfXsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

MOVEMENT SUMMARY

Site: 101 [Metered Roundabout - AM Peak - Ultimate Volumes (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Upgraded Layout
AM Peak - Ultimate PSP traffic
Site Category: (None)
Roundabout Metering

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total veh/h	HV %				[Veh. veh	Dist] m				
South: Northern Hwy														
1	L2	30	1.0	32	1.0	0.872	28.5	LOS C	38.1	284.5	1.00	1.20	1.75	41.7
2	T1	754	8.0	794	8.0	0.872	28.5	LOS C	38.1	284.5	1.00	1.21	1.76	42.7
3	R2	1077	5.0	1134	5.0	0.872	39.9	LOS D	29.8	217.6	1.00	1.33	1.96	38.8
Approach		1861	6.2	1959	6.2	0.872	35.1	LOS D	38.1	284.5	1.00	1.28	1.88	40.3
East: Ogilvie Ave														
4	L2	502	5.0	528	5.0	0.272	4.5	LOS A	1.8	13.0	0.56	0.51	0.56	54.7
5	T1	164	1.0	173	1.0	0.272	4.2	LOS A	1.6	11.6	0.58	0.49	0.58	56.8
6	R2	281	5.0	296	5.0	0.269	11.0	LOS B	1.6	11.6	0.58	0.70	0.58	53.0
Approach		947	4.3	997	4.3	0.272	6.4	LOS A	1.8	13.0	0.57	0.56	0.57	54.5
North: Murray Valley Hwy														
7	L2	453	5.0	477	5.0	0.899	26.8	LOS C	13.8	100.8	1.00	1.44	2.20	42.0
8	T1	388	8.0	408	8.0	0.899	30.5	LOS C	13.8	100.8	1.00	1.46	2.27	41.2
9	R2	103	1.0	108	1.0	0.899	37.4	LOS D	13.1	96.6	1.00	1.46	2.28	41.4
Approach		944	5.8	994	5.8	0.899	29.5	LOS C	13.8	100.8	1.00	1.45	2.24	41.6
West: Yakoa Natya Ave														
10	L2	333	1.0	351	1.0	0.843	41.3	LOS D	17.2	121.4	1.00	1.49	2.32	36.2
11	T1	448	1.0	472	1.0	0.843	57.2	LOS E	19.9	140.8	1.00	1.68	2.79	32.4
12	R2	82	1.0	86	1.0	0.843	59.7	LOS E	19.9	140.8	1.00	1.75	2.95	31.4
Approach		863	1.0	908	1.0	0.843	51.3	LOS E	19.9	140.8	1.00	1.61	2.62	33.6
All Vehicles		4615	4.7	4858	4.7	0.899	31.1	LOS C	38.1	284.5	0.91	1.23	1.82	41.2

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 101 [Metered Roundabout - PM Peak - Ultimate Volumes (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Upgraded Layout
PM Peak - Ultimate PSP traffic
Site Category: (None)
Roundabout Metering

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
		[Total veh/h]	HV %	[Total veh/h]	HV %				[Veh. veh]	[Dist m]				
South: Northern Hwy														
1	L2	70	1.0	74	1.0	0.704	15.8	LOS B	14.5	107.2	0.98	1.09	1.37	48.4
2	T1	398	8.0	419	8.0	0.704	15.5	LOS B	14.5	107.2	0.98	1.09	1.37	50.0
3	R2	722	5.0	760	5.0	0.799	32.7	LOS C	14.0	102.0	1.00	1.34	1.92	41.7
Approach		1190	5.8	1253	5.8	0.799	25.9	LOS C	14.5	107.2	0.99	1.24	1.70	44.4
East: Ogilvie Ave														
4	L2	1013	5.0	1066	5.0	0.690	7.2	LOS A	6.8	49.7	0.86	0.90	1.06	53.4
5	T1	389	1.0	409	1.0	0.690	7.8	LOS A	6.1	43.5	0.87	0.92	1.12	55.0
6	R2	353	5.0	372	5.0	0.407	12.0	LOS B	2.5	18.1	0.74	0.82	0.77	52.4
Approach		1755	4.1	1847	4.1	0.690	8.3	LOS A	6.8	49.7	0.84	0.89	1.02	53.5
North: Murray Valley Hwy														
7	L2	294	5.0	309	5.0	0.771	10.4	LOS B	8.1	59.7	0.94	1.09	1.30	51.7
8	T1	560	8.0	589	8.0	0.771	10.8	LOS B	8.1	59.7	0.94	1.11	1.32	52.2
9	R2	247	1.0	260	1.0	0.771	17.9	LOS B	8.0	57.9	0.94	1.13	1.34	51.5
Approach		1101	5.6	1159	5.6	0.771	12.3	LOS B	8.1	59.7	0.94	1.11	1.32	51.9
West: Yakoa Natya Ave														
10	L2	176	1.0	185	1.0	0.365	7.4	LOS A	2.4	16.9	0.84	0.81	0.84	53.5
11	T1	222	1.0	234	1.0	0.365	8.0	LOS A	2.4	16.9	0.83	0.83	0.84	54.4
12	R2	41	1.0	43	1.0	0.365	14.6	LOS B	2.3	16.2	0.83	0.84	0.85	54.7
Approach		439	1.0	462	1.0	0.365	8.4	LOS A	2.4	16.9	0.84	0.83	0.84	54.1
All Vehicles		4485	4.6	4721	4.6	0.799	14.0	LOS B	14.5	107.2	0.91	1.03	1.26	50.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: SIDRA Roundabout LOS.

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Queue Model: SIDRA Standard.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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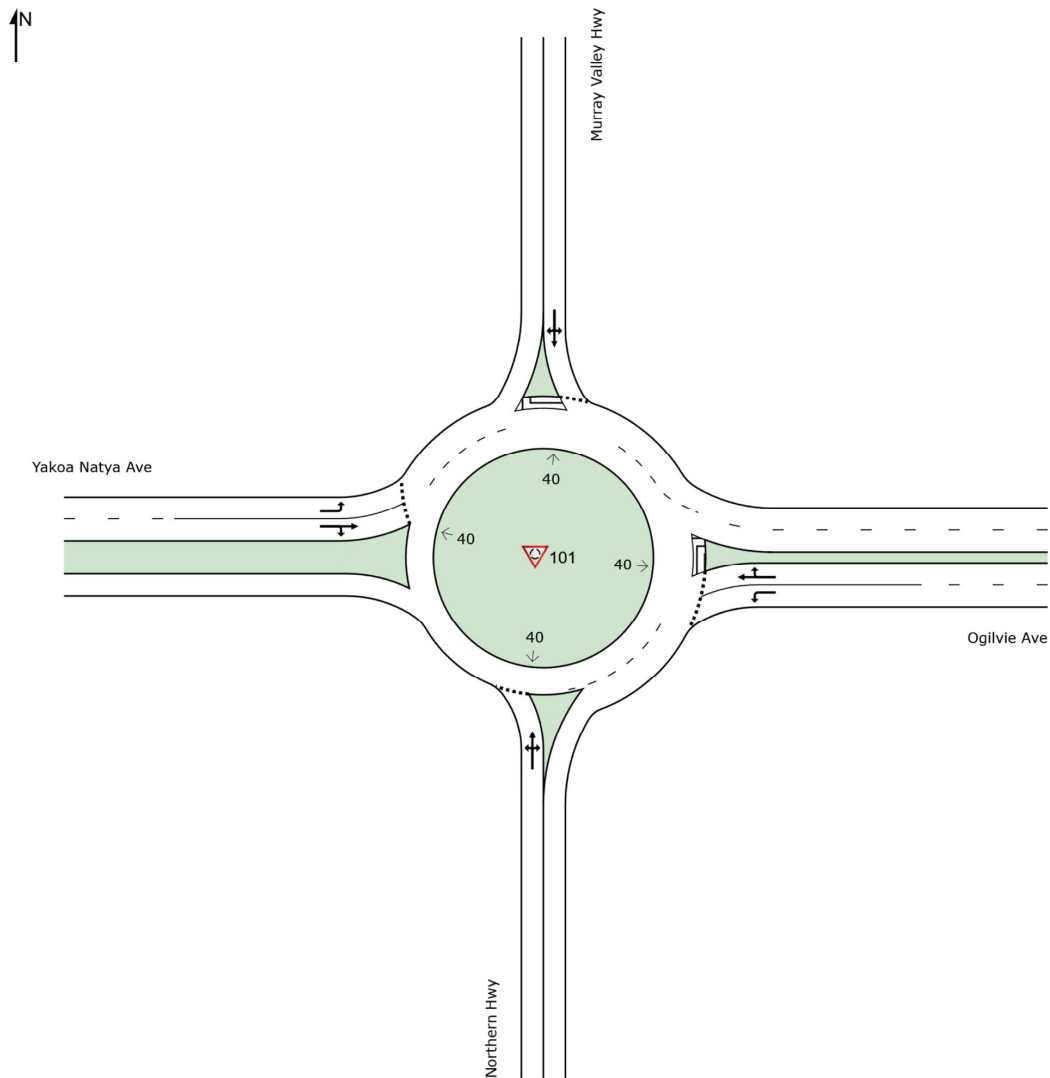
Project: \\Tfxsrv02\group\Synergy\Projects\GRP2\GRP22710\07-Analysis\2021 SIDRA\Yakoa Natya Intersection Oct 2021\22710 SIDRA - YN roundabout - trigger points.sip9

SITE LAYOUT

▼ Site: 101 [Existing Roundabout, Existing Conditions - AM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Existing Conditions
AM Peak
Site Category: (None)
Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



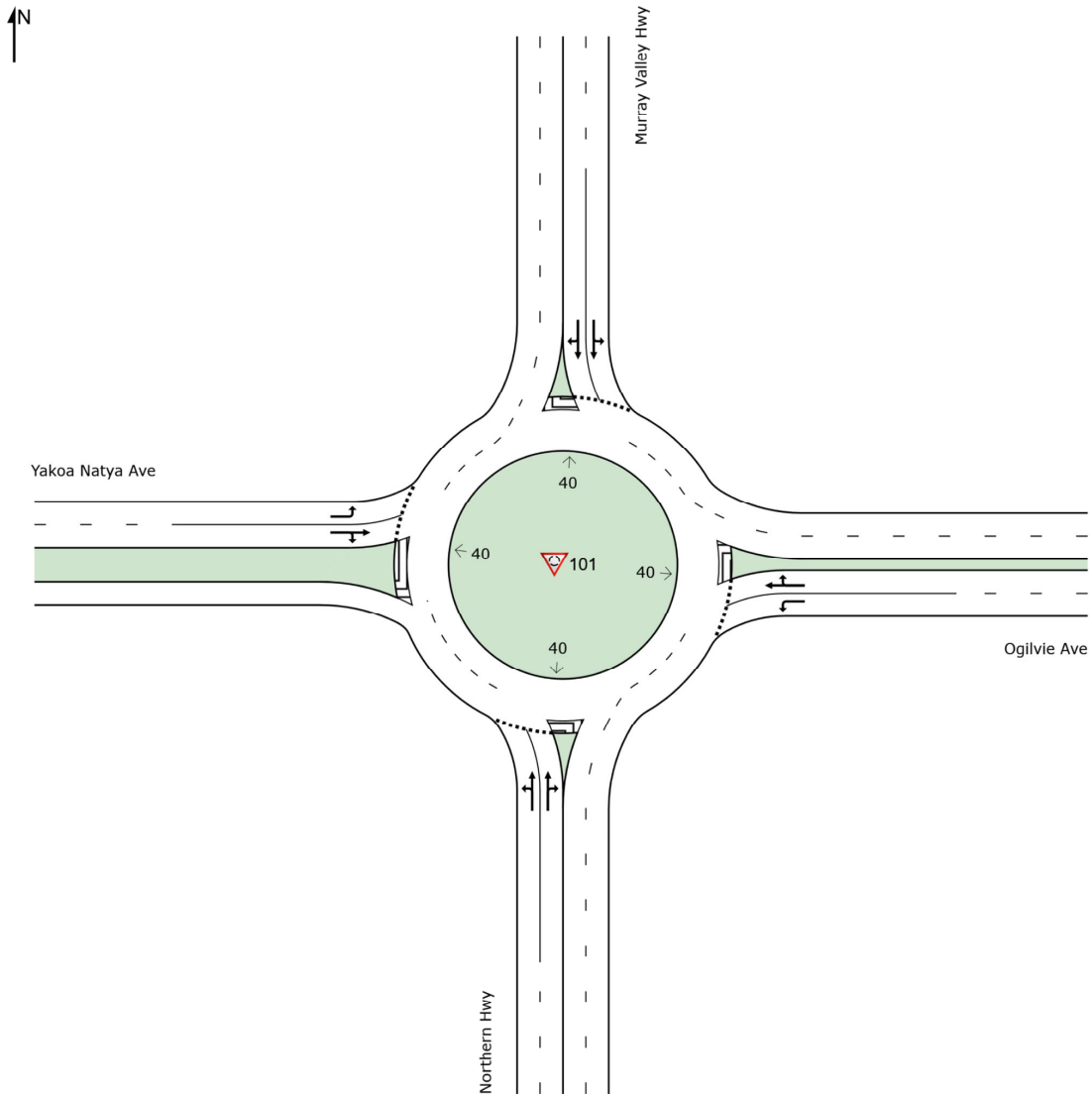
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SITE LAYOUT

Site: 101 [Upgraded Roundabout, 2032 - AM Peak (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
Upgraded Layout
AM Peak - 2032
Site Category: (None)
Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.

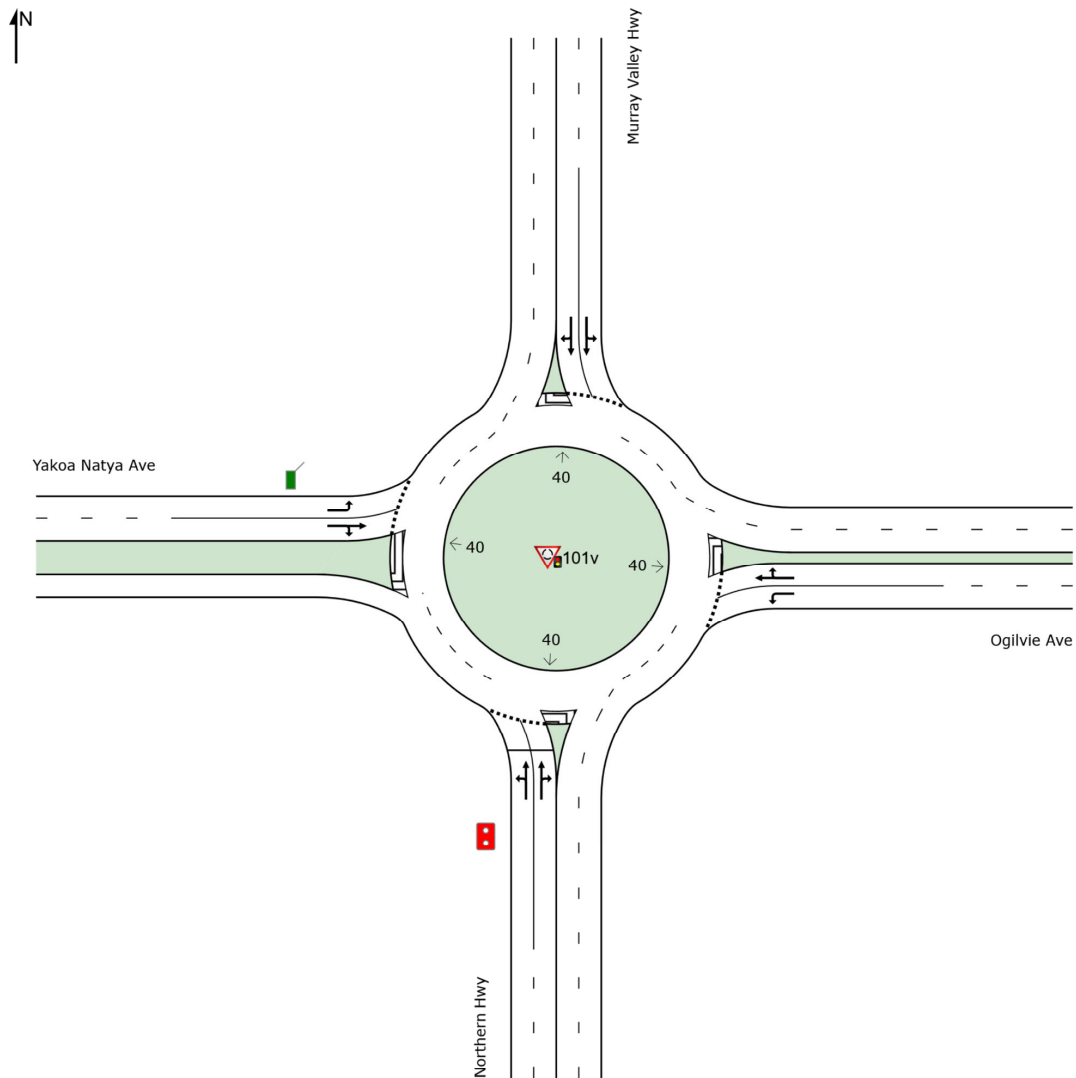


SITE LAYOUT

Site: 101v [Upgraded Roundabout, 2042 - AM Peak - Metered (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
 Upgraded Layout with metering
 AM Peak - 2042
 Site Category: (None)
 Roundabout Metering

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



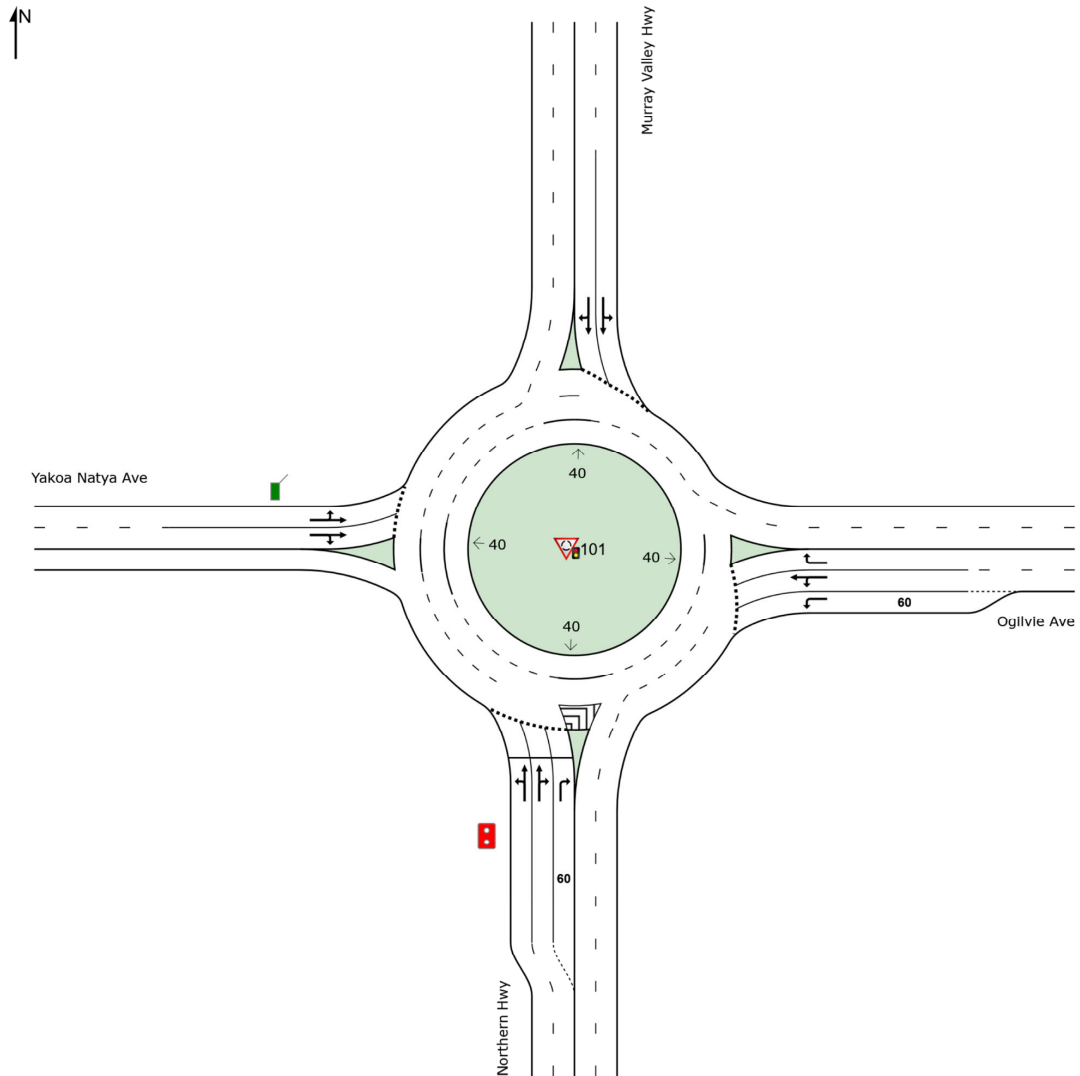
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SITE LAYOUT

Site: 101 [Metered Roundabout - AM Peak - Ultimate Volumes (Site Folder: General)]

Ogilvie Ave/MVH/Yakoa Natya Roundabout
 Upgraded Layout
 AM Peak - Ultimate PSP traffic
 Site Category: (None)
 Roundabout Metering

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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Appendix B

Funtional Layout Plans



UNFINISHED DRAWING
 SUBJECT TO FURTHER AMENDMENT
 FOR DISCUSSION PURPOSES ONLY
 INFORMATION SHOWN IS CURRENT AS AT
 DATE 10 / 11 / 2021
 CONTACT JODIE PLACE

PRELIMINARY PLAN
 FOR DISCUSSION
 PURPOSES ONLY

WARNING
 BEWARE OF ALL SERVICES/ASSETS
 THE LOCATIONS OF ALL SERVICES/ASSETS ARE
 APPROXIMATE ONLY AND THEIR EXACT POSITION
 IS A MATTER OF PROFESSIONAL JUDGEMENT
 NO GUARANTEE IS GIVEN THAT ALL
 EXISTING SERVICES/ASSETS ARE SHOWN

ISSUE	ISSUE DESCRIPTION	ISSUE DATE

GENERAL NOTES
 1. BASE INFORMATION FROM VICMAP DATA / AERIAL PHOTOGRAPH (SOURCE: NEARMAP SAT 23 NOV 2019)
 2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL / CENTRE OF LINEMARKING UNLESS SPECIFIED OTHERWISE
 3. MAIN ROAD - NORTHERN HIGHWAY (SPEED ZONE 80km/h)
 4. THIS DESIGN IS AN INTERIM OPTION ONLY AND SUBJECT TO CHANGE

DESIGNED
 G RAKITA 10 NOV 2021
CHECKED/APPROVED
 J PLACE 10 NOV 2021
FILE NAME
 G22710-00-00.dgn

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 Melbourne, Victoria 3000
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 www.traffixgroup.com.au

**NORTHERN HIGHWAY / OGILVIE AVENUE /
 YAKOA NATYA AVENUE
 ECHUCA WEST PSP
 CAMPASPE SHIRE
 FUNCTIONAL LAYOUT PLAN**

SCALE 0 10 20
 1:1000 (A3) SHEET No. DWG No. G22710-02-01A



UNFINISHED DRAWING
 SUBJECT TO FURTHER AMENDMENT
 FOR DISCUSSION PURPOSES ONLY
 INFORMATION SHOWN IS CURRENT AS AT
 DATE 03 / 12 / 2021
 CONTACT JODIE PLACE

PRELIMINARY PLAN
 FOR DISCUSSION
 PURPOSES ONLY

WARNING
 BEWARE OF ALL SERVICES/ASSETS
 THE LOCATIONS OF ALL SERVICES/ASSETS ARE
 APPROXIMATE ONLY AND THEIR EXACT POSITION
 IS A MATTER OF PROFESSIONAL JUDGEMENT
 NO GUARANTEE IS GIVEN THAT ALL
 EXISTING SERVICES/ASSETS ARE SHOWN

ISSUE	ISSUE DESCRIPTION	ISSUE DATE

GENERAL NOTES
 1. BASE INFORMATION FROM VICMAP DATA / AERIAL PHOTOGRAPH (SOURCE: NEARMAP SAT 23 NOV 2019)
 2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL / CENTRE OF LINEMARKING UNLESS SPECIFIED OTHERWISE
 3. MAIN ROAD - NORTHERN HIGHWAY (SPEED ZONE 80km/h)
 4. THIS DESIGN IS AN ULTIMATE OPTION ONLY AND SUBJECT TO CHANGE

DESIGNED
 G RAKITA 10 NOV 2021
CHECKED/APPROVED
 J PLACE 10 NOV 2021
FILE NAME
 G22710-00-00.dgn

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**NORTHERN HIGHWAY / OGILVIE AVENUE /
 YAKOA NATYA AVENUE
 ECHUCA WEST PSP
 CAMPASPE SHIRE
 FUNCTIONAL LAYOUT PLAN**

SCALE 0 10 20
 1:1000 (A3) SHEET No. DWG No. G22710-02-02A



PLANNING SCHEME AMENDMENT C117

ECHUCA WEST PSP & DCP

CASE BOOK

Case book Number	Submitter Name	Case book Page No.	Position / Organisation	Address	
1	Environmental Protection Authority (EPA)	pp. 3-12	EPA	North West Office – Bendigo PO Box 1466	BENDIGO CENTRAL VIC 3552
2		pp. 13-18	General public		
3		pp.19-24	General public		
4	Spiire on behalf of Resi Ventures	pp.25-33	Consultant for a developer within the PSP	PO Box 926	SHEPPARTON VIC 3630
5	Whiteman Property Group for Welco	pp.33-43	Consultant for a developer within the PSP	Suite 3, 20 Enterprose Drive	BUNDOORA VIC 3083
6	Country Fire Authority (CFA)	pp.44-49	Referral Authority	239 High St	MELTON, VIC 3337
7		pp.50-56	General public		
8	Department of Environment, Land, Water and Planning Statutory Approvals	pp.57-65	Referral Authority	PO Box 3100	BENDIGO VIC 3550
9	Department of Transport (DoT)	pp.66-72	Referral Authority	53-61 Lansell Street	BENDIGO VIC 3552

CAMPASPE SHIRE COUNCIL PLANNING SCHEME AMENDMENT C117

SUBMISSION (1)

Name of Submitter: Environmental Protection Authority (EPA)

Address of submitter:

200 Victoria Street
Carlton VIC 3050

Summary of submission

See below

Council response

See below

Council recommendation

To adopt changes requested by the EPA

Changes Required to Amendment

See below and Council report

25 August 2021

Emily Hardy
Senior Planner
Campaspe Shire Council
PO Box 35
ECHUCA VIC 3564



Our Ref: REQ001087

Dear Emily

RE: CAMPASPE PLANNING SCHEME AMENDMENT C117 – ECHUCA WEST PRECINCT STRUCTURE PLAN

Thank you for the opportunity to provide a response to the Campaspe Planning Scheme Amendment C117 Echuca West Precinct Structure Plan currently on exhibition, received by the Environment Protection Authority (EPA) via email on 16 July 2021.

Previous Advice

EPA provided a response to the proposed Amendment in accordance with Ministerial Direction 19 dated 17 August 2020 (EPA Ref: 5011032). EPA's advice focussed on the risks associated with potentially contaminated land and separation distances between existing industry and proposed sensitive uses.

EPA supported the identification of 5 properties requiring a Preliminary Site Investigation (PSI) in accordance with the *Practice Note for Potentially Contaminated Land*, DSE 2005 (PPN30 2005) and supported the draft provisions in the Urban Growth Zone – Schedule 1 (UGZ1) designed to compel this assessment and subsequent audit if necessary.

EPA recommended the removal of the statement in Section 3.5 Land Contamination of the Echuca West Precinct Structure Plan Background Report, prepared by VPA, August 2020 (Background Report) which states, "As part of this assessment input from Campaspe Shire Council and the Environmental Protection Agency were sought and incorporated where possible". This was recommended to be removed on the basis that record of previous advice given by EPA on this proposal could not be located, therefore we could not verify how our previous advice had been incorporated.

EPA also recommended that consideration be given to the recommended separation distance for the Echuca Water Reclamation Plant (WRP) in accordance with EPA Publication 1518, *Recommended Separation Distances for Industrial Residual Air Emissions*, 2013 to ensure that any proposed sensitive uses will not be located within the recommended separation distance for the WRP.

Our Understanding of the Proposal

EPA understands the Amendment proposes to implement the Echuca West Precinct Structure Plan, August 2020 (PSP) and Echuca West Development Contributions Plan, August 2020 (DCP) which is intended to support the transition of the area from non-urban to urban uses.

Whilst it is understood that the amendment includes various changes to support the PSP and DCP, of interest to EPA is the proposal to rezone land within the Echuca West Precinct from Farming Zone (FZ)

Environment Protection Authority Victoria
GPO Box 4395, Melbourne VIC 3001 DX210082
1300 372 842 (1300 EPA VIC) www.epa.vic.gov.au



and General Residential Zone (GRZ) to Urban Growth Zone – Schedule 1 (UGZ1) and apply the Development Contributions Plan Overlay Schedule 1 (DCPO1).

It is noted that the applied zone in the UGZ1 is Neighbourhood Residential Zone (NRZ) and Low Density Residential Zone (LDRZ).

EPA has again reviewed this proposal in the context of potentially contaminated land and consideration of separation distances between existing industry and proposed sensitive uses.

On that basis, EPA has limited its review to the following documents:

- Echuca West Precinct Structure Plan, VPA, August 2020; and
- Schedule 1 to Clause 37.07 Urban Growth Zone (UGZ1).

Potentially Contaminated Land

Since providing our previous advice dated 17 August 2020, the new *Environment Protection Act 2017* came into effect, commencing on 1 July 2021.

To support the *Environment Protection Act 2017*, the updated framework for the management of potentially contaminated land was introduced under Amendment VC203 which included an updated Environmental Audit Overlay (EAO) and *Planning Practice Note 30 – Potentially Contaminated Land* (DELWP, 2021) (PPN30 2021). EPA recommend Council review and familiarise themselves with the changes made under Amendment VC203, including those to the EAP and PPN30 2021.

It is understood that the Echuca West Precinct Structure Plan Land Capability Desktop Assessment, Meinhardt, March 2019 (Land Capability Assessment) which informed this Amendment was undertaken prior to the commencement of the new Act. EPA also acknowledge that we have generally supported the Amendment to date, subject to confirmation of separation distances to existing industry and acknowledge its advanced stage in the planning process.

However, EPA is conscious that the Amendment, in regards to potentially contaminated land refers to legislation and policy that is no longer current.

Where practical, proposals approved post 1 July 2021 should be assessed in accordance with current legislation and policy. With this in mind, the following advice is provided in consideration of the *Environment Protection Act 2017*.

Land Capability Assessment

Whilst the Land Capability Assessment was not part of the exhibited documents, EPA has referred to the Land Capability Assessment provided to inform our response dated 17 August 2020.

The Land Capability Assessment identifies five properties within the Echuca West Precinct to have been used for pesticide use, chemical storage, and imported fill. The updated PPN30 2021 classifies these activities as generally having a 'medium' potential for contamination. In accordance with PPN30 2021, for land which has a 'medium' potential for contamination and is proposed to be used for a sensitive use, the PRSA or audit option applies. PPN30 2021 recommends an PRSA is undertaken to determine the need for audit.

Preliminary Risk Screen Assessment

Under the new *Environment Protection Act 2017*, the PRSA is a new form of environmental assessment which can be undertaken to consider the presence of contaminated land and which is proposed to be used for sensitive uses. PPN30 2021 also describes the PRSA.

The PRSA was introduced to assist stakeholders, including planning and responsible authorities, EPA and landowners, in understanding the likelihood for contaminated land to be present and the need for more detailed assessment through the conduct of an environmental audit.

PRSA's are undertaken by EPA appointed environmental auditors, however gathering of the information to be reviewed can be undertaken by a suitably qualified environmental consultant.

It should be noted that a PRSA does not replace an environmental audit, however it may assist in resolving uncertainty about the potential for land to be contaminated.

Urban Growth Zone – Schedule 1

Noting the PRSA as the appropriate level of assessment for the properties listed in Table 2 to the UGZ1, EPA recommends the amendment is updated to reflect current legislation and policy.

While the UGZ1 could be updated to refer to the completion of a PRSA instead of a PSI, EPA notes that the EAO is now an appropriate planning tool as the overlay now includes provision for a PRSA to satisfy the requirements of the EAO. Should the amendment be updated to apply the EAO to these properties, EPA recommends that the subsection 'Environmental Site Assessment' under clause 3.0 *Application requirements* be removed.

EPA recommends however that the subsection 'Condition – Environmental site assessment' under clause 4.0 *conditions and requirements to permits* remains (while deleting the requirement for an audit so as to not replicate the requirements of the EAO) to ensure that should the PRSA result in an audit being required, any recommendations of the audit are complied with. EPA directs Council to refer to the updated example conditions in PPN30 2021 in 'Requirements where an environmental audit is a condition of permit' to update the schedule which in part read:

2. All the recommendations of the environmental audit statement must be complied with to the satisfaction of the responsible authority, prior to commencement of use of the site. Written confirmation of compliance must be provided by a suitably qualified environmental consultant or other suitable person acceptable to the responsible authority.

Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works.

In the absence of a site management order and where there are recommendations on an environmental audit statement that require significant ongoing maintenance and/or monitoring, the following condition may also be used:

3. The applicant must enter into a Section 173 Agreement under the Planning and Environment Act 1987. The s 173 Agreement must be executed on the title of the relevant land prior to the commencement of the use and prior to the issue of a statement of compliance under the Subdivision Act 1988. The applicant must meet all costs associated with drafting and execution of the Agreement, including those incurred by the responsible authority.

Separation Distances

EPA has not received any confirmation that the proposed sensitive uses are outside of the recommended separation distance for the Echuca Water Reclamation Plant (WRP) in accordance with EPA Publication 1518 as advised in our response dated 17 August 2020. EPA recommends this be resolved prior to proceeding with the Amendment.

Background Report

The Background Report has not been provided as part of the exhibited documents so EPA has been unable to verify if the statement in Section 3.5 Land Contamination regarding EPA's input has been removed as requested. However, EPA supports the inclusion of the statement should EPA's above advice be incorporated into the amendment and the background report updated accordingly.

Environment Protection Act 2017 and General Environmental Duty

The *Environment Protection Act 2017* came into effect on 1 July 2021. The General Environmental Duty (GED) is a centrepiece of the new laws. It applies to all Victorians. If you engage in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take reasonably practicable steps to eliminate or minimise them.

For further information on what the new laws mean for Victorian businesses go to <https://www.epa.vic.gov.au/for-business/new-laws-and-your-business>

For further information on what the new laws mean for individuals and the community go to <https://www.epa.vic.gov.au/about-epa/laws/new-laws/the-new-act-for-the-community>

Summary and Recommendations

EPA has previously provided support to the Amendment subject to confirmation of separation distances to existing industry. However, EPA is conscious that the amendment, particularly regarding potentially contaminated land now refers to legislation and policy that is no longer current.

EPA has recommendations regarding the alignment of the amendment in accordance with the *Environment Protection Act 2017*.

EPA recommends the following:

- Remove subsection 'Environmental Site Assessment' under clause 3.0 *Application requirements*;
- Apply the EAO to the 5 properties identified in Table 2 to the UGZ1;
- Remove reference to the completion of an audit in subsection 'Condition – Environmental site assessment' under clause 4.0 *conditions and requirements to permits*;
- *Update* subsection 'Condition – Environmental site assessment' under clause 4.0 *conditions and requirements to permits* to be consistent with updated example conditions 2 and 3 in 'Requirements where an environmental audit is a condition of permit' in PPN30 2021.

EPA also recommends that Council confirm that the proposed sensitive uses are outside of the Echuca WRP's recommended separation distance in accordance with EPA Publication 1518. EPA considers this to be outstanding from our previous advice dated 17 August 2020.

Closing

EPA is willing to be heard in support of our submission.

If our assessment is not aligned with your view of the environmental risk, or if the proposal is amended, please contact (Kaylee Thompson, Senior Planning Officer) on 1300 EPA VIC (1300 372 842), or at stratplan@epa.vic.gov.au.

Yours sincerely,



Trisha Brice
Planning Team Lead (Strategic)
Major Projects & Planning Unit
Environment Protection Authority Victoria



6 September 2021

Environmental Protection Authority Victoria
North West Office – Bendigo
PO Box 1466
BENDIGO CENTRAL VIC 3552

Dear Michael

Re: Acknowledgement of Submission

**AMENDMENT C117
CAMPASPE PLANNING SCHEME
NOTICE OF PREPARATION OF AN AMENDMENT**

Your submission to the above planning scheme amendment was received by this office via email 25 August 2021.

Officers may seek to arrange a meeting or make contact to determine if your submission can be resolved.

If the matter is reported to the Council Meeting, please be advised that your details may be included within the Officers report.

Should you have any queries regarding your application please contact the Planning Department via email at shire@campaspe.vic.gov.au or phone on 1300 666 535.

Yours faithfully

Emily Hardy

**EMILY HARDY
SENIOR PLANNER**

Cnr Hare & Heygarth Streets
Echuca VIC 3564

PO Box 35
Echuca VIC 3564

P: 1300 666 535
03 5481 2200

E: shire@campaspe.vic.gov.au
www.campaspe.vic.gov.au

ABN 23 604 881 620

16 September 2021

Andrew Fletcher
 Manager Planning & Building
 Campaspe Shire Council
 PO BOX 35
 ECHUCA VIC 3564



Our Ref: REQ001087

Dear Andrew,

PLANNING SCHEME AMENDMENT C117 - ECHUCA WEST PSP

Thank you for your letter dated 10 September 2021 which follows on from the meeting held between Council and EPA on 1 September 2021 to discuss the submission made in respect of Planning Scheme Amendment C117.

We understand that in seeking to progress the Amendment, Council have taken steps to understand and resolve the matters raised in our submission (dated 25 August 2021, EPA Ref: REQ001087) which relate to two main areas, as set out below.

EPA Submission

Firstly, EPA's submission sought to bring to Council's attention the need to align the Amendment to the new, updated framework for potentially contaminated land noting that the new *Environment Protection Act 2017* came into effect on 1 July 2021. This coincided with updates to *Planning Practice Note 30: Potentially Contaminated Land* (DELWP, 2021) and the Environmental Audit Overlay (EAO).

Secondly, EPA recommended that Council ensure that the PSP would not result in encroachment on the nearby Echuca Water Reclamation Plant by confirming the recommended separation distance in accordance with EPA Publication 1518 *Recommended Separation Distances for Industrial Residual Air Emissions*, 2013.

Council Response

Potentially Contaminated Land

In regards to potentially contaminated land, EPA understands that Council proposes to

- Reword Schedule 1 to the Urban Growth Zone (UGZ1) including:
 - *"Remove subsection 'Environmental Site Assessment' under clause 3.0 Application requirement*
 - *Remove reference to the completion of an audit in subsection 'Condition – Environmental site assessment' under clause 4.0 conditions and requirements to permits;*
 - *Update subsection 'Condition – Environmental site assessment' under clause 4.0 conditions and requirements to permits to be consistent with updated example conditions 2 and 3 in 'Requirements where an environmental audit is a condition of permit' in PPN30 2021"; and*
- Apply the EAO to the five properties identified in Table 2 to UGZ1.

Environment Protection Authority Victoria
 GPO Box 4395, Melbourne VIC 3001 DX210082
 1300 372 842 (1300 EPA VIC) www.epa.vic.gov.au



Although it is noted that a revised version of this schedule was not provided to EPA; it is understood that the intent of these changes is to ensure that the Amendment, and the associated assessment of potentially contaminated land as required by Ministerial Direction No. 1 *Potentially Contaminated Land* accords with the updated PPN30.

Separation Distances

In regards to the second matter (separation distance to WRP), it is understood that Coliban Water have advised that a 450m separation distance should be applied, measured from the property boundary, in order to offer the maximum protection to the facility which is difficult to relocate or expand. (Refer Coliban Water email dated 8 Sept 2021).

As stated at the meeting on 1 September 2021, Coliban Water are best placed to advise the recommended separation distance taking into account the type of treatment facility and population to be served by the plant.

Status of Submission

On the basis that Council has now sought to respond to each of the matters raised by EPA, we are able to confirm that EPA's submission in respect of this Amendment is withdrawn.

We would like to request that Council provide a copy of the updated UGZ1 at a time when this becomes available.

Closing

Thank you for the opportunity to provide input into this planning process. If the proposal is amended, please contact Kaylee Thompson, Senior Planning Officer on 1300 EPA VIC (1300 372 842), or at stratplan@epa.vic.gov.au

Yours sincerely,



Trisha Brice
Planning Team Lead – Strategic
Environment Protection Authority Victoria



17 September 2021

Environmental Protection Authority Victoria
North West Office – Bendigo
PO Box 1466
BENDIGO CENTRAL VIC 3552

Cnr Hare & Heygarth Streets
Echuca VIC 3564

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03 5481 2200

E: shire@campaspe.vic.gov.au
www.campaspe.vic.gov.au

ABN 23 604 881 620

Dear Trisha,

Application No.: Amendment C117camp
Proposal: C117 Echuca West Precinct Structure Plan and
Development Contributions Plan

I refer to the withdrawal of your submission sent via email dated 16 September 2021.

This request has been processed and your submission withdrawn based on the information provided in your letter dated 16 September 2021 and Council's letter dated 10 September 2021.

Should you have any questions, please do not hesitate to contact the Planning Department on 1300 666 535 or via email at shire@campaspe.vic.gov.au.

Yours faithfully

Ally Wilkie

ALLY WILKIE
PLANNING TEAM LEADER

CAMPASPE SHIRE COUNCIL PLANNING SCHEME AMENDMENT C117

SUBMISSION (2)

Name of Submitter: [REDACTED]

Address of submitter:

[REDACTED]

Summary of submission

See below

Council response

See below formalised responses

Council recommendation

Resolved and withdrawn – no changes required

Changes Required to Amendment

N/A

Amendment C117



20/07/2021

To whom it may concern,

My husband and I received a letter in the mail last week regarding the amendment to C117. We live near this and our concerns are;

1. You mention local parks and drainage. When Murray Gardens was developed it was meant to have a reserve located between the 2 schools, this has yet to be developed for use. There are no playground in the area. With the new addition of 5000 homes I would like to think a playground for all the families to use would be greatly appreciated.

2. Our main concern is with 5000 new homes, plus the addition of the new Wharparilla subdivision and the one council sold near Echuca College that there is no supermarket in the west. This means all residents must drive into Echuca where the parking would not suit the additions of this many residents. A supermarket on the highway near where a service station has somehow been approved would be a key growth point for locals and the benefit of jobs.

Thank you





23 July 2021



Cnr Hare & Heygarth Streets
Echuca VIC 3564

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www.campaspe.vic.gov.au

ABN 23 604 881 620

Dear Sir/Madam

Re: Acknowledgement of Submission

**AMENDMENT C117
CAMPASPE PLANNING SCHEME
NOTICE OF PREPARATION OF AN AMENDMENT**

Your submission to the above planning scheme amendment was received by this office.

Officers may seek to arrange a meeting or make contact to determine if your submission can be resolved.

If the matter is reported to the Council Meeting, please be advised that your details may be included within the Officers report.

Should you have any queries regarding your application please contact the Planning Department via email at shire@campaspe.vic.gov.au or phone on 1300 666 535.

Yours faithfully

Emily Hardy

**EMILY HARDY
SENIOR PLANNER**

25 August 2021

Andrew Fletcher
Manager Planning and Building
Campaspe Shire
Echuca
VIC
3564

Dear Andrew,

RE: Amendment C117
Proposal: C117 Echuca West Precinct Structure Plan and Development Contributions Plan

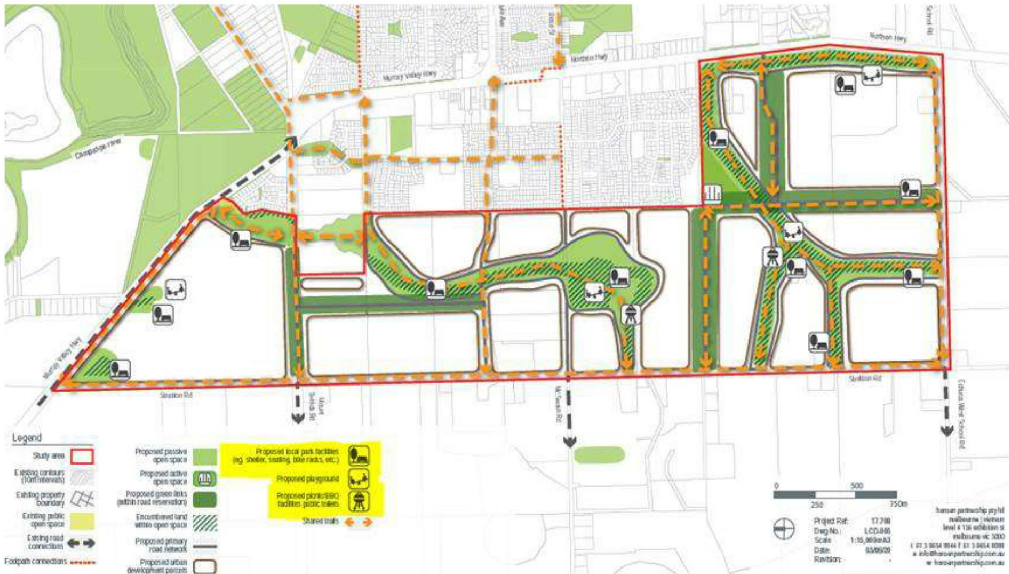
I am writing in response to talks with Emily Hardy and your subsequent letter. I am happy to remove my submission granted that the images that have been provided will be how the subdivision is done regarding open space.

I had concerns that in Murray Gardens it had originally had open space between St. Mary's and Coliban road that has not been developed and Emily told me it was sold of for other interests.

If this were to happen again with this development I would be very disappointed and feel I would have the documentation to support that this was not approved or in the plan.

Yours faithfully,

[Redacted signature]







27 August 2021



Dear 

Application No.: Amendment C117camp
Proposal: C117 Echuca West Precinct Structure Plan and Development Contributions Plan

I refer to the withdrawal of your submission in a letter sent via email 25 August 2021.

This request has been processed and your submission withdrawn based on the conditions included within the correspondence relating to open space. Open space will be provided in accordance with the incorporated Echuca West Precinct Structure Plan and the referenced Open Space Assessment prepared by Hansen, which include maps.

Should you have any questions or wish to discuss issues relating to the agreement further, please do not hesitate to contact the Planning Department on 1300 666 535 or via email at shire@campaspe.vic.gov.au.

Yours faithfully

Emily Hardy

EMILY HARDY
SENIOR PLANNER

Cnr Hare & Heygarth Streets
Echuca VIC 3564

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ABN 23 604 881 620

CAMPASPE SHIRE COUNCIL PLANNING SCHEME AMENDMENT C117

SUBMISSION (3)

Name of Submitter: [REDACTED]

Address of submitter:

[REDACTED]

Summary of submission

See below

Council response

See below

Council recommendation

No changes required – see below withdrawal

Changes Required to Amendment

N/A

Submission Echuca West Precinct Plan



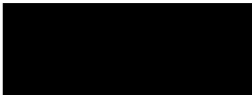
21/07/2021

Our names are Wayne and Julie McInnes, we are ratepayers and home owner at 25 Wisteria St Echuca. My submission relates to any future access to the proposed precinct land from the western end of Wisteria St. Over the course of time of the development of the Murray Gardens Estate the residents at the far end of Wisteria St have endured significant inconvenience with the carting of top soil and other earth being deposited in one position at the far end of our street forming a man made mountain. Over the course of other past three years our houses have been regularly covered in thick dust, roof gutters being full of dirt, air-conditioning choked up with thick dust and thick layer of dust through the homes. Further, there is a significant traffic problems with large numbers of vehicles dropping off and picking up children going to the three schools with much of home frontages on road sides being taken up. Wisteria St at these times and also any school events becomes a significant safety issue, with drivers of cars having to be hyper vigilant and vehicles have to slow to snail pace to navigate limited lateral room. Therefore it would be prudent of council when developing their Echuca West Precinct Plan, that no trucks or earthmoving machinery be allowed to access the mountain of earth from Wisteria St. Future access should be from Mt Terrick Road or from Stratton in order to eliminate further safety hazards and also reduce health and environment risks.

Kind Regards
[Redacted]



23 July 2021



Cnr Hare & Heygarth Streets
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ABN 23 604 881 620

Dear 

Re: Acknowledgement of Submission

**AMENDMENT C117
CAMPASPE PLANNING SCHEME
NOTICE OF PREPARATION OF AN AMENDMENT**

Your submission to the above planning scheme amendment was received by this office.

Officers may seek to arrange a meeting or make contact to determine if your submission can be resolved.

If the matter is reported to the Council Meeting, please be advised that your details may be included within the Officers report.

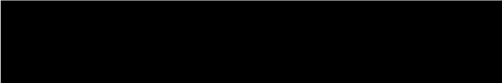
Should you have any queries regarding your application please contact the Planning Department via email at shire@campaspe.vic.gov.au or phone on 1300 666 535.

Yours faithfully

Emily Hardy

**EMILY HARDY
SENIOR PLANNER**

Re: Council acknowledgement - Submission Echuca West Precinct Plan



Reply
 Reply All
 Forward

Wed 4/08/2021 4:22 PM

You replied to this message on 4/08/2021 4:49 PM.
[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Emily, Thank you for todays meeting with yourself and Andrew to discuss my submission regarding Echuca West Precinct Plan. This email is to confirm that my concerns have been adequately covered during our discussions today. I am satisfied that all truck, earth moving machinery and other mobile mechanical and electrical and power equipment and also development company site buildings will not be using Wisteria Street to access the parcel of land identified for the development of Echuca West Precint Plan. It is also my understanding from our discussions today that all of the aforementioned will access entry to the new parcel of land along Yakoa Natya Av, other access points as the development progresses into the future will be from McSwain Rd, Stratton Rd and Mount Terrick Rd.

Kind Regards





6 August 2021



Dear 

Re: Acknowledgement of Submission Withdrawal

**AMENDMENT C117
CAMPASPE PLANNING SCHEME
NOTICE OF PREPARATION OF AN AMENDMENT**

I refer to the withdrawal of your submission via email dated 4 August 2021.

This request has been processed and your submission withdrawn based on the conditions included within the correspondence will be addressed through a planning permit for subdivision and conditions, including a construction management plan.

Should you have any queries regarding the application please contact the Planning Department via email at shire@campaspe.vic.gov.au or phone on 1300 666 535.

Yours faithfully

Emily Hardy

**EMILY HARDY
SENIOR PLANNER**

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ABN 23 604 881 620

CAMPASPE SHIRE COUNCIL PLANNING SCHEME AMENDMENT C117

SUBMISSION (4)

Name of Submitter: Spiire on behalf of Resi Ventures

Address of submitter:

Summary of submission

- Overall PSP layout
- Open Space
- Area of Major Recreation/ Open Space
- Access Intersection (Northern Highway)
- Planning Permit Process

Council response

See below

Council recommendation

No changes required – see below withdrawal

Changes Required to Amendment

N/A



Our Reference 309318
Your Reference Amendment C117

24 August 2021

Andrew Fletcher
Manager Planning
Campaspe Shire Council

shire@campaspe.vic.gov.au

Via Email (original not following in mail)

Dear Andrew,

Submission to Amendment C117 Echuca West Precinct Structure Plan

Spiire Australia has been appointed by Resi Ventures to provide representation regarding the Echuca West Precinct Structure Plan (PSP), specifically relating to the following properties:

- 8759 Northern Highway, Echuca (PSP Property Nos. 15, 16, 18 and 20)
- 48 Echuca West Road, Echuca (PSP Property No. 23)

We thank Council officers for their time to meet with us to discuss some areas of the PSP applicable to the above-mentioned properties. Following these discussions Spiire makes the following submission to Amendment C177 to the Campaspe Planning Scheme.

At the outset we congratulate Council for preparing the PSP and subsequent amendment, and for the consultative process followed during exhibition. Residential land supply in Echuca is at a critical shortage and this amendment is urgently needed to provide for the growing demand and to support the expected population growth. On the whole our clients support the proposed amendment, and in this submission would like to raise the following matters relating to the subject properties.

Overall PSP Layout

- ▶ The overall layout of the PSP appears to be reasonable and reflective of the background studies and physical attributes of the land.
- ▶ Whilst future residential development is to generally accord with the approved PSP, flexibility is sought regarding lot size mix and density outcomes, alignment of roads to ensure a more regular lot layout and interface treatments with adjoining properties during the roll-out of future development stages.

Open Space

- ▶ Following recent discussions, Council's preference for linear open space reserves as opposed to pocket parks is understood.
- ▶ The future development of the subject properties will provide open space in line with the PSP's land budget of 9.36%, as advised by Council.
- ▶ Flexibility in the provision of open space is sought from Council, with a view to incorporating "pocket park" types of open spaces within the linear network. Rather than a uniform width of 30-40 metres for the entire length of the linear reserve, flexibility in design is desired to be able to narrow and widen the reserve width to create meaningful, conveniently accessed and highly visible areas of open space. This will also provide visual articulation and interest along the reserve boundary.



Area of Major Recreation/Open Space

- ▶ Following recent discussions with Council it is understood the location of this major open space area is based on site topography (low point) and the location of the existing and remaining Environmental Significance Overlay No. 1.
- ▶ Resi Ventures is keen to explore the development of this area with Council early in the development process, with a view to determining what facilities and activities are required, and how these can best be delivered. Resi Ventures is keen to work with Council to see the delivery of high-quality recreational infrastructure for this PSP catchment.
- ▶ However, flexibility is also sought on the area these facilities need to occupy and the treatment of interfaces with adjoining properties.

Access Intersection

- ▶ As Council is aware the intersection to be located on the Northern Highway providing access into the subject properties is a major infrastructure item, expected to cost approximately \$5M.
- ▶ There are very limited opportunities for any interim access arrangements which can form part of the ultimate access. As such, any interim works would not represent good use of money (\$1M+).
- ▶ Whilst this is a Development Contributions Plan (DCP) funded item, it cannot be expected the developer of the intersection carry the costs of this construction indefinitely, and only be reimbursed as contributions from other developers are collected by Council.
- ▶ A resolution to this matter is sought urgently, and it is requested Council initiate and support discussions with the Department of Transport regarding funding assistance.
- ▶ As Council is aware this intersection is required to open-up this area of the PSP, and it is in the best interests of the progression of the PSP development that concerns regarding timing of reimbursements are resolved as soon as possible.

Planning Permit Process

- ▶ The land available for residential development in Echuca is in critical shortage, and our client is keen to progress the development of land into high quality, liveable and sustainable residential communities for the benefit of Echuca and the broader region.
- ▶ As such Resi Ventures is keen to progress to a planning permit application as soon as possible. Support from Council to accept a "ghost" application while Amendment C117 is being finalised would be appreciated, and we would welcome the ability for this application to be assessed and progressed as much as possible so when a formal planning permit application is submitted, the Council assessment and process is well underway.
- ▶ Following from the above, depending on the outcomes of exhibition and whether the amendment needs to be considered by a Planning Panel, we would like to commence discussions with Council regarding the more detailed development outcomes of the subject properties.
- ▶ Spiire and Resi Ventures have reviewed the PSP documentation and are aware of the planning permit application requirements. We look forward to progressing to this stage with Council's support.



In summary, Resi Ventures is generally supportive of Amendment C117 to the Campaspe Planning Scheme. Whilst it is acknowledged future development will generally accord with the PSP, Resi Ventures would like the following flexibility built into the PSP as it relates to the properties at 8759 Northern Highway and 48 Echuca West School Road Echuca:

- ▶ Flexibility regarding lot size mix and density outcomes, alignment of roads to ensure a more regular lot layout and interface treatments with adjoining properties during the roll-out of future development stages.
- ▶ Flexibility in the design and placement of open space, with a view to incorporating “pocket park” types of open spaces within the linear network.
- ▶ Flexibility on the area the major open space/recreational facilities need to occupy and the treatment of interfaces with adjoining properties.

In addition to the above, Council’s support to initiate discussions with the Department of Transport to seek resolution to the overall funding and construction of the intersection with the Northern Highway is requested.

Spiire is able to work with Council in regard to these requests, and if required, develop wording to be included into the PSP documentation.

Thank you for the opportunity to meet with Council, and we look forward to progressing to the next development stage. With any queries, please call me on 0407 884 982.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jane Macey".

Jane Macey
Principal Planner

Copy to: Resi Ventures



1 September 2021

Jane Macey
144 Welsford Street
Shepparton VIC 3630

Dear Jane

Re: Acknowledgement of Submission

**AMENDMENT C117
CAMPASPE PLANNING SCHEME
NOTICE OF PREPARATION OF AN AMENDMENT**

Your submission, prepared on the behalf of Resi Ventures to the above planning scheme amendment was received by this office via email 26 August 2021.

Officers may seek to arrange a meeting or make contact to determine if your submission can be resolved.

If the matter is reported to the Council Meeting, please be advised that your details may be included within the Officers report.

Should you have any queries regarding your application please contact the Planning Department via email at shire@campaspe.vic.gov.au or phone on 1300 666 535.

Yours faithfully

Emily Hardy

**EMILY HARDY
SENIOR PLANNER**

Cnr Hare & Heygarth Streets
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ABN 23 604 881 620



Our Reference 309318
Your Reference Amendment C117

22 October 2021

Andrew Fletcher
Manager Planning
Campaspe Shire Council

shire@campaspe.vic.gov.au

Via Email (original not following in mail)

Dear Andrew,

Offer to Withdraw Submission to Amendment C117 Echuca West Precinct Structure Plan

As you are aware Spiire Australia has been working with Resi Ventures regarding the Echuca West Precinct Structure Plan (PSP), specifically relating to the property at 8759 Northern Highway, Echuca, (PSP Property Nos. 15, 16, 18 and 20) and with consideration to opportunities for 48 Echuca West Road, Echuca (PSP Property No. 23).

We thank Council officers for their time to meet with us to discuss some areas of the PSP applicable to the above-mentioned properties. Based on these discussions, an offer to withdraw our submission to Amendment C117 is made with the following conditions.

Overall PSP Layout

It is understood:

- ▶ Council will consider variations to the PSP layout as part of the subdivision permit process. Variations be generally in accordance with the PSP and best practice requirements including the Infrastructure Design Manual.
- ▶ Justification will be provided for varying lot sizes as part of the subdivision application, provided the net developable land area (NDA) and average dwelling density per hectare requirements are met.

Open Space

It is understood:

- ▶ Council will consider variation for the flexibility of the location and design of the linear reserve provided it generally meets the principles within the Echuca West PSP Open Space and Landscape Assessment prepared by Hansen. This may include variation to the uniform width of 30-40 metres for the entire length of the linear reserve, by designing narrower and wider areas to create meaningful, conveniently accessed and highly visible areas of open space. This will also provide visual articulation and interest along the reserve boundary.
- ▶ The linear reserve will require appropriate landscaping of the drainage reserve and space for a shared path either side for the community to enjoy passive recreational activities. Evidence of the total amount of useable open space in accordance with the PSP will be required to be provided as part of the application.
- ▶ "Pocket parks" are not supported by Council.



Area of Major Recreation/Open Space

It is understood:

- ▶ Council is currently preparing an Open Space Strategy which will provide an indication to what facilities and activities are required for the area based on Council policy and existing facilities within Echuca. The strategy will also provide future direction for open space for the Shire.
- ▶ Resi Ventures will have the opportunity to comment and provide input to this Strategy as it affects their property.
- ▶ Council is open to future discussions regarding this recreation area provided it will be generally in accordance with the PSP and DCP. Interface treatments of this area can also be considered as part of the subdivision application process to ensure future development and these future facilities will be appropriately designed to meet best practice requirements.

Access Intersection

It is understood:

- ▶ Council can be involved in meetings with DoT to discuss appropriate interim measures which will allow to an extent the development of the land without having to construct the ultimate design. Further, this option is supported by Council to facilitate development and at least delay the time whereby the ultimate design is feasible.
- ▶ Council agrees to reimbursing the Northern Highway Intersection (IN-03) when funding for this area of the development within the precinct is available.

However, following from the above, it is requested Council give highest priority for reimbursement of IN-03 above any other infrastructure component of the entire DCP for the following reasons:

- The intersection is a major piece of infrastructure, along the Northern Highway, costing approximately \$5M to construct. It is to be fully funded by the developer, unlike other intersections accessing this PSP.
- The intersection benefits all the southern portion of the Echuca West PSP, yet the obligation for the construction of the intersection will almost certainly be borne by the developer of 8759 Northern Highway, Echuca.
- The intersection effectively opens the southern portion of the PSP to development, assisting in alleviating the chronic residential land shortage being experienced in Echuca.
- The opening of this portion of the PSP will provide another growth front to the market, offering choice and diversity to future.
- Based on revised figures, the DCP liability for the property is \$7M, with approximately \$14M worth of infrastructure to be constructed. After land credits are excluded, this leaves a "deficit" to the developer of approximately \$5M. It cannot be reasonably expected the developer of the intersection carry the costs of this construction indefinitely.

For these reasons, Council's agreement is requested for the DCP Item IN-03 to be identified as highest priority for reimbursement.

Planning Permit Process

It is understood:

- ▶ Council is willing to work with Spiire/Resi Ventures on a "ghost" application and continue further conversations regarding a future planning permit application. This will further assist in ensuring future land will be available without further delay.



- ▶ Spiire and Resi Ventures have reviewed the PSP documentation and are aware of the planning permit application requirements. We look forward to progressing to this stage with Council's support.

In summary, Resi Ventures thanks Council for the opportunity to discuss these concerns. As outlined in this letter, a conditional offer is presented to Council for the withdrawal of the submission to Amendment C117.

We look forward to progressing to the next development stage. With any queries, please call me on 0407 884 982.

Yours sincerely

A handwritten signature in black ink, appearing to read "J Macey".

Jane Macey
Principal Planner

Copy to: Resi Ventures



25 October 2021

Spiire
C/- Resi Ventures
144 Welsford Street
Shepparton VIC 3630

Cnr Hare & Heygarth Streets
Echuca VIC 3564

PO Box 35
Echuca VIC 3564

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E: shire@campaspe.vic.gov.au
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ABN 23 604 881 620

Dear Jane,

Application No.: Amendment C117camp
Proposal: C117 Echuca West Precinct Structure Plan and
Development Contributions Plan

I refer to the abovementioned amendment and in particular, the conditional offer to withdraw your submission in your letter dated 22 October 2021.

Council has reviewed the letter and agrees to the matters raised and has prepared this letter on the basis the submission has been withdrawn. As agreed, the submission and responses will be noted in the report to Council.

Should you have any questions, please do not hesitate to contact the Planning Department on 1300 666 535 or via email at shire@campaspe.vic.gov.au.

Yours faithfully

A. Fletcher

ANDREW FLETCHER
MANAGER PLANNING & BUILDING

CAMPASPE SHIRE COUNCIL PLANNING SCHEME AMENDMENT C117

SUBMISSION (5)

Name of Submitter: Whiteman Property Group for Welco

Address of submitter:

Whiteman Property and Associates
Suite 3, 20 Enterprose Drive
BUNDOORA VIC 3083

Summary of submission:

See below – appendices have not been provided as part of the casebook

Council response

See below

Council recommendation

An annotation to the Development Contributions Plan in relation to road upgrades

Changes Required to Amendment

See below and Council report

whiteman PROPERTY & ASSOCIATES

Wel.Co

Campaspe
Shire Council

PROJECT ANALYSIS
SALES & MARKETING

PLANNING SERVICES
INTERIOR DESIGN

CONSTRUCTION SERVICES
LANDSCAPE DESIGN

Formal Submission- C117 Echuca West Precinct Structure Plan

Prepared on behalf of Wel.Co & Development Partners

**WHITEMAN
PROPERTY
AND
ASSOCIATES**
ESTABLISHED 2010

w
p
f
e

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9466 8819
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August 2021

Formal Written Submission
Echuca West PSP (Planning Scheme Amendment C117camp)

26 August 2021

Mr Andrew Fletcher
Planning & Building Manager
Campaspe Shire Council
PO Box 35,
ECHUCA VIC 3564

Dear Andrew,

Formal Written Submission

Re: Echuca West Precinct Structure Plan

Amendment Number: C117camp

Closing Submission Date: Thursday 26th August 2021

Introduction

Whiteman Property & Associates (WPA) act on behalf of Wel.Co in relation to the above mentioned planning scheme amendment that seeks to incorporate the Echuca West PSP, DCP & NVPP into the Campaspe Shire Planning Scheme. WPA have been instructed to lodge a formal submission that summarises the key outstanding matters that Wel.Co wish to resolve with Council prior to adoption of the above listed strategic documents.

The intent of this submission is not necessarily to deliberate at a future panel hearing, but rather to outline the items that remain unresolved in regards to the Future Urban Structure and configuration of the associated land uses.

Prior Negotiations between Wel.Co & Council

It is important to note that prior to the preparation of this formal submission, there has been a series of constructive meetings have been held between Wel.Co and Council, which has led to a number of the initial items of contention being resolved via negotiation. We are hopeful that this approach can continue to be adopted over the coming weeks prior to the future Council Meeting on 20th October 2021.

Subject Landholdings forming part of this submission

Wel.Co has recently established a development partnership agreement with the landowner of six (6) individual landholdings that exist central to the Echuca West PSP. These properties are listed as Properties 4, 5, 6, 10, 12 & 13 within the PSP, which are bound by Mount Terrick Road to the north, Stratton Road to the west and

**Formal Written Submission
Echuca West PSP (Planning Scheme Amendment C117camp)**

Crumpler Lane to the south. In total, these six properties comprise an overall area of approximately 205ha, which makes up one third of the total land contained within the Echuca West PSP area.

Further to the acquisition of the above referenced properties, Wel.Co has been successful in negotiating the purchase of 136 McSwain Road, Echuca (Property 9 in the Echuca West PSP). This was strategically acquired to ensure that the drainage alignment through the PSP area was dictated by the topography as opposed to fragmented property boundaries. The additional benefit of this additional land acquisition is discussed further throughout this submission.

In total, the overall land area acquired by Wel.Co incorporates seven (7) properties and an area of 211.64ha. A copy of a plan outlining the subject landholdings has been included as **Appendix 1**.

Revised Future Urban Structure Plan

Following a review of the exhibited Future Urban Structure Plan (FUS), Wel.Co in association with Patch Design+Plan, Spiire and WPA have prepared a revised layout that proposes an alternative land use configuration that will reduce the extent of earthworks required to support future subdivision, as well as appropriately focusing on retention of key vegetation with the highest ecological value. This will also allow for a more evenly distributed series of future neighbourhoods that will have increased access to amenity throughout the subject landholdings. Additionally, this will assist in making the central waterway become more of a prominent design feature that can be valued by the future community.

A copy of the alternative FUS, as prepared by Patch Design & Plan, has been included as **Appendix 2**. This revised plan forms the basis of this submission and subsequent sections, which focuses on the key areas that we hope can be resolved in collaboration with Campaspe Shire Council and DELWP.

List of Unresolved Items

Following the earlier referenced meetings between Wel.Co and Campaspe Council throughout the exhibition period, the unresolved number of items has been reduced to 5 separate key areas, which includes the following: (1) **Width & Alignment of Waterway**, (2) **Designation & Extent of Passive Open Space**, (3) **Native Vegetation values**, (4) **Large Lot Interface** and (5) **Proposed Road Network**.

Item 1- Width & Alignment of Waterway- Wel.Co in association with Spiire (as the lead Engineers for the project) have undertaken remodelling of the previous work prepared by Alluvium on behalf of Council and proposes the realignment of the waterway to achieve a superior engineered outcome whereby the alignment is based on topography as opposed to property boundaries. The alternative arrangement adopts the same principles as per the work prepared by Alluvium, however it allows for a reduced waterway width of 58m as opposed to 65-70m as shown in the exhibited PSP.

It is our understanding that the main constraint that prevented this from being possible forming part of the PSP was the fact that 136 McSwain Road was in separate landownership to the McSwain land and could have led

**Formal Written Submission
Echuca West PSP (Planning Scheme Amendment C117camp)**

to disconnected development on either side of 136 McSwain Road, had they not developed at the same time. To provide Council with increased comfort, Wel.Co has recently provided evidence of the contract of sale to ensure that the revised alignment is possible as the asset will be entirely contained within one landownership.

In regards to justification for the revised alignment of the waterway, the westernmost edges of PSP properties 5 & 6, as well as the northern and western edges of PSP property 4, abut existing roads, which are also the lowest points for the respective properties. Because of this, the waterway that is currently proposed in the PSP aims to drain all site stormwater to the central waterway, which will require significant volumes of earthworks to occur across the site.

Furthermore, the proposed alignment of the waterway, as shown in the PSP, will most likely result in large depths of fill being required in these low areas to allow overland and underground drainage to function. This filling will be in the vicinity of 1-2m in depth in the low areas and will not allow for development interfacing with Stratton and Mount Terrick Road to occur as the level of existing roads is currently fixed.

As such and by realigning the waterway further west, this will assist in minimising fill depths to avoid importing fill and also allow lots within the development to interface with Stratton and Mount Terrick Road. A copy of the overall plan showing the realigned waterway as well as supporting typical cross sections has been included as **Appendix 3** for your consideration. The proposed waterway forming part of this attachment is the ultimate alignment based on explicitly following existing levels and the natural topography, however the southern extent of this north-south section of the waterway has had to be shifted further west to avoid the central conservation area (as per the FUS included as Appendix 2 and which is discussed within Items 2 & 3).

It is important to note that whilst it is considered that the proposed realignment maintains general accordance with the principles within the Alluvium submission, Spiire are in the process of preparing a detailed SWMS that will further justify the reduced width. This report is a work in progress and Wel.Co is hopeful that the coming months can be used to continue to review the drainage strategy, whilst maintaining accordance with Council's expectations. The benefit is that the waterway through Wel.Co properties generally only services Wel.Co land, so we are hopeful that Council are able to exercise flexibility as long as it works from a drainage perspective.

Item 2- Designation & Extent of Passive Open Space- Following the series of meetings and ongoing conversations with Council since the Echuca West PSP was exhibited, it has become abundantly clear that Council is opposed to the proposal for dispersed local parks within the wider PSP area.

In response to this, Wel.Co has reinstated a Future Urban Structure that focuses a majority of the passive open space on either side of the waterway, however the plan shows a series of local nodes that incorporate existing trees and create some more usable formal space for future residents. It is felt that this is a reasonable compromise and middle ground that will reduce maintenance liabilities, but also create increased use of the green areas outside of the linear path connections.

Because of the proposal to narrow the waterway, a significant proportion of the drainage corridor uncredited open space has been subsequently reduced. A table outlining the differentiation in land areas across the sub-

ject properties has been included as **Appendix 4**.

Item 3- Native Vegetation Values- The primary item that Wel.Co are wanting to challenge forming part of this submission is the reconfiguration of the central conservation reserve south of McSwain Road and adjacent the waterway in Property 12. The initial report prepared by EH&P outlining the ecological values was completed in 2018 and there has been significant decline/degradation since this time.

As such, Wel.Co engaged Tree Logic to prepare an Arborist Report (see **Appendix 5**) and Ecolink to update the Ecological Assessment for the centralised tree grouping dictating the proposed conservation reserve area. A copy of the Ecolink Report is included as **Appendix 6** and outlines that the waterway can be relocated along the western edge of the conservation reserve as shown in the Echuca West PSP without diminishing the overall value. Whilst this arrangement differs from what is shown within the Echuca West PSP, it is considered that the ecological values are still retained under this configuration and this has been clearly documented in the supporting Ecolink report.

The report also discusses the potential to investigate narrowing of the waterway to 20-25m and locate it central to the conservation reserve, which will be subject to further discussions with DELWP & Council. However, the key conclusion is that the existing tree groupings and vegetation are listed as having a significantly reduced value than what was designated in the NVPP and this should hopefully provide scope for the previous findings to be tested as the PSP progresses to approval.

A key example of changing conditions that has been previously discussed with Council is the fact that Tree 32 is dead. The NVPP states that this tree is to be retained and comments on it's health, which has significantly declined since the initial assessment. Whilst this has been retained within an area adjoining the waterway within the revised FUS, it may prove to become unsafe over time due to dropping limbs. In this scenario, Wel. Co would work with Council to relocate the tree to be utilised for habitat value within a conservation area.

Item 4- Large Lot Interface- It is acknowledged that DELWP have enforced the minimum lot size of 2,000m² for the large lot interface treatment to Stratton Road, however Wel.Co are wanting to determine if this can be reduced to 1,500m². Whilst the Low Density Residential Zone lists the minimum lot size as 2,000m² and there is merit in creating a transition area between farm land and conventional residential, it is felt that a new residential growth front should not have to incorporate areas that are typically expected in less urbanised areas.

It is felt that there are strategic mechanisms to assist this change in adjusting the minimum lot size, such as a restriction being included on the Plan of Subdivision stating that increased setbacks need to be enforced and include other design particulars to distinguish between the conventional densities and farm land. We are interested to see if this is something that both Council and DELWP would be willing to consider.

Item 5- Proposed Road Network- An initial review of the PSP raised concerns regarding the potential absence of intersection treatments that may be required within existing arterial and connector roads in the future to assist with management of increased traffic volumes. The key focus area in this regard is the intersection of McSwain Road & Northern Highway, which is more than likely going to require an upgrade in the future to ad-

**Formal Written Submission
Echuca West PSP (Planning Scheme Amendment C117camp)**

dress increased traffic movements throughout the Echuca West precinct. Whilst the termination of McSwain Road at the waterway will no doubt assist in alleviating the associated impacts, the argument for having the intersection listed as a DCP item was to prevent the ability for these works to be tied to planning permit conditional requirements given the anticipated costs for such works.

As previously discussed, it was made clear that this intersection exists outside of the PSP area and that any future upgrades would need to be funded by VicRoads as the responsible authority. Whilst Wel.Co are certainly supportive of this responsibility being tied to VicRoads, Traffix Works were appointed to provide traffic advice outlining the key considerations for the Wel.Co landholdings. A copy of this advice has been included as **Appendix 7**.

Proposed Next Steps

It is proposed that regular meetings continue to be held between Wel.Co and Council to deliberate and attempt to resolve the outstanding items listed in the previous section of this submission. This process will obviously require external discussions with DELWP given the proposed reconfiguration of the central conservation area, which may be dissected by the realigned waterway.

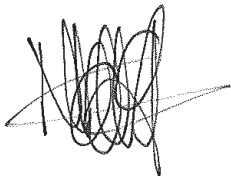
Conclusion

As highlighted on multiple occasions throughout this formal written submission, the preference of Wel.Co is to avoid the need to go to a panel hearing and instead resolve the outstanding items listed in the body of this correspondence. The recent meetings and ability to negotiate outcomes has provided Wel.Co with increased confidence that this will continue in preparation for the subsequent subdivision process.

Given a number of the items do also require support from DELWP (as opposed to Campapse Shire Council), we are hopeful that this written submission will assist with negotiations and achieving a result that satisfies all of the stakeholders.

If you have any questions regarding this submission, please feel free to contact me on 9466 8819 or via email (niall@kwhiteman.com).

Thanks & kind regards,



Niall McGovern
Director
Whiteman Property & Associates



1 September 2021

Whiteman Property and Associates
Suite 3, 20 Enterprose Drive
BUNDOORA VIC 3083

Dear Sir/Madam

Re: Acknowledgement of Submission

**AMENDMENT C117
CAMPASPE PLANNING SCHEME
NOTICE OF PREPARATION OF AN AMENDMENT**

Your submission, prepared on the behalf of Wel.Co & Development Partners to the above planning scheme amendment was received by this office via email 26 August 2021.

Officers may seek to arrange a meeting or make contact to determine if your submission can be resolved.

If the matter is reported to the Council Meeting, please be advised that your details may be included within the Officers report.

Should you have any queries regarding your application please contact the Planning Department via email at shire@campaspe.vic.gov.au or phone on 1300 666 535.

Yours faithfully

Emily Hardy

**EMILY HARDY
SENIOR PLANNER**

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whiteman PROPERTY & ASSOCIATES

Wel.Co

Campaspe
Shire Council

PROJECT ANALYSIS
SALES & MARKETING

PLANNING SERVICES
INTERIOR DESIGN

CONSTRUCTION SERVICES
LANDSCAPE DESIGN

Withdrawal of Submission- C117 Echuca West Precinct Structure Plan

Prepared on behalf of Wel.Co & Development Partners

**WHITEMAN
PROPERTY
AND
ASSOCIATES**
ESTABLISHED 2010

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October 2021

Withdrawal of Submission
Echuca West PSP (Planning Scheme Amendment C117camp)

29 October 2021

Mr Andrew Fletcher
Planning & Building Manager
Campaspe Shire Council
PO Box 35,
ECHUCA VIC 3564

Dear Andrew,

Formal Written Submission

Re: Echuca West Precinct Structure Plan

Amendment Number: C117camp

Closing Submission Date: Thursday 26th August 2021

Whiteman Property & Associates (WPA) continue to act on behalf of Wel.Co in relation to the above mentioned planning scheme amendment that seeks to incorporate the Echuca West PSP, DCP & NVPP into the Campaspe Shire Planning Scheme. WPA have been instructed to write to you and formally withdraw our previously lodged submission lodged on 26th August 2021 following the recent successful resolution of outstanding matters.

Wel.Co would like to highlight their appreciation for the collaborative approach undertaken by Campaspe Shire Council in addressing the items raised and they look forward to the gazettal of the Echuca West PSP and commencing the ghost permit application process for subdivision.

If you have any questions regarding this submission, please feel free to contact me on 9466 8819 or via email (niall@kwhiteman.com).

Thanks & kind regards,



Niall McGovern
Director
Whiteman Property & Associates



1 November 2021

Niall McGovern
Whiteman Property and Associates
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BUNDOORA VIC 3083

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ABN 23 604 881 620

Dear Niall,

Application No.: Amendment C117camp
Proposal: C117 Echuca West Precinct Structure Plan and
Development Contributions Plan
Properties: 4,5,6,9,10,12 & 13 of the Echuca West PSP

I refer to the abovementioned amendment and in particular, your letter withdrawing your submission dated 29 October 2021.

The request has been processed and your submission withdrawn based on the information provided in Council's previous correspondence dated 11 October 2021. As agreed, the submission and responses will be noted in the report to Council.

Should you have any questions, please do not hesitate to contact the Planning Department on 1300 666 535 or via email at shire@campaspe.vic.gov.au.

Yours faithfully

A. Fletcher

ANDREW FLETCHER
MANAGER PLANNING & BUILDING

CAMPASPE SHIRE COUNCIL PLANNING SCHEME AMENDMENT C117

SUBMISSION (6)

Name of Submitter: Country Fire Authority (CFA)

Address of submitter:

Whiteman Property and Associates
Suite 3, 20 Enterprose Drive
BUNDOORA VIC 3083

Summary of submission

See below

Council response

See below

Council recommendation

Resolved and withdrawn – no changes required

Changes Required to Amendment

N/A



Our patron, Her Excellency the Honourable Linda Dessau AC, Governor of Victoria

CFA Fire Prevention and Preparedness
8 Lakeside Drive Burwood East Vic 3151
Email: firesafetyreferrals@cfa.vic.gov.au

CFA Ref: 20000-73679-111481
Telephone:
Council Ref:

30/8/2021

Andrew Fletcher
Campaspe Shire
P OBox 35
ECHUCA VIC 3564

Dear Andrew,

SUBMISSION TO PLANNING SCHEME AMENDMENT

Proposal: C117 AMENDMENT
Location: Stratton Road Echuca West

Thank you for providing CFA notice of C117 Amendment in accordance with section 19 of the *Planning and Environment Act 1987*.

CFA has reviewed the proposed planning scheme amendment and would like to make the following submission.

Bushfire Hazard

- The location is not within a higher risk "*Bushfire Management Overlay*" however the location can experience annual fast running grass fires that can impact the site.
- The forms of bushfire (grassfire) attack that could impact the site are -- *direct flame, radiant heat and ember attack (limited in grassfire locations)*.
- Though good design the development can reduce grassfire risk to the location.

Bushfire Mitigation Measures

- A *Bushfire Management Plan* focusing the specific "grassfire" should be developed for the location. This should include issues relating to separation of the Urban/Rural Interface by the location of an *outer boulevard* effect road reserve/ *open space*.

Other strategic consideration

- The urbanized area should have appropriate designed streets, fire protection hydrants all to Clause 56 requirements.

Conclusion

CFA supports the amendment in its current form with inclusion of the above points.

If you wish to discuss this matter in more detail, please do not hesitate to contact the Manager Community Safety on 0419 878 958.



Our patron, Her Excellency the Honourable Linda Dessau AC, Governor of Victoria

CFA Fire Prevention and Preparedness
8 Lakeside Drive Burwood East Vic 3151
Email: firesafetyreferrals@cfa.vic.gov.au

Yours sincerely,



David Allen AFSM
Manager Community Safety
CFA North West Region



3 September 2021

Country Fire Authority
North West Region
251 High Street
MELTON VIC 3337

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ABN 23 604 881 620

Dear David

Re: Acknowledgement of Submission

**AMENDMENT C117
CAMPASPE PLANNING SCHEME
NOTICE OF PREPARATION OF AN AMENDMENT**

Your submission to the above planning scheme amendment was received by this office via email 31 August 2021.

Council does note this was received after the end of exhibition, 26 August 2021. We are however seeking to work with the CFA to resolve concerns outlined within the submission.

Officers may seek to arrange a meeting or make contact to determine if your submission can be resolved.

If the matter is reported to the Council Meeting, please be advised that your details may be included within the Officers report.

Should you have any queries regarding your application please contact the Planning Department via email at shire@campaspe.vic.gov.au or phone on 1300 666 535.

Yours faithfully

Emily Hardy

**EMILY HARDY
SENIOR PLANNER**

From: David Allen <D.Allen@cfa.vic.gov.au>
Sent: Wednesday, 15 September 2021 4:16 PM
To: Ally Wilkie <A.Wilkie@campaspe.vic.gov.au>; Fire Safety Referrals <firesafetyreferrals@cfa.vic.gov.au>
Cc: Andrew Fletcher <A.Fletcher@campaspe.vic.gov.au>; Emily Hardy <E.Hardy@campaspe.vic.gov.au>
Subject: RE: Council response C117 Echuca West Development

Hi Ally

Thank you for the detailed response to CFA comments.

I believe they address CFA concerns.

Again while this is deemed a lower risk site than other locations closer to the River, it can still be exposed to fast running grass fires hence Design in particular does provide an important role to reduce risk exposure.

I am comfortable for submission to be withdrawn within the context of requiring a Panel to consider, on the appreciation our comments are considered within the future design (via previously adopted State standards eg Clause 56)

Thanks

Regards

David



16 September 2021

Country Fire Authority
North West Region
251 High Street
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Cnr Hare & Heygarth Streets
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ABN 23 604 881 620

Dear David,

Application No.: Amendment C117camp
Proposal: C117 Echuca West Precinct Structure Plan and
Development Contributions Plan

I refer to the withdrawal of your submission sent via email dated 15 September 2021.

This request has been processed and your submission withdrawn based on the information provided in Council's letter dated 15 September 2021.

Should you have any questions, please do not hesitate to contact the Planning Department on 1300 666 535 or via email at shire@campaspe.vic.gov.au.

Yours faithfully

Ally Wilkie

**ALLY WILKIE
PLANNING TEAM LEADER**

CAMPASPE SHIRE COUNCIL PLANNING SCHEME AMENDMENT C117

SUBMISSION (7)

Name of Submitter: [REDACTED]

Address of submitter:
[REDACTED]

Summary of submission

See below

Council response

See below

Council recommendation

No changes required – see below withdrawal

Changes Required to Amendment

N/A

Campaspe Shire Council
 PO Box 35
 Echuca, Vic, 3564

26/08/2021

shire@campaspe.vic.gov.au

re: Echuca West Housing Estate

Dear Shire of Campaspe,

Community resilience has become a key phrase in the unprecedented times of covid pandemic and the human driven threat of climate change. The opportunity is upon us with this new housing project to look forward and put in place mechanisms to make a more resilient community out west.

The Victorian Planning Provisions has a core objective of sustainable development in the planning for new estates.

The Shire of Campaspe should investigate signing up to the Climate Emergency program. This will form a background to policy direction that will design the new housing estate as a net zero habitation. As the IPCC report highlights we are entering a critical phase for action and this region being agricultural based farming practices are most at risk.

Some Useful Links

The Sustainable Subdivisions Framework is another set of guidelines the Shire of Campaspe should investigate endorsing. www.casbe.org.au/what-we-do/sustainable-subdivisions/

Wodonga Council has produced a document on Passive design in site and Subdivisions planning. It can be found at www.wodonga.vic.gov.au/portals/0/downloads/passive_design_in_site_subdivision_planning.pdf

Cape Patterson has a development that encourages climate safe, high performance communities.

Barwon Water Torquay Salt. www.barwonwater.vic.gov.au/about-us/news-and-events/news/one-planet-living-action-plan-released-for-salt-torquay

Rivers Run Estate at Port Fairy is going through a planning process that could provide ideas.

Parts of Ginninderry in Canberra have gone no gas. <https://ginninderry.com/home-energy-solutions/>

Some Ideas

Do an Environment Impact Statement to find out the native plants and critters that live in the area already. Plan the green areas around the needs of the native flora and fauna. Encourage this as a vegetation theme for the estate, with drought tolerant endemic plantings common in the area

Respect the existing environment. Do not clear the whole estate. In preparing the land leave green zones free of clearing and impacts from machinery. Keep these areas as a sanctuary among the homes for our nature to live on and travel through. It is best the green corridors are not landscaped but are remnants of what was there already. It maintains a familiar place for wildlife and a link to the past landscape of the estate. The green zones should not just be the new drainage lines but an open native grassland.

Investigate the history of the land. Was it always a grassland or once a vegetated landscape. Keep a ring of land, say 100m wide, to be a buffer between the estate and surrounding farmland. Revegetate this land back to what it was, to best of our knowledge, before the squatters took it over.

Widen the streets to make it easier for cycling, mobility scooters or slow transport to move about safely. Make space for parked cars, cyclists and large vehicles to manoeuvre allowing plenty of space. With the schools in the area, and more to come, a lot of younger people will be on the roads for start and end of school.

Plant trees along the streets. Make space for large trees to provide shade over the bitumen roads cooling the suburb down. Urban tests in Bendigo prove that the more greenery in an area the cooler it is. This includes trees and shrubs in residents gardens

Set an Urban speed limit of 40kph. (or lower) This will make a more relaxed life and community, protect the children riding to and from school, people using mobility scooters and encourage people to get outside more. It would make car drivers more tolerant of slower vehicles and maybe open up opportunities for alternative transport means, such as golfbuggy style vehicles, for local trips to schools or shops.

Line the streets with shade trees. The region is getting hotter and greenery is a proven way to lower the heat. Use native/endemic tree varieties that also provide food for bird, insects and mammals.

Do not connect gas to the area. It is a fossil fuel and will not be part of future energy mix. Reverse cycle air conditioning, heat pump hot water systems and induction cooktops should be prioritised. There is a strong movement away from gas as a fuel. As the climate warms this movement will gather pace.

Do not allow wood fired heating. Not only is the smoke a health risk and annoyance for neighbours, the wood used is often taken from state parks where it should be left to provide habitat for animals.

Include a solar farm, or two, with battery support, that can feed into area for extra power needs that can support the airconditioners in summer and winter. The gas company might seize the opportunity to install these in lieu of the expense of installing gas infrastructure.

Make it Cat free zone. Cats are a big killer of wildlife. If the area cannot be cat free, enforce a law that all cats are kept indoors or in outdoor cat secure cat runs.

Spread the houses out. It is a project spread over a 40 year timeframe. The houses built now can be spread through the estate. Over the years the gaps can be filled in if demand for housing remains. It also allows new housing styles over the years to be mixed through the estate giving it a modern feel at all times. If demand for housing declines there will be extra land for those living there to make use of, perhaps as food gardens shared in the region.

Build a community/neighbourhood house. Ideally placed next to a park or community garden space. A successful community house makes the area more resilient.

Make all new homes wheelchair accessible. Include safety features, such as handrails and grab handles in bathrooms and toilets as standard.

Allow self built tiny homes. Leave a few areas for those who want to build their own homes or be part of the tiny house movement. Of course these builds need to meet standards for residential housing.

Make space for parks and community gardens. This is important for resilience of community. It encourages people to come together, to share ideas, to learn from each other. Encourage local art to

flourish in these area. The plan has green areas alongside the new drainage system but is unclear what role these areas will play as recreation for inhabitants or habitat for wildlife.

Make new drainage frog friendly. Frogs are under threat and the new waterways provide an opportunity to be frog friendly with cover and breeding areas. If water is not permanently present enable an environmental release of water to fill ponds. Discourage residents use of chemicals that may get into the waterways, run off from roads will need to be checked if it drains into these waterways.

Information signs through area. These can describe cultural history, land use, plants and animals that can be seen in area. It can help people appreciate the natural world around them and hopefully welcome it into their own yards.

Do not allow dark coloured rooftops. It is on trend but these colours hold heat making the house hotter. Sydney has taken steps to promote light coloured rooftops in new suburbs.

Build eaves on houses. It might add to the cost but benefits come in long run as it shades the side of the house, keeping it cooler.

Be water smart. Echuca has already experienced water restrictions during dry times. Adding further to the population will exacerbate this. Along with drought tolerant gardens, encourage water tanks for the garden and waste water use.

Orient houses to take advantage of sunlight. Make solar panels a feature of the houses, design the houses as battery ready and include power capability to support electric vehicle charging.

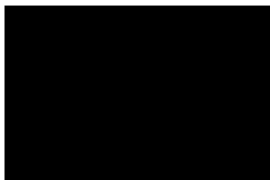
Mix up housing styles. Big, small, expensive, cost effective, first home buyers only and investors. This will attract a diverse range of people strengthening the community.

Encourage Electric vehicles. These can also be used as a house battery and places like Canberra are experimenting with electric vehicles connected to the grid to provide power support.

Bicycle/walking paths These can encircle the estate, alongside the shelterbelt, and provide a link to the new bridge to get to Moama. Imagine a bicycle route that travels over the new bridge, through Moama and back over the old bridge to return through the port area and home up Warren St or alternatively detour alongside the Campaspe and return through Fehring Lane Estate.

The Echuca West Development Contribution Plan or the Native Vegetation Precinct Plan have not been referenced as I could not find them on the Shire of Campaspe web site, nor was an email requesting a link to the documents responded to. Hence I apologise in advance if ideas raised are covered in these reports and lament that ideas in these reports could not be commented on.

Sincerely





1 September 2021



Dear [REDACTED]

Re: Acknowledgement of Submission

**AMENDMENT C117
CAMPASPE PLANNING SCHEME
NOTICE OF PREPARATION OF AN AMENDMENT**

Your submission to the above planning scheme amendment was received by this office via email 26 August 2021.

Officers may seek to arrange a meeting or make contact to determine if your submission can be resolved.

If the matter is reported to the Council Meeting, please be advised that your details may be included within the Officers report.

Should you have any queries regarding your application please contact the Planning Department via email at shire@campaspe.vic.gov.au or phone on 1300 666 535.

Yours faithfully

Emily Hardy

**EMILY HARDY
SENIOR PLANNER**

Cnr Hare & Heygarth Streets
Echuca VIC 3564

PO Box 35
Echuca VIC 3564

P: 1300 666 535
03 5481 2200

E: shire@campaspe.vic.gov.au
www.campaspe.vic.gov.au

ABN 23 604 881 620

[REDACTED]

Sent: Friday, 1 October 2021 1:52 PM

To: Ally Wilkie <A.Wilkie@campaspe.vic.gov.au>

Subject: RE: Council Response Echuca West Development Submission

My email on 26th September was to formally withdraw any objection by myself to the Echuca West Development.

[REDACTED]

\



4 October 2021



Cnr Hare & Heygarth Streets
Echuca VIC 3564

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Echuca VIC 3564

P: 1300 666 535
03 5481 2200

E: shire@campaspe.vic.gov.au
www.campaspe.vic.gov.au

ABN 23 604 881 620

Dear 

Application No.: Amendment C117camp
Proposal: C117 Echuca West Precinct Structure Plan and
Development Contributions Plan

I refer to the withdrawal of your submission sent via email dated 1 October 2021.

This request has been processed and your submission withdrawn based on the information provided in Council's letter dated 16 September 2021.

Should you have any questions, please do not hesitate to contact the Planning Department on 1300 666 535 or via email at shire@campaspe.vic.gov.au.

Yours faithfully

Ally Wilkie

ALLY WILKIE
PLANNING TEAM LEADER

CAMPASPE SHIRE COUNCIL PLANNING SCHEME AMENDMENT C117

SUBMISSION (8)

Name of Submitter: Department of Environment, Land, Water and Planning statutory approvals team (DELWP)

Address of submitter:

7 Taylor Street, Epsom
Box 3100, Bendigo DC, 3554

Summary of submission

See below

Council response

See below

Council recommendation

Removal of NVPP and introduction of Environmental Significance Overlay Schedule 3

Changes Required to Amendment

See below and Council report



Department of Environment,
Land, Water and Planning

7 Taylor Street, Epsom
Box 3100, Bendigo DC, 3554
Telephone: 03 5430 4444
DX 214506
P&A.north@delwp.vic.gov.au

Ref: SP476818
20210813 CN

Mr Andrew Fletcher
Manager Planning
Shire of Campaspe
PO Box 35
Echuca Vic 3564

Attention: Emily Hardy

Dear Mr Fletcher,

**AMENDMENT C117 – NOTICE OF PREPARATION OF AN AMENDMENT
CAMPASPE PLANNING SCHEME : ECHUCA WEST PRECINCT STRUCTURE PLAN AND NATIVE
VEGETATION PRECINCT PLAN**

Thank you for your letter dated 14 July 2021 and received on 16 July 2021 to the Minister for Energy, Environment and Climate Change regarding the above planning scheme amendment

The application is for implementation of the Echuca West Precinct Structure Plan (PSP) and Native Vegetation Precinct Plan (NVPP). The subject land is currently zoned Farming Zone and is affected by the Environmental Significance (ESO1) Overlay, Flood (FO) Overlay and Land Subject to Inundation (LSIO1) under the Campaspe Planning Scheme.

The following comments from the Department of Environment, Land, Water and Planning excluding the Planning group. The Planning group will provide separate input at the appropriate time.

Comment

Native vegetation removal

Consideration should be given to further avoid and minimise methods to retain as much native vegetation within the site as possible by avoiding and minimising by good design. Both the Echuca West PSP – Open Space and Landscape Assessment, Hansen Partnership, February 2021 report and the Echuca West Precinct Structure Plan, Victorian Planning Authority, August 2020 report state open spaces will incorporate existing native vegetation and the habitat zones and scattered trees included, however, 6.133ha of the 13ha native vegetation which includes 70 of the 81 scattered trees across the site is proposed for removal. Patches 1G, 8G, 12G, 14D, 16H and 17H marked for removal in EHP_2019_264 are considerable patches and could form important landscape linkages for fauna species.

The total area of native vegetation proposed to be removed is 6.133 hectares, comprised of:

- a. 10 patches of native vegetation with a total area of 2.064 hectares (containing 0 large canopy trees);
- b. 56 large scattered trees; and
- c. 14 small scattered trees.

The three Ecological Vegetation Classes (EVC) on site are all endangered within the Victorian Riverina Bioregion. The Plains Grassland EVC meets the definition of the State significant (FFG Act listed) Northern Plains Grasslands Community and should be avoided.

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.



Unofficial

Plains Grassland EVC

Plains Grassland EVC, (EVC 132), with a Bioregional Conservation Significance of Endangered was mapped on the site, putting the Location Risk as Location 2. The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Plains Grassland is an endangered EVC in the Victorian Riverina Bioregion with only 16% of the pre-1750 extent remaining. Of this 13% is found on private land with only 3% protected in the reserve network or other public land.

(<http://www.veac.vic.gov.au/documents/VEAC%20SAPL%20Statewide%20EVCs%20BCS.pdf>). The proposal will remove the entire 0.31ha of mapped Plains Grassland EVC on the site.

Plains Woodland EVC

Plains Woodland EVC, (EVC 803), with a Bioregional Conservation Significance of Endangered was mapped on the site, putting the Location Risk as Location 2. The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Plains Woodland is an endangered EVC in the Victorian Riverina Bioregion with only 13% of the pre-1750 extent remaining. Of this 10% is found on private land with only 2% protected in the reserve network or other public land.

(<http://www.veac.vic.gov.au/documents/VEAC%20SAPL%20Statewide%20EVCs%20BCS.pdf>). The information provided does not detail whether or how the endangered bioregional conservation status of the EVC to which the trees belong was considered in the design of the proposal and what proportion of the EVC would be impacted by the removal of the trees. The Plains Woodland EVC and Lignum Swampy Woodland EVC have been combined and recorded as 12.69ha. The proposed development will remove approximately half of the remnant native vegetation from the site.

Lignum Swampy Woodland EVC

Lignum Swampy Woodland EVC, (EVC 823), with a Bioregional Conservation Significance of Endangered was mapped on the site, putting the Location Risk as Location 2. The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Lignum Swampy Woodland is an endangered EVC in the Victorian Riverina Bioregion with only 9% of the pre-1750 extent remaining. Of this 8% is found on private land with only 1% protected in the reserve network or other public land.

(<http://www.veac.vic.gov.au/documents/VEAC%20SAPL%20Statewide%20EVCs%20BCS.pdf>). The information provided does not detail whether or how the endangered bioregional conservation status of the EVC to which the trees belong was considered in the design of the proposal and what proportion of the EVC would be impacted by the removal of the trees. The Plains Woodland EVC and Lignum Swampy Woodland EVC have been combined and recorded as 12.69ha. The proposed development will remove approximately half of the remnant native vegetation from the site.

Large Trees

56 large trees are proposed for removal in this development.

Large trees are usually old and difficult to replace in the short term. If large tree removal cannot be avoided, a large tree may have higher biodiversity value if:

- it facilitates landscape connectivity (e.g. green corridor or 'stepping stone') and its removal could result in further habitat fragmentation.
- the local area has experienced a decline in the number of large trees and they are infrequent in the landscape.
- it has long term viability.
- it has special features such as shelter hollows or an important food source.

The *Flora and Fauna Assessment Echuca West Precinct*, Ecology and Heritage Partners, June 2020 did not include information on:

- The full biodiversity values and ecological features of these trees, such as the presence of hollows, tree health, and habitat potential.

- The landscape context of the trees, including cumulative impacts of clearing, local decline in large trees, or whether removal inhibits landscape connectivity.
- Whether trees of greater ecological value have been prioritised for retention such as hollow bearing trees.
- Whether development can proceed without the proposed clearing, i.e. whether alternative layout could be employed.

There have been some projects close to this site which has seen significant numbers of large trees removed from the landscape. Consideration must be given around retaining large trees by good design. Examples of where large trees have been retained and incorporated in development areas across Victoria include:

Arcadia Avenue in Mickleham where large trees have been incorporated into the road design and retained. (Photos 1 and 2 below).

Jardine Court in Sandhurst where large trees have been retained in court bowls.

Threatened species and communities

Targeted surveys for Red Swainson-pea, Turnip Copperburr and Growling Grass Frog are supported, however, further surveys for other EPBC and FFG listed species is recommended. This includes, but is not limited to:

Golden Sun Moth – although there is only a small extent of intact native grasslands on the site, Golden Sun Moth are known to use degraded grasslands.

Painted Honeyeater - potential habitat for Painted Honeyeater in the form of scattered large old trees and woodland patches, particularly those supporting mistletoe. However, it is not detailed which individual trees on site were observed to be hosting mistletoe and whether they are proposed for removal or to be retained.

Squirrel Glider - Many native fauna species use multiple tree hollows, regularly moving between hollows in different parts of their home range. This has been shown for species such as Squirrel Glider. However, it is not detailed which individual trees on site were observed to be hollow bearing and whether they are proposed for removal or to be retained.

South-eastern Long-eared Bat (*Nyctophilus corbeni*) - Large hollow-bearing Grey Box is potential habitat for South-eastern Long-eared Bat. The development site is at the southern edge of the species distribution (http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=83395).

Temperate Woodland Bird Community – many of the bird species recorded on or close to the site are indicative species for the Temperate Woodland Bird Community. This community has not been considered in the *Flora and Fauna Assessment Echuca West Precinct*, Ecology and Heritage Partners, June 2020.

EPBC listed species and communities

It is recommended Campaspe Shire Council carefully consider the need to self-report any impacts to EBPC listed species and communities to the DAWE this development may have.

Echuca West Native Vegetation Precinct Plan

Section 4 – Native Vegetation Offsets of the *Echuca West Native Vegetation Precinct Plan*, Victorian Planning Authority, August 2020 report must be updated to refer to the North Central Catchment Management Authority area or the Campaspe Shire Council municipal boundaries as the location for offsets. Table 5 in Section 4.1 has the vicinity of the offsets as being within the North Central Catchment Management Authority area or the Campaspe Shire Council municipal boundaries, however Section 4.2.1 Offset Statement of the report refers to the offsets being available in the Port Philip and Western Port Catchment Management Authority area. The general offset units and large trees offsets must be secured within the same Catchment Management Authority area or the same municipal boundary area. Campaspe Shire Council should ensure the offsets are available within the North Central Catchment Management Authority area or the Campaspe Shire Council municipal boundary otherwise no development may be viable if the required offsets cannot be secured.

Scaling of the map contained in reports

Plan 2 – Future Urban Structure on page 10 of the *Echuca West Precinct Structure Plan*, Victorian Planning Authority, August 2020 shows an area of credited open space, other uncredited open space, a waterway and a local access street or access place (resolution is not clear to decipher the legend), to the north of Mount Terrick Rd within the proposed precinct plan. It shows the open space as being approximately 200 metres in width. If you use the scaling for the same site in Plan 3 on page 22 in the *Echuca West Native Vegetation Precinct Plan*, Victorian Planning Authority, August 2020, the same distance of 200 metres would see native vegetation patches and scattered trees being included within the credited open space (Patch PW1 and scattered trees 6,7,8,9 and 10 from Figure 2 Ecological Features Map on page 34 of the *Flora and Fauna Assessment Echuca West Precinct*, Ecology and Heritage Partners, June 2020 report), but on Plan 3 it is marked for removal. A map with one scale showing the proposed precinct plan infrastructure over an aerial of the native vegetation on the site should be provided.

If you have any questions regarding this matter, please contact Wendy Murphy on 0429 565 110.

Yours sincerely



Chris Naylor
Planning and Approvals Program Officer
Planning and Approvals

13/08/2021

From: Chris J Naylor (DELWP) <chris.naylor@delwp.vic.gov.au>
Sent: Wednesday, 15 September 2021 4:23 PM
To: Ally Wilkie <A.Wilkie@campaspe.vic.gov.au>
Subject: OFFICIAL: RE: Echuca west PSP Amendment C117 DELWP response

Hi Ally,

Council can consider my response as a submission. We would be happy to meet online with you.

Times available are Monday 20 Sept 11:00am to 2:00pm or 3:00-4:00pm
or Tuesday 21 Sept 10:00-11:00am or 1:00-2:30pm or 3:00-4:00pm

Otherwise Wendy Murphy is on leave and won't be available until 4 October.

Hopefully this is OK for you.

Kind Regards

Chris Naylor
Planning and Approvals Program Officer | Planning and Approvals
Loddon Mallee Forest, Fire and Regions | Department of Environment, Land, Water and Planning

M: 0436 630 562 | E: chris.naylor@delwp.vic.gov.au
All applications and referrals; please send to P&A.north@delwp.vic.gov.au





Department of Environment,
Land, Water and Planning

7 Taylor Street, Epsom
Box 3100, Bendigo DC, 3554
Telephone: 03 5430 4444
DX 214506
P&A.north@delwp.vic.gov.au

Ref: SP476818
20211130TN

Mr Andrew Fletcher
Manager Planning
Shire of Campaspe
PO Box 35
Echuca Vic 3564
Attention: Ally Wilkie

Dear Mr Fletcher,

**AMENDMENT C117 – NOTICE OF PREPARATION OF AN AMENDMENT
CAMPASPE PLANNING SCHEME: ECHUCA WEST PRECINCT STRUCTURE PLAN AND
IMPLEMENTATION OF ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO3)**

Thank you for your email received 29 November 2021, this letter provides a clarification of the departments position on your proposed amendment that postdates our correspondence of 9 November 2021.

The application is for implementation of the Echuca West Precinct Structure Plan (PSP) and the Environmental Significance Overlay (ESO3).

The subject land is currently zoned Farming Zone and is affected by the Environmental Significance (ESO1) Overlay, Flood (FO) Overlay and Land Subject to Inundation (LSIO1) under the Campaspe Planning Scheme.

The following response comprises the views of DELWP excluding the views of DELWP Planning Group who will provide their views at a later point.

I provide this response under delegation from the Minister for Energy, Environment and Climate Change, as a proscribed Minister as outlined in the *Planning and Environment Regulations 2015*.

Comment

Following in depth discussions and negotiations between DELWP officers (Amanda Johnson) and officers from Campaspe Shire Council (Andrew Fletcher), a decision was made to amend the amendment to remove the native vegetation precinct plan and insert a comprehensive Environmental Significance Overlay (Schedule 3).

The inclusion of the Environmental Significance Overlay (Schedule 3) provides for the targeted survey requirements for the state and nationally significant species that may have habitat within the precinct area. This was one area of DELWP concern in all previous discussions and formed part of the previous submission against the amendment.

As a result of these discussions, and the creation of the proposed ESO3, DELWP is prepared to withdraw its previous submission against the amendment and provides the following response.

Response

The Department of Environment, Land, Water and Planning supports amendment C117 to implement the Echuca West Precinct Structure Plan and the inclusion of the Environmental Significance Overlay (Schedule 3) into the Campaspe Planning Scheme.

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.



Unofficial

If you have any questions regarding this matter, please contact me on 0436 613 420.

Yours sincerely



Tim Norden
Program Manager
Planning and Approvals
30/11/2021



30 November 2021

Department of Environment, Land, Water and Planning
PO Box 3100
7 Taylor Street
EPSOM VIC 3551

Cnr Hare & Heygarth Streets
Echuca VIC 3564

PO Box 35
Echuca VIC 3564

P: 1300 666 535
03 5481 2200

E: shire@campaspe.vic.gov.au
www.campaspe.vic.gov.au

ABN 23 604 881 620

Dear Sir/Madam

Application No.: Amendment C117camp
Proposal: C117 Echuca West Precinct Structure Plan and
Development Contributions Plan

I refer to the abovementioned amendment and in particular, your letter withdrawing your submission dated 30 November 2021.

The request has been processed and your submission withdrawn based on the inclusion of the Environmental Significance Overlay Schedule 3. As agreed, the submission and responses will be noted in the report to Council.

Should you have any questions or wish to discuss issues relating to the agreement further, please do not hesitate to contact the Planning Department on 1300 666 535 or via email at shire@campaspe.vic.gov.au.

Yours faithfully

A. Fletcher

ANDREW FLETCHER
MANAGER PLANNING & BUILDING

CAMPASPE SHIRE COUNCIL PLANNING SCHEME AMENDMENT C117

SUBMISSION (9)

Name of Submitter: Department of Transport (DoT)

Address of submitter:

GPO Box 2392

Melbourne, VIC 3001 Australia

Summary of submission

See below

Council response

See below

Council recommendation

See below

Changes Required to Amendment

See below and Council report



Department of Transport

GPO Box 2392
Melbourne, VIC 3001 Australia
Telephone: +61 3 9651 9999
www.transport.vic.gov.au
DX 20122

Ref: PA21-113

Andrew Fletcher
Manager Planning & Building
CAMPASPE SHIRE COUNCIL
2 HEYGARTH ST
ECHUCA VIC 3564

Dear Andrew,

AMENDMENT C117camp ECHUCA WEST PRECINCT STRUCTURE PLAN

This submission is made by the Department of Transport (**The Department**) in its capacity as the Head, Transport for Victoria (**Head, TFV**) to Campaspe Shire Council in relation to Amendment C117 Campaspe Planning Scheme (C117camp).

The amendment proposes to rezone 615 hectares of land in Echuca West to Urban Growth Zone through the implementation of the Echuca West Precinct Structure Plan.

The Planning Scheme Amendment

The Echuca West Precinct Structure Plan approval process was handed over from the Victorian Planning Authority (**VPA**) to Campaspe Shire Council. The work led by the VPA included: pre-planning and project scoping, background studies and Context, Draft Plan preparation.

It is understood that this amendment has been in development for some time with Regional Roads Victoria (**RRV**) and (former) Department of Economic Development, Jobs, Transport and Resources (**DEDJTR**) providing submissions and advice to the **VPA** including the following letters

- Letter dated 12 June 2018 – Formerly Department of Economic Development, Jobs, Transport and Resources
- Letter November 2018 – Formerly RRV
- Letter 11 February 2019 – Formerly RRV



Items

The Department has reviewed the Amendment documentation and has four key items of concern that should be considered and resolved prior to approval of the amendment. The four items are listed below:

Item 1: The proposed service lane along the Northern Highway

- The Department remains concerned with the adequacy of the proposed service road arrangements along the Northern Highway which are needed to minimise the number and location of connecting intersections. It is the Department's position that further work is required to understand the best treatment option for the Northern Highway.

Item 2: The intersection treatment proposed at the northern end of the PSP area (Stratton Rd & Murray Valley Highway).

- Whether a roundabout is the best treatment given the large area of undeveloped land on the north and north western side of the Murray Valley Highway zoned Low Density Residential Zone and General Residential Zone.

Item 3: The proposed treatment of the major intersection of the Northern Hwy and Yakoa Natya Avenue

- Whether the proposed treatment and lane configuration functions adequately address appropriate operational and road safe outcomes.

Item 4: The treatment of the intersection of Mount Terrick Road and Stratton Road.

- Due to the proposed location of the secondary school college on the north western corner of the intersection, the functionality and adequacy of the proposed treatment is questioned. The Department would like to see further assessment and design options to ensure that the right treatment is selected at this location.

The Department is working through these abovementioned items and receiving advice to confirm the best solution and treatments to the listed intersection road items. The Department is required to ensure the operation and safety of the State Transport System which will be beneficial to the current and future residents within this precinct and the broader transport network.

The Department is committed to working collaboratively with Campaspe Shire Council. The Department intends to resolve these items as soon as possible with Campaspe Shire Council prior to the commencement of a formal Panel hearing, if required.

If you have any further queries please contact Michael Bismire on 0448 046 105 or via email at: michael.bismire@transport.vic.gov.au

Yours sincerely



Sandra Wilson
Manager Transport Integration
26/ 08/ 2021



1 September 2021

Department of Transport - Loddon Mallee Region
53-61 Lansell Street
East Bendigo 3550

Dear Michael

Re: Acknowledgement of Submission

**AMENDMENT C117
CAMPASPE PLANNING SCHEME
NOTICE OF PREPARATION OF AN AMENDMENT**

Your submission to the above planning scheme amendment was received by this office via email 26 August 2021.

Officers may seek to arrange a meeting or make contact to determine if your submission can be resolved.

If the matter is reported to the Council Meeting, please be advised that your details may be included within the Officers report.

Should you have any queries regarding your application please contact the Planning Department via email at shire@campaspe.vic.gov.au or phone on 1300 666 535.

Yours faithfully

Emily Hardy

**EMILY HARDY
SENIOR PLANNER**

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Echuca VIC 3564

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ABN 23 604 881 620



Department of Transport

Loddon Mallee Region
53-61 Lansell Street
BENDIGO VIC 3550
www.transport.vic.gov.au

Andrew Fletcher
Manager Planning & Building
Campaspe Shire Council
2 Heygarth Street
ECHUCA VIC 3564

Dear Andrew

**AMENDMENT C117camp
ECHUCA WEST PRECINCT STRUCTURE PLAN**

I refer to our submission of 11 October 2021 and to subsequent conversations between yourself and Department of Transport (DoT) staff; particularly the alternative, interim solution contained in the Traffix Group report dated 22 October 2021, which proposes replacement of a signalised intersection for Intersection IN-02 with a roundabout.

DoT has reviewed the report and accepts that a roundabout will operate satisfactorily as an interim arrangement, as per the development trigger points and time frames contained in the report.

On that basis, DoT withdraws its previous submission, conditional on Campaspe Shire Council resolving to:

1. Modify all relevant amendment documentation to recognise replacement of a signalised intersection for Intersection IN-02 with a roundabout as an interim treatment,
2. Modify 'Table 6 Calculation of Costs' of the DCP (or similar) to state that all costs associated with implementing the interim roundabout solution for Intersection IN-02 will be borne by the developer.

However, DoT notes that a roundabout will not provide the same levels of safety and connectivity as a signalised intersection for pedestrians and cyclists crossing the Northern Highway from established areas of Echuca to the Echuca West PSP area (and vice versa).

Accordingly, DoT requires a commitment from Campaspe Shire Council to actively work with the Department to deliver safe and connected movements for active transport users as the PSP area develops.

If you require any further information, please contact Michael Bismire, Senior Transport Planner on 0448 046 105 or Michael.Bismire@transport.vic.gov.au.

Yours sincerely

for
Sandra Wilson
Manager Transport Integration
Loddon Mallee Region

26/11/2021





29 November 2021

Department of Transport
Loddon Mallee Region
53-61 Lansell Street
BENDIGO VIC 3550

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www.campaspe.vic.gov.au

ABN 23 604 881 620

Dear Sandra ,

Application No.: Amendment C117camp
Proposal: C117 Echuca West Precinct Structure Plan and
Development Contributions Plan

I refer to the withdrawal of your submission sent via email dated 26 November 2021.

Council has reviewed the letter and agrees to the matters raised and has prepared this letter on the basis the submission has been withdrawn. As agreed, the submission and responses will be noted in the report to Council.

Should you have any questions, please do not hesitate to contact the Planning Department on 1300 666 535 or via email at shire@campaspe.vic.gov.au.

Yours faithfully

A. Fletcher

ANDREW FLETCHER
MANAGER PLANNING & BUILDING

7 Question Time

Question time will be available at every Ordinary Meeting to enable members of the public to address questions to Council. Questions must be received in writing, on the prescribed form from Council's website, by the Chief Executive Officer or other person authorised for this purpose by the Chief Executive Officer, no later than 12:00pm (noon) on the day of the Ordinary Meeting.

8 Acknowledgements / Councillor Reports

At each Ordinary Meeting, Councillors will have the opportunity to acknowledge significant community members and events. These may relate to notable achievements by community members and groups, and the offering of condolences to a person who has distinguished service in the local area.

The duration of any report from a Councillor will be limited to two (2) minutes.

Any acknowledgment intended to be raised by a Councillor at an Ordinary meeting must be notified to the Chief Executive Officer at least three (3) hours before the commencement of the meeting.

9 Council Decisions

9.1 Councillor Code of Conduct Review & Adoption of Revised Policy 163 Councillor Respect

Author	Department	Manager	General Manager
Manager Governance & Strategy	Governance & Strategy		Chief Executive Officer

1. SUMMARY

Council at its meeting of the 17 February 2021 adopted the Campaspe Shire Council Code of Conduct and committed to reviewing the Code within six months. The review did identify that the Code, while incorporating the Prescribed Standards of Conduct did not specifically address the requirements of the Gender Equality Act 2020.

This report recommends that Councillors adopt a revised Policy 163 Councillor Respect as a standalone policy to address the requirements of the Gender Equality Act 2020.

2. RECOMMENDATION

That Council:

1. Note that a review of the Campaspe Shire Council Councillor Code of Conduct has been completed in accordance with Council's resolution of 17 February 2021.
2. In accordance with Section 139(4) of the Local Government Act 2020 affirm that the Code of Conduct adopted on the 17 February 2021 remains current.
3. Adopt the revised Policy 163 Councillor Respect, noting that the matters previously applying to staff are now incorporated within the Employee Code of Conduct.

3. PURPOSE

To affirm the Campaspe Shire Council Councillor Code of Conduct adopted on the 17 February 2021 remains current in accordance with Section 139(4) of the Local Government Act 2020.

To adopt a revised Policy 163 Councillor Respect.

4. DISCUSSION

Council at its meeting of the 17 February 2021 resolved:

COUNCILLORS WESTON/MACKRELL

That Council:

1. *In accordance with Section 139(4) of the Local Government Act 2020 adopt the Campaspe Shire Council Councillor Code of Conduct*
2. *Ensure all Councillors sign the declaration, witnessed by the Chief Executive Officer, to abide by the Councillor Code of Conduct.*
3. *Commits to reviewing the Code, in a Councillor workshop session, within six months.*

CARRIED

Section 139 of the Local Government Act 2020 outlines that:

- (1) *A Council must develop a Councillor Code of Conduct.*
- (2) *The purpose of the Councillor Code of Conduct is to include the standards of conduct expected to be observed by Councillors in the course of performing their duties and functions as Councillors, including prohibiting discrimination, harassment (including sexual harassment) and vilification.*
- (3) *A Councillor Code of Conduct—*
 - a. *must include the standards of conduct prescribed by the regulations expected to be observed by Councillors; and*
 - b. *must include any provisions prescribed by the regulations for the purpose of this section; and*
 - c. *must include provisions addressing any matters prescribed by the regulations for the purpose of this section; and*
 - d. *may include any other matters which the Council considers appropriate, other than any other standards of conduct.*
- (4) *A Council must review and adopt the Councillor Code of Conduct within the period of 4 months after a general election.*
- (5) *A Council must adopt the Councillor Code of Conduct under subsection (4) by a formal resolution of the Council passed at a meeting by at least two-thirds of the total number of Councillors elected to the Council.*
- (6)
- (7) *A Councillor Code of Conduct is inoperative to the extent that it is inconsistent with any Act (including the Charter of Human Rights and Responsibilities Act 2006) or regulation.*

The Standards of Conduct prescribed by the Regulations form the basis of the Campaspe Shire Council Councillor Code of Conduct. However, new obligations under the *Gender Equality Act 2020* requires councils to consider gender equality not only in their workforce but in the policies, programs and delivery of services.

The Gender Equity Act introduces a wide range of different measures, including a requirement to take action on sexual harassment and other forms of councillor misconduct.

The Local Government Victoria - Best practice guide for gender equity in local government has identified that *'as community leaders, councillors can work together to create a culture that is inclusive of gender and diversity, as well as addressing inequity in their Councillor Code of Conduct.'*

The current Code of Conduct, while incorporating the Prescribed Standards of Conduct does not specifically address the requirement of the Gender Equity Act.

Councillors have a number of options in relation to proceeding to ensure that the requirements of the Gender Equity Act are adequately addressed. The options are addressed in section 5 of this report.

5. OPTIONS

Option 1: Affirm the Councillor Code of Conduct as adopted on the 17 February 2021 and adopt a revised Policy 163 Councillor Respect

Council resolved to review the Code within 6 months. The review highlighted while not addressing the requirements of the Gender Equity Act 2020, contains the Standards of Conduct prescribed by the Regulations.

In order to address the requirements of the Gender Equity Act a standalone *Councillor Respect* policy is required. The matters previously addressed in the policy applying to staff have moved to the Employee Code of Conduct as required by the Local Government Act 2020.

This option is recommended by officers.

Option 2: Adoption a revised Councillor Code of Conduct incorporating the requirement of the Gender Equity Act 2020

The Councillor Code of Conduct as presented accords with the requirements of the Local Government Act 2020, including incorporating the Standards of Conduct. The Code could be altered (at Standard of Conduct 1) to incorporate the obligations under the Gender Equity Act. Should Council seek to adopt this approach that material as presented in the revised Policy 163 Councillor Respect would be added at Standard of Conduct 1. Any other changes to the Councillor Code of Conduct as presented may have implications on Councillor's commitment to meeting the Standards of Conduct and the requirements of the Gender Equity Act.

This option is not recommended by officers.

Option 3: Not adopt the revised Councillor Code of Conduct or a standalone Councillor Respect policy

Failure to adopt either a revised Code of Conduct or a revised Policy 163 Councillor Respect will mean that Council and Councillors would not meet the requirements under the Gender Equity Act 2020.

This option is not recommended by officers.

6. CONSULTATION

Councillors:

- 08 12 2021 Council Briefing Session.

7. POLICY AND LEGISLATIVE IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and the following Council Policy and/or relevant law are impacted by this report:

- *Local Government Act 2020*
- *Gender Equity Act 2020*
- *Policy 163 Respect and Equal Opportunity*

8. FINANCIAL AND ECONOMIC IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no economic sustainability issues for the municipality have been identified within this report.

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no issues of ongoing financial viability of the Council have been identified within this report.

9. ENVIRONMENTAL IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no environmental sustainability issues including mitigation and planning for climate change risks have been identified within this report.

10. SOCIAL IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no social implications for the municipality have been identified with this report.

11. RELEVANCE TO COUNCIL PLAN 2021-2025

Not applicable

12. ISSUES AND RISK MANAGEMENT

Issues:

Nil

Risk:

Risk management has been considered in the preparation of this report and no risks with a high or extreme rating have been identified in this process.

13. CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, the officer preparing this report declares no conflict of interest regarding this matter.

14. CHARTER OF HUMAN RIGHTS

This Report has considered and complies with the Human Rights and Responsibilities contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

15. INSTRUMENT OF DELEGATION

This report has considered and complies with the Instrument of Sub-Delegation by the Chief Executive Officer is so far as this report is not contrary to the existing policy or strategy previously adopted by Council.

16. ATTACHMENTS

1. Councillor Code of Conduct Adopted 17 Feb 2021 [9.1.1 - 26 pages]
2. Current Policy 163 Respect and equal opportunity [9.1.2 - 2 pages]
3. Revised Policy 163 Councillor Respect [9.1.3 - 3 pages]



COUNCILLOR CODE OF CONDUCT

Adopted by Council 17 February 2021



Councillor Code of Conduct

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Councillor Code of Conduct

1. Code of Conduct

The *Local Government Act 2020* (the Act) requires Council to develop and maintain a Councillor Code of Conduct, which is required to be periodically reviewed.

As Campaspe Shire Councillors we are committed to high standards of governance.

The behaviour we demonstrate in our dealings with each other, our internal stakeholders including the Council Administration and our external stakeholders including the community is critical to our success.

This Code of Conduct reflects the behaviours we will apply to meet our obligations to the community, Council's administration, and to each other.

Our commitment to working together constructively will enable us to achieve Council's vision and mission, as documented in the Council Plan.

2. Purpose

This Code of Conduct (Code) applies to all Campaspe Shire Councillors. It relates to the performing of Council functions, purposes and all the various forms of decision-making processes.

The purpose of this Code is to:

- Set out the standards of conduct expected of elected representatives;
- Endeavour to foster good working relations to enable councillors to work constructively, collaboratively and in the best interests of the local community; and
- Mandate councillor conduct that is intended to promote public confidence in the integrity of local government.

Failure by a councillor to comply with the standards of conduct constitutes misconduct under the Act.

3. Commitment

Working Together - Statement of Intent

We commit to upholding the spirit of this Code, which should be read and interpreted to ensure the highest standards of behaviour are applied to our roles.

Our express intention in adopting and being bound by this Code is to:

- Always act with the highest levels of integrity, care and diligence to promote the best interests of the Campaspe community as a whole - never for the benefit of one or more businesses, individuals, wards, political parties or groups of people;
- Abide by the agreed communication processes and channels (as approved by Council) in a clear, respectful, patient manner, and to be mindful to minimise the impact upon Council's resources and employees' time;
- Welcome and listen to differing views and advice of other Councillors, the administration and members of the public attending Council meetings, and to be open to constructive feedback;
- Consider the evidence available and make impartial decisions; and
- Accept accountability for our actions.

Councillor Code of Conduct

Councillor Commitment to the Code of Conduct

As an elected representative of the community charged with decision making for Campaspe Shire Council, I am committed to undertaking the duties and responsibilities of my office by working together with my fellow councillors, in a respectful and constructive manner, to achieve the goals and vision for our Shire.

I recognise the importance of acting in accordance with the highest standards of governance, and recognise this is essential to honest, accountable and effective government. My behaviour towards my colleagues, Council employees and the community, is critical to the teamwork required to be a successful and highly functioning public authority.

I acknowledge that I have been elected by the community to a position of significant responsibility with the expectation that I will act in accordance with the accepted values of our society.

As a Campaspe Shire Councillor, I agree to:

- Act in accordance with the principles of good governance, respectful conduct and the associated obligations set out in the Code, and in legislation;
- Provide civic leadership and contribute effectively to the interests and advancement of Council and its community;
- Contribute to the strategic vision for Council and the community;
- Uphold the public trust, in the office of Councillor, by refraining from any action or behaviour that would bring Council into disrepute; and
- Act in accordance with all obligations to the best of my skill and judgement.



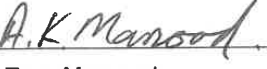




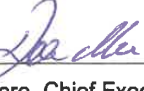


This Code sets out my commitment to my fellow Councillors and the community to govern Campaspe Shire in a manner that accords with the expressed behaviours, standards and values.

This Code will be reviewed in accordance with relevant legislative obligations.

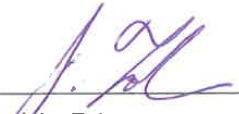
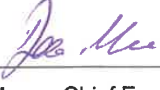






Additionally, Councillors may review this Code annually to ensure it continues to meet community expectation.

By signing below, I declare to my fellow Councillors, and to the community, that I have read, understood and will abide by this Code of Conduct.

Councillor Code of Conduct

<p>I, Councillor Robert Amos, will abide by this Councillor Code of Conduct.</p> <p>Signed </p> <p>Cr Robert Amos</p> <p>Date 24/2/2021</p>	<p>Witnessed by:</p> <p>Signed </p> <p>Declan Moore, Chief Executive Officer</p> <p>Date 24/2/2021</p>
<p>I, Councillor Tony Marwood, will abide by this Councillor Code of Conduct.</p> <p>Signed </p> <p>Cr Tony Marwood</p> <p>Date 24/2/2021</p>	<p>Witnessed by:</p> <p>Signed </p> <p>Declan Moore, Chief Executive Officer</p> <p>Date 24/2/2021</p>
<p>I, Councillor Christine Weller, will abide by this Councillor Code of Conduct.</p> <p>Signed </p> <p>Cr Christine Weller</p> <p>Date 23-2-2021</p>	<p>Witnessed by:</p> <p>Signed </p> <p>Declan Moore, Chief Executive Officer</p> <p>Date 23/2/2021</p>
<p>I, Councillor Colleen Gates, will abide by this Councillor Code of Conduct.</p> <p>Signed </p> <p>Cr Colleen Gates</p> <p>Date 24/2/2021</p>	<p>Witnessed by:</p> <p>Signed </p> <p>Declan Moore, Chief Executive Officer</p> <p>Date 24/2/2021</p>
<p>I, Councillor Daniel Mackrell, will abide by this Councillor Code of Conduct.</p> <p>Signed </p> <p>Cr Daniel Mackrell</p> <p>Date 23/2/2021</p>	<p>Witnessed by:</p> <p>Signed </p> <p>Declan Moore, Chief Executive Officer</p> <p>Date 23/2/2021</p>

Councillor Code of Conduct

<p>I, Councillor John Zobec this Councillor Code of Conduct.</p> <p>Signed </p> <p>Cr John Zobec</p> <p>Date 24-2-2021</p>	<p>Witnessed by:</p> <p>Signed </p> <p>Declan Moore, Chief Executive Officer</p> <p>Date 24/2/2021</p>
<p>I, Councillor Paul Jarman, will abide by this Councillor Code of Conduct.</p> <p>Signed </p> <p>Cr Paul Jarman</p> <p>Date 24-2-2021</p>	<p>Witnessed by:</p> <p>Signed </p> <p>Declan Moore, Chief Executive Officer</p> <p>Date 24/2/2021</p>
<p>I, Councillor Adrian Weston, will abide by this Councillor Code of Conduct.</p> <p>Signed </p> <p>Cr Adrian Weston</p> <p>Date 18-2-2021</p>	<p>Witnessed by:</p> <p>Signed </p> <p>Declan Moore, Chief Executive Officer</p> <p>Date 18-2-2021</p>
<p>I, Councillor Leanne Pentreath, will abide by this Councillor Code of Conduct.</p> <p>Signed </p> <p>Cr Leanne Pentreath</p> <p>Date 23/02/2021</p>	<p>Witnessed by:</p> <p>Signed </p> <p>Declan Moore, Chief Executive Officer</p> <p>Date 23/2/2021</p>

Councillor Code of Conduct

4. Standards of Conduct

Prescribed Standard of Conduct 1 - Treatment of others

A Councillor must, in performing the role of a Councillor, treat other Councillors, members of Council staff, the municipal community and members of the public with dignity, fairness, objectivity, courtesy and respect, including by ensuring that the Councillor:

- (a) takes positive action to eliminate discrimination, sexual harassment and victimisation in accordance with the Equal Opportunity Act 2010; and
- (b) supports the Council in fulfilling its obligation to achieve and promote gender equality; and
- (c) does not engage in abusive, obscene or threatening behaviour in their dealings with members of the public, Council staff and Councillors; and
- (d) in considering the diversity of interests and needs of the municipal community, treats all persons with respect and has due regard for their opinions, beliefs, rights and responsibilities.

In observing Standard of Conduct 1, I commit to the following:

- Respecting and promoting the human rights set out in the Charter of Human Rights and Responsibilities and undertake to understand how they apply.
- Contributing to ensuring that the workplace is an environment where people are treated fairly and with respect and are free from all forms of unlawful discrimination and inappropriate workplace behaviours, such as sexual harassment, victimisation, bullying, harassment and occupational violence.
- Act fairly, objectively and respectfully in dealings with other Councillors, staff and the community.

Councillor Code of Conduct

Prescribed Standard of Conduct 2 - Performing the role of Councillor

A Councillor must, in performing the role of a Councillor, do everything reasonably necessary to ensure that the Councillor performs the role of a Councillor effectively and responsibly, including by ensuring that the Councillor:

- (a) undertakes any training or professional development activities the Council decides it is necessary for all Councillors to undertake in order to effectively perform the role of a Councillor; and
- (b) diligently uses Council processes to become informed about matters which are subject to Council decisions; and
- (c) is fit to conscientiously perform the role of a Councillor when acting in that capacity or purporting to act in that capacity; and
- (d) represents the interests of the municipal community in performing the role of a Councillor by considering and being responsive to the diversity of interests and needs of the municipal community.

In observing Standard of Conduct 2, I commit to the following:

- Performing my duties diligently, impartially and responsibly, acting in good faith and in the interest of Council and the community.
- Refraining from any form of conduct which may cause a reasonable person unwarranted offence or embarrassment.
- Showing respect at all times when dealing with others, community, customers, other Councillors and staff at all levels. Any grievances or differences of opinion will be raised in an appropriate forum and in accordance with Council policies.

Councillor Code of Conduct

Prescribed Standard of Conduct 3 - Compliance with good governance measures

A Councillor, in performing the role of a Councillor, to ensure the good governance of the Council, must diligently and properly comply with the following:

- (a) any policy, practice or protocol developed and implemented by the Chief Executive Officer in accordance with section 46 of the Act for managing interactions between members of Council staff and Councillors;
- (b) the Council expenses policy adopted and maintained by the Council under section 41 of the Act;
- (c) the Governance Rules developed, adopted and kept in force by the Council under section 60 of the Act;
- (d) any directions of the Minister issued under section 175 of the Act.

In observing Standard of Conduct 3, I commit to the following:

- Acting in accordance with the principles of good governance.
- Impartially exercise responsibilities in the interests of the local community.
- Not improperly seek to confer an advantage or disadvantage on any person.

Councillor Code of Conduct

Prescribed Standard of Conduct 4 - Councillor must not discredit or mislead Council or public

1. In performing the role of a Councillor, a Councillor must ensure that their behaviour does not bring discredit upon the Council.
2. In performing the role of a Councillor, a Councillor must not deliberately mislead the Council or the public about any matter related to the performance of their public duties.

In observing Standard of Conduct 4, I commit to the following:

- Acting honestly and avoiding actions or conduct that will or are likely to mislead or deceive a person.
- Accepting each individual's differences, values, culture and beliefs.
- Always listen to the views and ideas of other people.

Prescribed Standard of Conduct 5 - Standards do not limit robust political debate

Nothing in these standards is intended to limit, restrict or detract from robust public debate in a democracy.

In observing Standard of Conduct 5, I commit to the following:

- Contributing to and debating items with respect in the Council Chamber.
- Accepting the final Council decision.

Councillor Code of Conduct

5. Specific Councillor Conduct Obligations

Handling and Use of Confidential and Personal Information

I acknowledge that I must comply with the obligations under Section 125 of the *Local Government Act 2020* in relation to confidential briefings or information, and recognise that this obligation extends to ensuring the safekeeping of confidential information.

I agree to maintain the confidentiality of complaints raised through the dispute resolution process during the investigation, and until such time as any outcomes or recommendations are required to be reported to Council for a decision in accordance with the Act or this Code.

I declare that I will not:

- a) Use information gained by virtue of being a Councillor for any purpose, other than to exercise my role as a Councillor;
- b) Release, discuss, distribute or allow to be communicated to another party or use information deemed 'confidential' in accordance with Section 125 of the Act; and
- c) Use information to cause harm or damage to any person, body or Council.

I understand that I must comply with the requirements of the *Privacy and Data Protection Act 2014* and the *Health Records Act 2001*, in relation to the management of personal information.

Personal information means '*information or an opinion (including information or an opinion forming part of a database), that is recorded in any form and whether true or not, about an individual whose identity is apparent, or can reasonably be ascertained, from the information or opinion, but does not include information of a kind to which the Health Records Act 2001 applies*'.

Councillor Code of Conduct

Appendix - Informal Interpersonal Dispute Resolution

Informal Interpersonal Dispute resolution supports maintaining the integrity of this Code. It provides equal support and mechanisms to resolve conflicts and disputes in a manner that enables all Councillors to move forward and maintain effective working relationships that are unduly affecting the operation of council.

The Procedure does not resolve:

- (a) Differences between Councillors in relation to policy or decision making, which are appropriately resolved through discussion and voting in Council meetings;
- (b) A complaint made against a Councillor or Councillors by a member or members of Council staff, or by any other external person;
- (c) A 'disclosure' made about a Councillor under the Public Interest Disclosures Act 2012, which can only be made to IBAC;
- (d) Allegations of criminal misconduct. Any allegation(s) of criminal misconduct will be immediately referred to Victoria Police or the relevant integrity authority.

The Procedure operates alongside, and does not replace, formal dispute resolution procedures outlined in the Act. The formal dispute resolution procedure applies to misconduct, serious misconduct and gross misconduct. The Act defines these in the following ways:

Misconduct means *'any breach by a Councillor of the prescribed standards of conduct included in the Councillor Code of Conduct'*.

Serious misconduct means any of the following:

- (a) The failure by a Councillor to comply with Council's internal arbitration process;
- (b) The failure by a Councillor to comply with a direction given to the Councillor by an arbiter under Section 147;
- (c) The failure of a Councillor to attend a Councillor Conduct Panel hearing in respect of that Councillor;
- (d) The failure of a Councillor to comply with a direction of a Councillor Conduct Panel;
- (e) Continued or repeated misconduct by a Councillor after a finding of misconduct has already been made by an arbiter or by a Councillor Conduct Panel under Section 167(1)(b);
- (f) Bullying by a Councillor of another Councillor or a member of Council staff;
- (g) Conduct by a Councillor which is conduct of the type that is sexual harassment of a Councillor or a member of Council staff;
- (h) The disclosure by a Councillor of information the Councillor knows, or should reasonably know, is confidential information;

Councillor Code of Conduct

- (i) Conduct by a Councillor that contravenes the requirement that a Councillor must not direct, or seek to direct, a member of Council staff;
- (j) The failure by a Councillor to disclose a conflict of interest and to exclude themselves from the decision making process when required to do so in accordance with this Act.

Gross misconduct means behaviour that demonstrates that a Councillor:

- (a) Is not of good character; or
- (b) Is otherwise not a fit and proper person to hold the office of Councillor, including behaviour that is sexual harassment and that is of a shocking nature.

Council **will not** bear the costs of legal or other representation for any Councillor in an informal dispute resolution process. Parties to a dispute may seek their own legal advice. If a party procures their own legal advice, the cost of that advice will not be borne by Council.

Roles and Responsibilities in the Application of the Procedure

The Mayor takes a central leadership role in the informal dispute resolution process, assisting the parties to resolve interpersonal disputes.

Councillors who wish to resolve an interpersonal dispute through the informal resolution process must progress through the following steps:

1. Conciliation Discussion;
2. Facilitated Discussion;
3. Mediation.

A Councillor using one of the informal resolution procedures to try and resolve an interpersonal dispute, and the resolution is unsuccessful, cannot later use the same informal resolution to try and resolve an interpersonal dispute, if the dispute is based on the same subject matter/behaviour.

If it is unclear if the subject matter/behaviour that forms the basis of the dispute has previously been subject to an informal dispute resolution option under this Code, the Mayor has sole discretion to determine whether the subject matter of a dispute is the same. No Council officer, including the CEO or the Councillor Conduct Officer, may exercise the discretion.

If the Mayor is a party to a dispute, the Deputy Mayor will assume the role of the Mayor and assist the parties to resolve the dispute.

Mayor

The Mayor has a responsibility to:

- (a) Establish and promote appropriate standards of conduct;
- (b) Support good working relations between Councillors;
- (c) Support Councillors in dispute resolution, including by ensuring, where appropriate, that they comply with the timeframes associated with each process in this Procedure;

Councillor Code of Conduct

- (d) Provide guidance to Councillors about what is expected in relation to the role of a Councillor under Section 28, and the observation of the Standards of Conduct and the Councillor Code of Conduct under Section 139 of the Act; and
- (e) Act as an honest broker between parties to a dispute, and try to resolve the issue fairly, impartially and confidentially.

The Mayor facilitates the informal resolution process, regardless of whether the Mayor may be perceived to be biased in respect of the issue or dispute, or whether his/her impartiality may be questioned.

The Mayor's role includes advising the CEO when to appoint an external mediator if a conciliation discussion or a facilitated discussion has not resolved the matter.

If the Mayor is a party to an issue or dispute, the Mayor must remove themselves from facilitating the process.

The Mayor will work closely with all parties involved, facilitate the informal resolution process in a timely manner, and will also advise the parties of the options available to them should one or both parties abandon the resolution process once commenced.

The Mayor has ultimate discretion to:

- (a) Determine whether the subject matter that forms the basis of the application for resolution, is the same as that which has previously been the subject of an informal dispute resolution option.
- (b) Direct the matter to mediation if one or more parties fails to act in good faith, or if the matter is unlikely to be resolved through conciliation discussion or facilitated discussion in a reasonable timeframe.

Councillors

Councillors have a responsibility to:

- (a) Participate in good faith, and in a timely manner in any dispute resolution process, including any initial informal steps to resolve interpersonal disputes;
- (b) Cooperate with any mediation of a complaint made under the Procedure;
- (c) Respect the parties involved, and 'natural justice' and 'procedural fairness' principles, to maintain confidentiality regarding any complaint, and any steps taken to resolve the complaint or interpersonal dispute;
- (d) Seek resolution of a dispute in a reasonably expeditious manner, whether as respondent or complainant;
- (e) Recognise that it is necessary to be open to constructive criticism and be self-aware; and
- (f) Comply with the prescribed time limits in the Procedure in respect of the progression and/or lapsing of actions available to Councillors to resolve issues and disputes.

Each Councillor, who is a party to a dispute, is to participate in the informal resolution process in good faith and in accordance with this Code.

There is no legal obligation for Councillors to participate in the informal dispute resolution process.

Councillor Code of Conduct

However, a Councillor who is not a party to the dispute is strongly encouraged and obliged under the spirit and intent of this Code, and the principle of collective responsibility, to assist the parties resolve the issues in dispute.

Chief Executive Officer

The Chief Executive Officer has a responsibility to:

- (a) Ensure that support and assistance is available to all Councillors when it is permitted, and in all cases, in accordance with the Procedure;
- (b) On request by the Mayor/Deputy Mayor, and when the corresponding application complies with relevant requirements, formally appoint an independent mediator, advise the relevant parties of the appointment, and facilitate any reporting on the process in accordance with the internal resolution procedure;
- (c) Comply with all relevant legislation as the senior officer within Council's administration.

The CEO is to appoint an external mediator at the request of the Mayor.

Thereafter the CEO and the Councillor Conduct Officer will keep the other updated on the status of each dispute being addressed under the informal resolution process, as advised by the Mayor /Deputy Mayor.

Councillor Conduct Officer

The Councillor Conduct Officer has a responsibility to:

- (a) Assist Council in the implementation and conduct of the internal resolution procedure;
- (b) Assist the Principal Councillor Conduct Registrar to perform the functions specified in Section 149(1) of the Act;
- (c) Assist the Principal Councillor Conduct Registrar in relation to any request for information to support the arbitral process.

Conciliation Discussion

An informal discussion between the parties involved in the dispute to try and resolve the matter (for example, an informal meeting over a coffee to discuss the issue) if the parties are comfortable to do so.

If one or both of the parties do not consider a conciliation discussion appropriate and wish to continue with the informal resolution process, they should advise the Mayor that they wish to proceed directly to a facilitated discussion or to mediation.

The Mayor will determine whether the matter proceeds to a facilitated discussion or mediation.

However, if the:

- (a) Mayor and Deputy Mayor are involved in the dispute; and
- (b) The parties have previously attempted to resolve the matter through conciliation discussion(s), and the matter has not been resolved; and

Councillor Code of Conduct

- (c) The Mayor, Deputy Mayor, or other party to the dispute wishes to continue using the informal resolution process in this Code,

the Mayor, Deputy Mayor, or other party to the dispute may apply to the CEO to appoint an external mediator. In this instance, the matter will proceed directly to mediation without a facilitated discussion taking place.

Conciliation Discussion Procedure

The Councillor requesting the conciliation discussion should contact the other party/parties to the dispute and communicate their concerns, in a constructive manner, to seek to resolve the dispute and allow all councillors to move forward and maintain an effective working relationship.

When one or both of the parties do not consider a conciliation discussion appropriate, and wish to continue using the informal resolution process, they may advise the Mayor that they wish to proceed directly to a facilitated discussion.

Facilitated Discussion

A facilitated discussion is a discussion between the parties, with the Mayor and/or Deputy Mayor facilitating. If the parties cannot resolve the dispute at the first facilitated discussion, the facilitator of the meeting may arrange two further facilitated discussions, to a maximum of three facilitated discussions.

The facilitator may choose to meet individually with a Councillor prior to the facilitated discussion.

All parties who agree to attempt to resolve a dispute via a facilitated discussion agree to:

- (a) Respect the parties involved, and 'natural justice' and 'procedural fairness' principles;
- (b) Maintain confidentiality regarding and during the facilitated discussion process; and
- (c) Cooperate with the dispute resolution process and provide reasonable assistance to the Facilitator.

If:

- (a) The maximum number of facilitated discussions is reached; or
- (b) The further facilitated discussions do not resolve the dispute; or
- (c) One or more of the parties do not agree to attend a further facilitated discussion; and
- (d) The matter remains unresolved,

the Mayor/Deputy Mayor will refer the matter directly to mediation and advise the CEO to appoint an external mediator.

The Mayor/Deputy Mayor do not select the mediator.

Councillor Code of Conduct

If:

- (a) The parties have previously attempted to resolve the matter through a facilitated discussion(s) and the matter has not been resolved; or
- (b) One or both of the parties do not consider a facilitated discussion appropriate; and
- (c) The parties to the dispute wish to continue using the informal resolution process;

the Mayor/Deputy Mayor will refer the matter directly to mediation and advise the CEO to appoint an external mediator.

The role of the CEO in respect of a facilitated discussion is limited to appointing an external mediator.

Facilitated Discussion Procedure

The Councillor requesting the facilitated discussion must:

- (a) Provide the facilitator (Mayor/Deputy Mayor) with the name of the other party/parties and the details of the dispute in writing via the Facilitated Discussion Request Form;
- (b) Notify the other party/parties of the request and the details of the dispute;
- (c) Provide a copy of the Facilitated Discussion Request Form and the details of the dispute to the other party/ parties; and
- (d) Provide the facilitator (Mayor/Deputy Mayor) with evidence that a copy of the Facilitated Discussion Request Form and the details of the dispute were provided to the other party/parties.

The facilitator (Mayor/Deputy Mayor) must, unless the parties have previously attempted to resolve the matter through a facilitated discussion(s) and the matter has not been resolved, or one or both of the parties do not consider a facilitated discussion appropriate:

- (a) Ascertain whether or not the other party is prepared to attend a facilitated discussion;
- (b) Advise the party seeking the facilitated discussion if the other party/parties is not prepared to attend the facilitated discussion. No further action is required of the facilitator; and
- (c) Hold up to a maximum of three confidential facilitated discussions between the parties, if the other party agrees to attend a facilitated discussion/further facilitated discussion.

The facilitator (Mayor/Deputy Mayor) must arrange the initial facilitated discussion within ten working days of receipt of the Facilitated Discussion Request Form. The facilitated discussion, or the first facilitated discussion when there is more than one meeting, must be held within one month of receipt of the Facilitated Discussion Request Form, subject to any approved leave of absence.

If, subject to any approved leave of absence, a month elapses from the date of the Facilitated Discussion Request Form being received without a facilitated discussion meeting taking place, the matter will be deemed to be the subject of an unsuccessful attempt to resolve the matter. If the parties to the dispute wish to continue using the informal resolution process, the Mayor/Deputy Mayor will refer the matter directly to mediation and instruct the CEO to appoint an external mediator.

The role of the facilitator (Mayor/Deputy Mayor) in respect of the facilitated discussion is to:

Councillor Code of Conduct

- (a) Assist the parties to resolve the dispute. In the process of doing this they may provide guidance about what is expected of a Councillor, including in relation to the role of a Councillor under Section 28 of the Act and the Code;
- (b) Document any agreed actions/commitments made by the parties as a result of the facilitated discussion, including any timeframes within which actions/commitments must be undertaken;
- (c) Provide, with the agreement of the parties involved, a copy of any agreed actions/commitments made by the parties as a result of the facilitated discussion, including any timeframes within which actions/ commitments must be undertaken to the parties to the facilitated discussion and the Councillor Conduct Officer;
- (d) Organise a series of check-in meetings with the parties involved (at the request of all parties), to support the implementation of any agreed actions/commitments made by the parties as a result of the facilitated discussion; and
- (e) If required, provide the parties to the dispute with guidelines in advance or at the facilitated discussion, to help facilitate the meeting.

When the parties have previously attempted to resolve the matter through a facilitated discussion and the matter has not been resolved, or one or both of the parties do not consider a facilitated discussion appropriate, and the parties to the dispute wish to continue using the informal resolution process, the Mayor/ Deputy Mayor will:

- (a) Refer the matter directly to mediation; and
- (b) Advise the CEO to appoint an external mediator.

Mediation

Is a mediation between the parties involved with an external mediator appointed by the CEO at the request of the Mayor/Deputy Mayor.

The mediation process will be determined by the external mediator and be agreed to by the parties involved in the dispute.

All parties to a mediation, including any support persons who are not Councillors permitted to attend by the mediator, agree to:

- (a) Respect the parties involved, and 'natural justice' and 'procedural fairness' principles;
- (b) Maintain confidentiality regarding the mediation process; and
- (c) Cooperate with the dispute resolution process.

All parties involved in a mediation to attempt to resolve an interpersonal dispute:

- (a) Recognise the importance of resolving the dispute in a timely manner; and
- (b) Acknowledge that an unnecessarily protracted mediation process has the potential to erode positive working relationships between Councillors.

Mediation – Procedure

A Councillor may request the Mayor/Deputy Mayor to refer the dispute to mediation, to be conducted by an external mediator.

Councillor Code of Conduct

If a group of Councillors requests that their dispute with one Councillor, or a group of Councillors, be referred to mediation, it is at the mediator's sole discretion whether to:

- (a) Conduct the mediation on a multiparty basis (that is, with multiple applicants and multiple respondents participating in the mediation) or a bilateral basis (that is, with a single applicant and a single respondent participating in the mediation);
- (b) Deal with joint parties or individual parties.

The Councillor requesting the mediation must:

- (a) Provide the Mayor/Deputy Mayor with the name of the other party/parties and the details of the dispute in writing via the Mediation Request Form;
- (b) Notify the other party/parties of the request and the details of the dispute;
- (c) Provide a copy of the Mediation Request Form and the details of the dispute to the other party/parties; and
- (d) Provide the Mayor/Deputy Mayor with evidence that a copy of the Mediation Request Form and the details of the dispute were provided to the other party/parties.

The Mayor/Deputy Mayor must, unless the parties have previously attempted to resolve the matter through mediation and the matter has not been resolved, or one or both of the parties do not consider mediation appropriate:

- (a) Ascertain whether or not the other party is prepared to attend mediation; and
- (b) Advise the party seeking the mediation if the other party/parties is/are not prepared to attend the mediation.

When a party declines to participate in the mediation, they must provide the Mayor/Deputy Mayor and Councillor Conduct Officer with reasons in writing for not doing so. These reasons may be taken into account if the matter is subsequently the subject of an application for a Councillor Conduct Panel.

If the other party agrees to participate in mediation, the Mayor/Deputy Mayor must advise:

- The party seeking the mediation;
- The Mayor/Deputy Mayor;
- The Councillor Conduct Officer; and
- The Chief Executive Officer.

When the parties agree to mediation, the Mayor/Deputy Mayor will:

- (a) Refer the matter directly to mediation; and
- (b) Advise the CEO to appoint an external mediator.

The external mediator may permit a support person(s) present at the mediation, unless the proposed support person is a Councillor, or is a party to the mediation, or has been identified by one of the parties to the mediation as a potential witness in the mediation.

The external mediator may provide 'in-progress' reporting to the Mayor/Deputy Mayor on the mediation process, unless the Mayor/Deputy Mayor is a party to the dispute.

Councillor Code of Conduct

If the parties cannot resolve the dispute at the mediation meeting, the mediator may convene two further meetings. The mediator must not convene more than a total of three mediation meetings, except with the consent of both parties, in which case any number of further meetings (as agreed) may be held.

At the conclusion of the mediation process, the external mediator will provide to the:

- (a) Parties involved and the Mayor/Deputy Mayor, a written report about the agreed actions/commitments made by the parties during the mediation process (if any), including any timeframes within which actions/commitments must be undertaken;
- (b) Parties involved and the Mayor/Deputy Mayor, a chronology of the mediation process, including details about dates and attendees at mediation meetings; and
- (c) Councillor Conduct Officer, a copy of the mediator's written report for record-keeping purposes.

The Mayor/Deputy Mayor may organise a series of 'check-in' meetings with the parties involved, to support the implementation of the agreed actions/commitments.

If, subject to any approved leave of absence, a month elapses from the date of the mediator being engaged by the CEO, without a mediation taking place, the matter will be deemed to be the subject of an unsuccessful attempt to resolve the matter through a mediation, and will be deemed to be abandoned with no further mediation meetings to take place.

When:

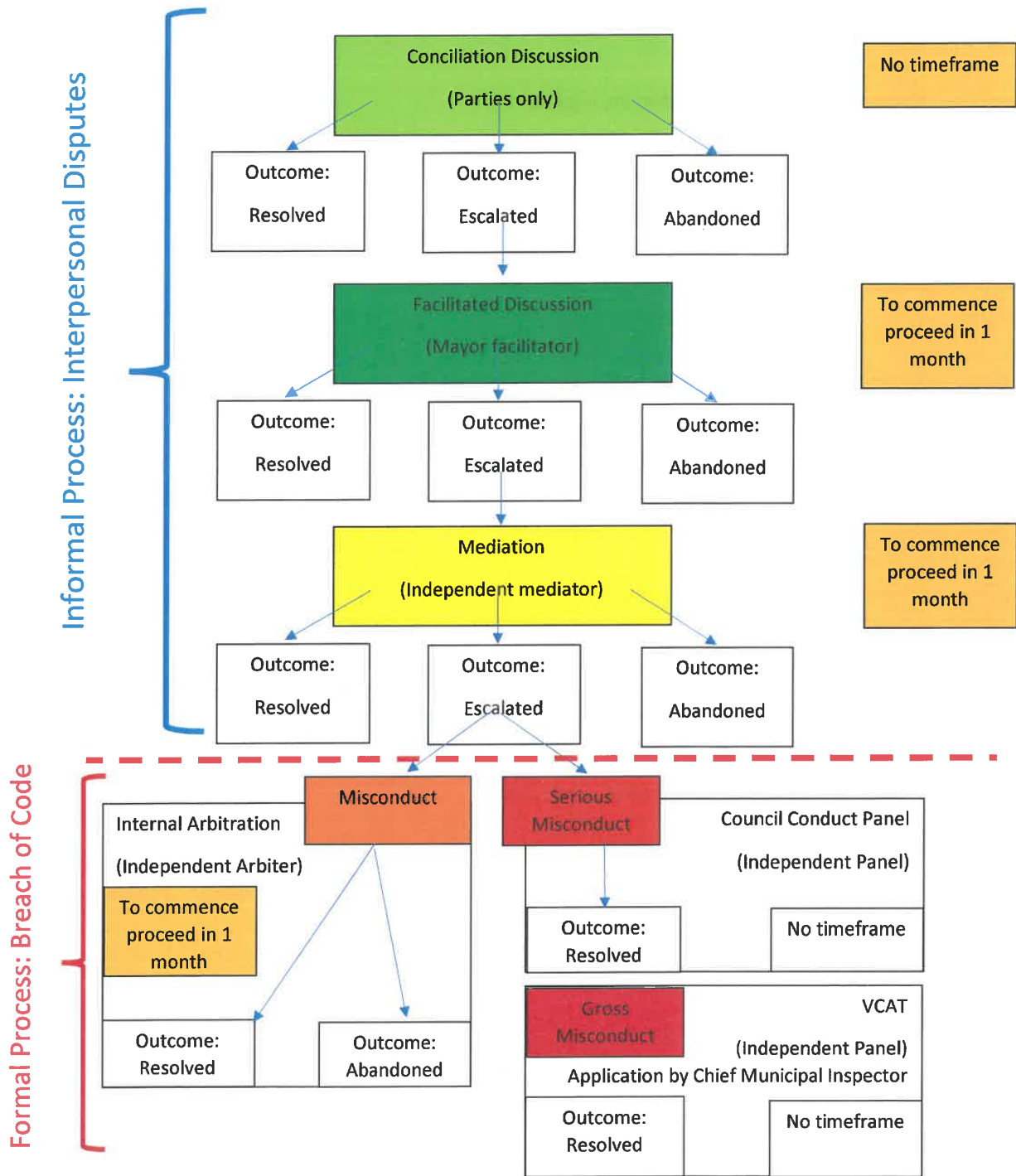
- (a) A mediation process has been abandoned; and
- (b) The dispute remains unresolved;

the parties to the mediation may request the appointment of an arbiter where the dispute alleges misconduct by a Councillor.

As soon as practicable following receipt of the mediator's written report, the CEO will arrange for a presentation at a Council meeting open to the public. The CEO's report must detail the mediation costs incurred by Council, regardless of whether the mediation process has resolved the issue and/or the mediation process was abandoned, but not the allegations leading to the dispute or the parties involved.

Councillor Code of Conduct

Dispute Resolution Procedure Flowchart



Councillor Code of Conduct

Facilitated Discussion Form

Applicant's Name

Name(s) of other party/parties to the dispute

Have you sought a conciliated discussion with the other party/parties to the dispute?

Yes – Please provide details including the date and outcome(s) of the discussion.

No – The Code of Conduct states that a conciliated discussion is the first step in resolving any dispute - if the parties are comfortable to do so. Please provide details as to why a conciliated discussion has not taken place.

Please attach evidence that the other party/parties to the dispute has/have been notified of the request for facilitated discussion, and provided with a copy of this application?

Please provide details and evidence of the dispute

Applicant's Name	
Date	
Signature	

Councillor Code of Conduct

Mediation Request Form

Applicant's Name

Name(s) of other party/parties to the dispute

Have you sought a conciliated discussion with the other party/parties to the dispute?

Yes – Please provide details including the date and outcome(s) of the discussion.

No – The Code of Conduct states that a conciliated discussion is the first step in resolving any dispute if all parties are comfortable to do so.

Please provide details as to why a conciliated discussion has not taken place.

Have you sought a facilitated discussion with the other party/parties to the dispute?

Yes – Please provide details including the date and outcome(s) of the discussion.

No – The Code of Conduct states that a facilitated discussion is the second step in resolving any dispute if all parties agree. Please provide details as to why a facilitated discussion has not taken place.

Councillor Code of Conduct

Please attach evidence that the other party/parties to the dispute have been notified of the request for mediation and provided with a copy of this application?

Please provide details of the dispute

Applicant's Name	
Date	
Signature	

Councillor Code of Conduct

Definitions

Chief Executive Officer	The Chief Executive Officer of Council of the Campaspe Shire Council.
Chief Municipal Inspector	The Chief Municipal Inspector is responsible for investigating and prosecuting possible breaches and offences under the <i>Local Government Act 2020</i> , investigating allegations of Councillor misconduct, serious misconduct and gross misconduct, making an application for a Councillor Conduct Panel to make a finding of serious misconduct against a Councillor and making an application to the Victorian Civil and Administrative Tribunal for a finding of gross misconduct by a Councillor.
Conflict of Interest	A Councillor has a: general conflict of interest in a matter if an impartial, fair-minded person would consider that the person's private interests could result in that person acting in a manner that is contrary to their public duty. material conflict of interest in respect of a matter if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter
Councillor	All references to 'Councillor' include the Mayor, Deputy Mayor and elected members of Campaspe Shire Council.
Councillor Conduct Officer	The person appointed by the Chief Executive Officer under Section 150 of the <i>Local Government Act 2020</i> to: <ul style="list-style-type: none"> • Assist the Council in the implementation of, and conduct of, the internal arbitration process of a Council; • Assist the Principal Councillor Conduct Registrar to perform the functions specified in Section 149(1); and • Assist the Principal Councillor Conduct Registrar in relation to any request for information under Section 149(3).
Councillor Conduct Panel	A panel established under the <i>Local Government Act 2020</i> to hear applications and make findings of alleged serious misconduct by a Councillor.
Gross Misconduct	Behaviour that demonstrates that a Councillor: <ul style="list-style-type: none"> • Is not of good character; or • Is otherwise not a fit and proper person to hold the office of Councillor, including behaviour that is sexual harassment and that is of an egregious nature.
Misconduct	Any breach by a Councillor of the prescribed standards of conduct included in the Councillor Code of Conduct;
Principal Councillor Conduct Registrar	The person appointed by the Secretary under Section 148 of the <i>Local Government Act</i> to receive applications for the establishment of Councillor Conduct Panels.
Serious Misconduct	Serious misconduct means any of the following: <ul style="list-style-type: none"> • The failure by a Councillor to comply with the Council's internal arbitration process; or • The failure by a Councillor to comply with a direction given to the Councillor by an arbiter; or • The failure of a Councillor to attend a Councillor Conduct Panel; • The failure of a Councillor to comply with a direction of a Councillor Conduct Panel; or • Continued or repeated misconduct by a Councillor after a finding of misconduct; or

Councillor Code of Conduct

	<ul style="list-style-type: none"> • Bullying by a Councillor of another Councillor or a member of Council staff; or • Conduct by a Councillor that is conduct of the type that is sexual harassment of a Councillor or a member of Council staff; or • The disclosure by a Councillor of information the Councillor knows, or should reasonably know, is confidential information; or • Conduct by a Councillor that contravenes the requirement that a Councillor must not direct, or seek to direct, a member of Council staff; or • The failure by a Councillor to disclose a conflict of interest and to exclude themselves from the decision making process when required to do so in accordance with this Act.
<i>The Act</i>	All references to 'the Act' are to the <i>Local Government Act 2020</i> .

Respect and Equal Opportunity

Council Policy Number	163
Date adopted	16 April 2019
Scheduled for review	April 2021



Purpose

In accordance with the *Equal Opportunity Act 2010* and the *Victorian Occupational Health and Safety Act 2004*, **Campaspe Shire Council ('Council')** has a duty to prevent and eliminate any form of bullying, discrimination, harassment, and sexual harassment in the workplace. All employees and Councillors have a responsibility to respect the rights of one another to promote diversity, inclusion, safety and equal opportunity. Council will not tolerate breaches of this policy and associated procedure.

Policy Statement

Council is committed to ensure:

- a) A safe workplace is provided for all employees and Councillors.
- b) Appropriate training is provided to employees and Councillors to identify and prevent workplace bullying, discrimination, harassment and sexual harassment.
- c) Appropriate training is provided to employees to afford equal opportunity.
- d) All Councillors and employees lead by example by displaying behaviours that are congruent with Council's organisational values.
- e) Reported breaches of this policy and associated procedure will be dealt with seriously, promptly and confidentially.
- f) This policy and the associated procedure is available for all employees and Councillors to access.
- g) Recruitment is facilitated in a fair and equitable manner to support equal opportunity.
- h) Contact Officers are appointed and appropriately trained for employees to seek support to raise issues in accordance with the Bullying and Equal Opportunity Procedure.

Employees and Councillors are expected to:

- a) Lead by example and display behaviours that are congruent with Council's organisational values.
- b) Comply with this policy and the associated procedure.
- c) Speak up if inappropriate behaviour has been observed.
- d) Actively participate in training to identify and prevent workplace bullying, discrimination, harassment, sexual harassment, and to promote equal opportunity.

Disputes

Employee disputes will be dealt with in accordance with Council's Grievance and/or Disciplinary Procedures. Councillor disputes will be dealt with in accordance with the Councillor Code of Conduct.

Exclusions

Nil

Human Rights

This report has considered and complies with the Human Rights and Responsibilities contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

Definitions

Council Campaspe Shire Council

Employees Includes all Council employees, including students, volunteers and contractors

Related Legislation

The *Local Government Act 1989*

Fair Work Act 2009 (Commonwealth)

Victorian Charter of Human Rights and Responsibilities 2006 (The Charter)

Equal Opportunity Act 2010 (Victoria)

Victorian Racial and Religious Tolerance Act 2001

Occupational Health and Safety Act 2004 (Victoria)

Related Documents

Campaspe Shire Council Enterprise Agreement

Council Policy 124 - Occupational Health and Safety

Employee Code of Conduct

Councillor Code of Conduct

Procedure PR135 - Grievance

Procedure PR130 - Disciplinary Action

Procedure PR136 - Respect and Equal Opportunity

Attachments

Nil

Review Period Responsible Officer

Two years Human Resource Manager

Administrative Updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter the policy, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

Revised 30 October 2019 Title changes, minor change to purpose

Approval History

Adopted 16 April 2019 Minutes Book Reference No 1050 Item 7.2

Revised 22 February 2021 Administrative update to apply consistent reference to Campaspe Shire Council ('Council')

Chief Executive Officer: 

Date: 24/2/2021

Council Policy

Council Policy

Council Policy

Council Policy

Councillor Respect Policy

Council Policy Number	163
Date adopted	Month Year
Scheduled for review	Month Year



Council Policy

Council Policy

Council Policy

Council Policy

1. Preamble

Councillors through their Code of Conduct have committed to work together with one another in a respectful and constructive manner to achieve the goals and vision of the community. Councillors have further acknowledged they have been elected by the community to a position of significant responsibility with the expectation that they will act in accordance with the accepted values of our society.

2. Purpose

The purpose of the Councillor Respect Policy is to establish a framework to identify and manage inappropriate conduct by Councillors that falls short of the standard of conduct described in the Councillor Code of Conduct.

This policy reflects the obligations on Council to promote and support a workplace that is free from unlawful discrimination, harassment, victimisation, and bullying and comply with the applicable laws contained in relevant equal opportunity legislation.

3. Definitions

Bullying	Bullying is defined as repeated and unreasonable behaviour directed towards an individual or group of individuals that creates a risk to their health and safety (both physical and psychological).
Discrimination	Discrimination occurs if a person is treated less favourably than another person would be treated in comparable circumstances, because of their personal attributes, characteristics, or beliefs.
Gender Equality	Gender equality is ensuring everyone has the same opportunities, rights, and respect, regardless of their gender.
Harassment	Harassment is any behaviour which is known or ought to be known to be unwelcome conduct which is perceived to be intimidating, offensive or humiliating by a reasonable person with consideration to the circumstances of the person being harassed. Harassment can be unintentional, intentional, a single or a series of actions. Harassment can be caused by an individual or a group.
Sexual Harassment	Sexual harassment is unwelcome conduct or behaviour of a sexual nature, which reasonably offends humiliates or intimidates a person. It can be a single incident or repeated behaviour. Under the law, the intention of the harassment is irrelevant.
Victimisation	Victimisation occurs when a person is threatened or treated in a detrimental way if they have made, intend to make, or support a discrimination, harassment, or bullying complaint.

4. Policy Statement

4.1. Council Commitment

The Council is committed to upholding the principle of equal opportunity by treating all people with dignity and respect.

Council will not tolerate disrespectful conduct by Councillors, namely conduct that would amount to unlawful discrimination, harassment (including sexual harassment), victimisation, or workplace bullying.

These terms are explained with examples below.

Harassment and Discrimination

Harassment is any form of behaviour towards a person that:

- Is not desired by the person.
- Offends, humiliates, or intimidates the person; and
- Creates a hostile environment.

Discrimination occurs if a person is treated less favourably than another person would be treated in comparable circumstances, because of their personal attributes, characteristics, or beliefs. Characteristics protected include age, disability, race (including colour, national or ethnic origin or immigrant status), sex, pregnancy, marital or relationship status, family responsibilities, breastfeeding, sexual orientation, gender identity or intersex status, or political, religious, or other affiliation.

Bullying

Bullying behaviour is any behaviour in which:

- A person, or a group of people, who repeatedly behave unreasonably towards another person or a group of persons, and
- The behaviour creates a risk to health and safety.

Bullying behaviour may involve, but is not limited to, any of the following types of behaviour:

- Aggressive, threatening, or intimidating conduct.
- Belittling or humiliating comments.
- Spreading malicious rumours.
- Teasing, practical jokes or 'initiation' ceremonies.
- Exclusion from work-related events.
- Displaying offensive material.
- Pressure to behave in an inappropriate manner.

4.2. Work health and safety

Councillors have a statutory duty under the *Occupational Health and Safety Act 2004* and will comply with the responsibilities described in any policies or procedures adopted by Council to ensure workplace health and safety.

4.3. Promote wellbeing

Council is committed to protecting the health, safety and wellbeing of all Councillors and staff. Council will provide, as far as practicable, a safe environment that is free from bullying and violent behaviour, in line with Occupational Health and Safety, Human Rights and Equal Opportunity legislation.

4.4. Procedure for dealing with alleged breaches of this policy

Councillors are expected to use their best efforts to resolve disputes in a respectful and courteous manner. If a Councillor believes that this policy has been breached, the Councillor should take steps as outlined in the Councillor Code of Conduct.

5. Exclusions

This policy does not apply to Council employees as they are covered by a separate policy.

6. Human Rights

This policy has considered and complies with the Human Rights and Responsibilities contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

7. Related Legislation

Equal Opportunity Act 2010 (Victoria)

Fair Work Act 2009 (Commonwealth)

Gender Equality Act 2020 (Victoria)

Local Government Act 2020

Occupational Health and Safety Act 2004 (Victoria)

Victorian Charter of Human Rights and Responsibilities 2006 (The Charter)

Victorian Racial and Religious Tolerance Act 2001

8. Related Policies, Procedures and Strategies

Councillor Code of Conduct

Policy 124 – Health Wellbeing and Safety

Policy 164 – Gender Equity

9. Attachments

Nil

10. Review Period

4 years

Responsible officer

Manager Governance and Strategy

11. Administrative Updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter the policy, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

12. Approval History

Adopted 16 April 2019

Revised 22 February 2021

Minute Book Reference No 1050 (Item 7.2)

Administrative update to apply consistent reference to Campaspe Shire Council ('Council')

Minute Book Reference No XX (Item XX)

Chief Executive Officer:

Date:

9.2 Revoke Policy 123 - Acceptance of Gifts, Benefits and Hospitality

Author	Department	Manager	General Manager
Manager Governance & Strategy	Governance & Strategy		Chief Executive Officer

1. SUMMARY

The Local Government Act 2020 introduced a requirement for Council to adopt a Councillor Gift Policy and for the CEO to develop and maintain a Code of Conduct for members of Council Staff.

These documents have now been finalised, consequently replacing the content and intent of Policy 123 – Acceptance of Gifts, Benefits and Hospitality, and allowing the Policy to be revoked.

2. RECOMMENDATION

That Council revoke Policy 123 – Acceptance of Gifts, Benefits and Hospitality.

3. PURPOSE

To seek revocation of Policy 123 – Acceptance of Gifts, Benefits and Hospitality.

4. DISCUSSION

The Local Government Act 2020 introduced a requirement for Council to adopt a Councillor Gift Policy in accordance with Section 138. In addition, the changes required that the CEO develop and maintain a Code of Conduct for members of Council Staff in accordance with Section 49, that includes a gift policy.

Council at its meeting on the 17 February 2021 adopted Policy 181 - Councillor Gifts.

Policy 123 – Acceptance of Gifts, Benefits and Hospitality was not revoked at the adoption of Policy 181 as it continued to apply to members of staff pending the review and development of the staff Code of Conduct.

A review of the Code of Conduct for members of Council Staff has now been completed and incorporates all the requirements of the Local Government Act 2020, including a gift policy.

5. CONSULTATION

Internal consultation:

- EMG

Councillors:

- 01 12 2021 Council Briefing Session. As part of the Code of Conduct for members of Council Staff briefing.

6. POLICY AND LEGISLATIVE IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and the following Council Policy and/or relevant law are impacted by this report:

- Revoking of Policy 123 will ensure alignment to the requirements of Sections 49 and 138 of the Local Government Act 2020 relating to the requirements of a gift policy specifically for Councillors and members of Council Staff.

7. FINANCIAL AND ECONOMIC IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no economic sustainability issues for the municipality have been identified within this report.

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no issues of ongoing financial viability of the Council have been identified within this report.

8. ENVIRONMENTAL IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no environmental sustainability issues including mitigation and planning for climate change risks have been identified within this report.

9. SOCIAL IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no social implications for the municipality have been identified with this report.

10. RELEVANCE TO COUNCIL PLAN 2021-2025

Not applicable

Not applicable

11. ISSUES AND RISK MANAGEMENT

Issues:

Nil

Risk:

Risk management has been considered in the preparation of this report and no risks with a high or extreme rating have been identified in this process.

12. CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, the officer preparing this report declares no conflict of interest regarding this matter.

13. CHARTER OF HUMAN RIGHTS

This Report has considered and complies with the Human Rights and Responsibilities contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

14. INSTRUMENT OF DELEGATION

This report has considered and complies with the Instrument of Sub-Delegation by the Chief Executive Officer is so far as this report is not contrary to the existing policy or strategy previously adopted by Council.

15. ATTACHMENTS

1. Policy 123 - Acceptance of Gifts Benefits and Hospitality [9.2.1 - 4 pages]

Acceptance of Gifts, Benefits and Hospitality

Council Policy Number	123
Date adopted	25 June 2019
Scheduled for review	June 2021



Council Policy

Council Policy

Council Policy

Council Policy

Purpose

To establish guidelines for appropriate conduct in circumstances where Councillors or staff are offered gifts, hospitality, benefits, or are granted awards or win prizes, whether part of their official duties or while attending functions as Campaspe Shire Council ('Council') representatives.

Policy Statement

The acceptance of gifts, benefits or hospitality can involve a conflict of interest or the perception of a conflict of interest, and while such conduct may not be corrupt it is inappropriate.

Before accepting any gift, benefit or hospitality the Councillor or staff member must ask themselves does this create any obligation on my part to the giver. If the answer is yes it must be declined.

1. Gifts Received

Gifts may be received by Councillors or staff (or their partners) only in accordance with this policy.

- Gifts must not be accepted which give the appearance of a past, present or future conflict of interest or obligation; and
- Gifts must not in any circumstances be accepted involving the transfer of money regardless of value (by cash or loan) other than as part of an assistance program approved by Council.
- Under no circumstances should gifts, benefits or hospitality be accepted by Councillors or staff by any person or organisation who has or may have in the near future a matter before Council.

Where a gift is offered, and it is appropriate for a Councillor or member of staff (or that person's partner) to accept the gift, the following must apply:

- Any gift immediately becomes 'public property' and is disposed of in accordance with the procedure for **Disposal of Gifts** as set out below
- The recipient must complete a "Declaration of Official Gifts" form within 14 days of receiving the gift or 14 days of the date of returning to Australia, if the gift was received overseas. The declaration must state:
 - from whom the gift was received;
 - the date the gift was received; and
 - a full description of the gift;

Where a gift is offered and not accepted a declaration of official gift form should still be completed.

The Chief Executive Officer must hold the declaration in the 'Register of Interests', located in Council's record system. The declaration must contain the above details and have provision for the manner of disposal of the gift.

If a gift is of particular significance regarding its historical, cultural or protocol value, or was given to a Councillor or member of staff by virtue of the discharge of that person's duties, it must be delivered to the Chief Executive Officer. The Chief Executive Officer must determine whether the gift is to be retained, utilised or displayed.

2. Disposal of Gifts

The Chief Executive Officer may dispose of gifts by any of the following methods:

- Disposal by resolution of Council;
- Transfer to other public agencies or authorities;
- Transfer as a gift to a recognised charitable aid or non-profit organisation;
- Archival action by the Victorian Museum or State Library; or
- Destruction.

3. Awards and Prizes Won at Conferences, Seminars and Events

Councillors and staff understand that prizes or awards won at functions they attend at Council's expense, must immediately become the property of Council. Such prizes or awards are owned by the person / organisation which has provided 'consideration' for the attendance. Councillors and staff acknowledge that whenever they attend functions as a Council representative and make no financial contributions to the attendance, they lose entitlement to any award or prize won as a result of attending the function.

Circumstances in which a person may be entitled to keep a prize where personal payment has been made for the attendance, or the person pays for a raffle ticket that wins a prize. In each case the recipient has provided consideration for the prize / award and may lay legal claim to its title. Even though the person owns the prize, from a transparency perspective the person should advise the Chief Executive Officer in writing of the prize as soon as possible.

Where it is established that the prize or award that has been won belongs to the Council as they have paid for the attendance of the person, they must be treated as a special type of gift in accordance with the procedures outlined for **Gifts**. The following aspects detailed under **Gifts**, in particular, must apply.

- Completion of a "Declaration of Official Gifts" form;
- Determination of the item's significance; and
- Disposal by the Chief Executive Officer.

4. Benefits and Hospitality

A Councillor or member of staff must not knowingly accept travel or hospitality (including meals and accommodation) sponsored wholly or partly by any person, organisation or business, where such acceptance implies an obligation on the recipient. However, travel or hospitality may be accepted in the circumstances where it is:

- Approved by the Chief Executive Officer; or
- Provided at rates that are openly available to people other than Councillors or staff, or
- Of value less than \$100 and by reason of its triviality could not be construed as creating an obligation.

5. Policy Breach

Staff

If a staff member breaches this policy, it will be considered to be a breach of the Staff Code of Conduct and appropriate action will be taken in accordance with council's *Corrective and Disciplinary Action Procedure* and treated individually with all relevant circumstances being taken into account. In some cases, the breach may constitute a criminal offence or breach of other legislation and be prosecuted by an external authority such as Victoria Police, Independent Broad – based Anti-corruption Commission ('IBAC'), Worksafe or the Victorian Local Government Inspectorate.

Councillors

If a Councillor breaches this policy, it will be considered to be a breach of the Councillor Code of Conduct. A breach will immediately be reported to the Chief Executive Officer (if the complainant is a member of the public or a staff member) or the Mayor (if the complainant is a Councillor) who will determine the course of action to be taken. If the Mayor is the subject of the complaint, the complaint shall be directed to the Chief Executive Officer.

The principles of natural justice will be observed, and the person to whom the information relates will be given full details and a reasonable opportunity to respond. In some cases, the breach may constitute a criminal offence or breach of other legislation and be prosecuted by an external authority such as Victoria Police, IBAC, Worksafe or the Victorian Local Government Inspectorate.

Exclusions

The Council sponsors a number of local sporting, artistic and cultural events within its municipal district. The acceptance of a small number of free tickets by Councillors and staff to such events is considered reasonable as attendance at such events is part of the role of Councillors and senior staff. All Councillors and staff must complete the "Declaration of Official Gifts" form.

If there is any concern about the acceptance of free tickets from Council sponsored local organisations, advice should be sought from the Chief Executive Officer, a member of the Executive Management Group or the Governance Manager. From time to time Councillors or staff will be invited to dinner or drinks by colleagues from other Councils, suppliers, like organisations, official visitors or other levels of government. Acceptance of these invitations is considered reasonable if the costs are under \$100 and a "Declaration of Official Gifts" form is completed.

It is common practice for some cultures to provide gifts to visiting groups. If you or your partner are part of an overseas delegation it would be appropriate to accept and keep a small gift from your host as rejection may be considered impolite. Once again, a "Declaration of Official Gifts" form should be completed.

Where a Councillor or staff member has made a direct personal transaction where consideration has been provided, e.g. the purchase of goods or services at a conference, seminar or event then that is deemed to be personal business and is not relevant to this policy.

Human Rights

This report has considered and complies with the Human Rights and Responsibilities contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

Definitions

For the purposes of this policy, the definition of the term 'gift', benefit and hospitality are interchangeable and includes:

- The transfer of money;
- The transfer of property of a presentational or charitable nature or otherwise;
- The provision of services free of charge or at a reduced rate;
- Loans of money;
- The sale of virtual property with a sale price below proper valuation;
- Meals, entertainment and accommodation;
- Travel.

The term 'gift' does not include:

- Items which can be regarded as mementoes, such as branded caps, t-shirts, pens, stationery, USB keys, keep cups, promotional items and the like, the manufacturer's wholesale value of which did not exceed \$50 at the time and place of purchase.

Related Legislation

Nil

Attachments

Corporate Gifts Declaration Form

Council Policy

Council Policy

Council Policy

Council Policy



Review Period

Two years

Responsible Officer

Governance Manager

Administrative Updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter the policy, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

Approval History

Adopted	16 June 2009	Minute Book Reference No	13929 (Item 9.1)
Revised	21 September 2010	Minute Book Reference No	16407 (Item 12.6)
Revised	19 August 2014	Minute Book Reference No	878 (Item 6.1)
Revised	18 August 2015	Minute Book Reference No	905 (Item 6.2)
Revised	21 November 2017	Minute Book Reference No	3382 (item 6.3)
Revised	25 June 2019	Minute Book Reference No	1988 (item 7.1)
Revised	24 February 2021	Administrative review to apply consistent reference to Campaspe Shire Council ('Council') and abbreviations	

Chief Executive Officer:

Date:

Proposed for revocation

Council Policy

Council Policy

Council Policy

Council Policy



9.3 LRCI Update

Author	Department	Manager	General Manager
Manager Assets	Assets	Manager Assets	General Manager Infrastructure

1. SUMMARY

The Australian Government recently announced a further \$1 billion provided through Phase 3 of the LRCI Program, bringing the total Australian Government commitment to \$2.5 billion. The LRCI Program continues to assist local governments in delivering priority projects and supporting jobs within the community.

Under Phase 3 of the LRCI Program, Council will receive an allocation of \$5,245,590. This funding will be available from 1 January 2022, with delivery of projects due to be completed by 30 June 2023.

Current issues are creating a need to reconsider projects to be delivered under Phase 1 & 2 of the program.

2. RECOMMENDATION

That Council

1. **Agree to the nominated projects (in this report) being funded under the Phase 3 allocation through the Local Roads and Community Infrastructure Program (LRCI).**
2. **Adjust the project delivery of Phase 1 & 2 allocations through the Local Roads and Community Infrastructure Program (LRCI) to deliver Stage 2 Roslynmead Road shoulder stabilising project and Footpath Renewals.**

3. PURPOSE

To seek approval of projects for funding through LRCI Phase 3 and to adjust the delivery of Phase 1 & 2.

4. DISCUSSION

LRCI Phase 3

The Local Roads and Community Infrastructure (LRCI) Program provides stimulus funding to councils to deliver projects that involve the construction, maintenance and/or improvement to council-owned assets (including natural assets) that are generally accessible to the public.

Projects must deliver benefits to the community, such as improved accessibility, visual amenity and safety benefits.

Further to the Council Briefing Session on 10 November 2021, the following projects are recommended for inclusion in the LRCI program to be delivered at part of Phase 3.

Project	LRCI Allocation	3
Kyabram Recreation Reserve - netball court and lighting upgrade	\$750,000	
Rushworth – Murchison Rail Trail construction	\$2,245,590	
Shire wide Community Solar projects - installation of solar panels and batteries at several (to be determined) locations	\$450,000	

Shire Wide Gravel Road Resheeting Program - 72.4km of gravel roads	\$1,800,000
Total	\$5,245,590

Should any issues arise with these projects, such as the ability to deliver or cost variations above approved allocations, an update report will be submitted to Council.

LRCI Phases 1 & 2

Delivery and acquittal of LRCI Phases 1 & 2 has been extended until the end of June 2022. There will be no further extensions for these phases.

Within Phase 1 & 2, 6 out of the 14 projects have been completed and 1 is in the delivery phase. Of the remaining projects there are some with emerging issues causing concerns about project deliverability within this financial year.

The following table provides a list of the projects, issues and an indication of the allocation of funding at risk of not being expended by June 2022 under the program.

Project	Comment	Original Allocation project	LRCI to	Available Allocation or 'at risk'.
Phase 1 Project Savings	Under Phase 1 the completed projects have provided an overall underspend.			\$126,549
Phase 2 - Shire Line Marking	It is unlikely we will spend this allocation due to supplier issues i.e. no tender responses have been received.	\$190,000		\$190,000
Phase 2 - Footpath Program	The list of sites that were reviewed with the Councillors have been considered. A number have scope and design issues. All have consultation issues to address. A reduced scope of works has been determined.	\$1,100,000		\$800,000
Phase 2 - Rochester Campaspe Street Kerb & Channel	Works have been completed with funds available.	\$189,000		\$35,606
Phase 2 - Torrumbarry Weir Road Upgrade	Tree removal issues will cause a delay to 'go to tender' meaning the mid 2022 deadline is not achievable.	\$429,000		\$429,000
Total				\$1,586,654

While every effort will be made to deliver the projects listed, there is a risk of this not being feasible within the Phase 1 & 2 grant acquittal timelines. To address this risk and ensure project delivery by 30 June 2022, it is recommended that the funds originally allocated to the at-risk projects be redistributed to the following:

- Stage 2 of the Roslynmead Road Shoulder Stabilising project (estimated cost \$1,000,000)

Delivery of the renewal and widening of approximately 6.5km of sealed pavement along Roslynmead Road in Torrumbarry between Mt Terricks Road to the south of McIntyre Road (6.5km north). The staged project has a total construction estimate of \$2.5M. Stage 1 is currently being delivered at a cost of \$1.5M. Stage 2 is estimated at \$1M. As Stage 2 is fully designed, it could be delivered within the required timescales

and will ensure and completion of the upgrade to the whole of Roslynmead Road by the end of this financial year.

- Shire Footpath Renewals (Estimated Budget \$500,000)

Delivery of a program of footpath renewals, brought forward from future budget years and based on existing asset condition data.

Should this recommendation be supported, the equivalent funds (approx \$1.5M) would be reallocated from the 2022/23 program to the originally identified LRCI projects that were not delivered.

Option 1: Support the recommendation.

That Council approves projects for funding through LRCI Phase 3 and adjust the list of projects to be delivered under Phase 1 & 2.

This option is recommended by officers given the risk to the delivery of Phase 1 & 2 projects.

Option 2: Not support the recommendation with changes.

That Council approves projects for funding through LRCI Phase 3 with or without changes to Phase 1 & 2.

This option is not recommended by officers.

Option 3: Not support the recommendation

That Council does not approve projects for funding through LRCI Phase 3 and no changes to LRCI Phase 1 & 2 projects.

This option is not recommended by officers.

5. CONSULTATION

Internal consultation:

- EMG

Councillors:

- 10 November 2021 Council Briefing Session.

6. POLICY AND LEGISLATIVE IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no Council Policy and relevant law has been identified within this report.

7. FINANCIAL AND ECONOMIC IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no economic sustainability issues for the municipality have been identified within this report.

8. ENVIRONMENTAL IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no environmental sustainability issues including mitigation and planning for climate change risks have been identified within this report.

9. SOCIAL IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no social implications for the municipality have been identified with this report.

10. RELEVANCE TO COUNCIL PLAN 2021-2025

Flourishing local economy

Stimulated economic activity that provides local jobs.

Well planned places

Attractive and useable sites of importance.

Ability to travel safely and easily by road and rail.

Growing quality of life

Communities have a say on local infrastructure and attractions that stimulate engagement and activity.

11. ISSUES AND RISK MANAGEMENT

Issues:

Issue 1:

With a longer delivery timeframe, Phase 3 will provide Council the time to potentially take up larger, more complex projects.

Issue 2:

Priority projects need to maximise the opportunity for a range of workers to be retained, redeployed and employed to deliver shovel ready projects that provide economic stimulus and benefits to communities.

Issue 3:

Emerging issues with project delivery such as the lack of responses to RFQs are resulting in concerns on deliverability within this financial year.

Risk:

Risk management has been considered in the preparation of this report. The consequence in not delivering the list of the LRCI Phase 2 projects is considered major with a likelihood considered almost certain. This results in extreme risk to the project delivery.

12. CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, the officer preparing this report declares no conflict of interest regarding this matter.

13. CHARTER OF HUMAN RIGHTS

This Report has considered and complies with the Human Rights and Responsibilities contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

14. INSTRUMENT OF DELEGATION

This report has considered and complies with the Instrument of Sub-Delegation by the Chief Executive Officer is so far as this report is not contrary to the existing policy or strategy previously adopted by Council.

15. CONCLUSION

Under Phase 3 of the LRCI Program, Council will receive an allocation of \$5,245,590. This funding will be available from 1 January 2022, with construction due to be completed by 30 June 2023.

It is recommended that approve projects for funding through LRCI Phase 3.

16. ATTACHMENTS

Nil

9.4 Thrive by Five

Author	Department	Manager	General Manager
Manager Community Health	Community Health	Manager Community Health	General Manager Development

1. SUMMARY

Thrive by Five is an initiative of the Minderoo Foundation, campaigning for a high quality and universally accessible early learning childcare system. Thrive by Five is asking the Council to pledge its support for the campaign.

Several of Council's own services have been providing services that align with the campaign objectives or have been advocating for similar outcomes to the campaign for some years. The sentiment of the Thrive by Five campaign is supported, and it is recommended that Council promote the campaign via its communications platforms and through its networks and service delivery areas.

2. RECOMMENDATION

That Council note the Thrive by Five campaign and

- 1. Inform the campaign in writing of its in-principle support for the campaign**
- 2. Promote the campaign via Council's communication platforms and networks**
- 3. Display campaign marketing materials as appropriate at Council services**

3. PURPOSE

To note the recent request for Council to support the Thrive by Five campaign, and to note the efforts of Council's own services in supporting and advocating for best outcomes in the early years.

4. DISCUSSION

Jay Weatherill AO, CEO of the "Thrive by Five" campaign, contacted the Mayor via email on 19 November 2021, seeking Council's support for the campaign.

Thrive by Five is an initiative of the Minderoo Foundation and is campaigning for a high quality and universally accessible early learning childcare system. Thrive by Five highlights the criticality of brain development in the early years for lifelong learning and wellbeing. The campaign notes several focus areas for action:

- Inconsistencies across services in Australia in meeting the National Quality Standard
- The disconnected nature of the early childhood system in Australia
- The over-representation of children entering primary school who are developmentally vulnerable (21.7%)
- The high costs associated with childcare, and impact of same on workforce participation, particularly among women

Thrive by Five asked Council to pledge its support for the campaign and has provided a campaign handout for the Council to use and promote.

In the main, the sentiments of the Thrive by Five campaign are supported by officers.

Australian Early Development Census (AEDC) data from 2018 shows that 22.4% of Campaspe children entering their first year of school are vulnerable on one or more of the AEDC domains, and 14% are vulnerable on two or more domains. The domains of the AEDC are physical, social, emotional, language and communication.

The Australian Bureau of Statistics Socio-Economic Indexes for Areas (SEIFA) ranking system indicates most the Shire's rural areas rank in Decile 4 or above, indicating these communities are relatively affluent. However, many of the Shire's urban settlements include areas which rank in Decile 1 or 2 on the Index, indicating notable concentrations of disadvantage in these settlements.

Within Echuca, the SEIFA Index shows notable variation in socio-economic conditions across the city. To illustrate, the south-west and north-west sections of Echuca are populated by relatively affluent households (Deciles 6 to 9), whereas SEIFA rankings for central and west Echuca range from Decile 1 to 3, reflecting concentrations of disadvantage in these locations. This is also true for Tongala and Kyabram.

Services of Council that are child focussed or provide children's activities include:

- Centre Based Care services (Campaspe Community Children's Centre and Rochester & District Child Care Service)
- Maternal & Child Health Service
- Supported Playgroups
- Kindergarten Central Registration
- Immunisation services
- Library services
- Recreation services

Along with Council maintaining a Child Safe policy and its services subscribing to same, relevant services are assessed by the regulatory authority and all work in line with funding or industry peak body guidelines and / or strategic priorities. Services also have a long history of partnership and working toward shared goals and objectives (e.g., Municipal Early Years Plan) via Campaspe Primary Care Partnership, the Loddon Mallee Local Government Consortium, and the Campaspe Early Years Network.

Council's children's services have long been on the journey of quality improvement in the context of the National Quality Framework for centre-based care services, as well as more recently implementing more targeted work across different service areas such as trauma informed practice, better understanding brain development, improving cultural safety of services and spaces etc. through partnership work such as the Campaspe Core Competencies project in 2018/19.

Supported Playgroups are offered at various locations across the municipality and engage families experiencing disadvantage, assisting parents to develop skills and confidence to improve the early home learning environment and promote children's wellbeing and development. The qualified Supported Playgroup facilitators deliver the evidence-based smalltalk program to families. Smalltalk has five key elements. It aims to increase:

1. Quality and frequency of parents' interactions with their children
2. Level of stimulation in the home environment
3. Parental self-care (stress management and seeking support)
4. Parenting confidence
5. Parents' connection to their community and local services.

In recent years Council's Children's Services Team and Library Team have partnered with the Campaspe Cohuna Local Learning & Employment Network to promote Let's Read, a national evidence-based early literacy initiative that promotes reading with children from birth to five years.

Council's Maternal & Child Health Service is delivered from 9 locations across the municipality and offers a home visiting service. The service is free and is available to all families with children from birth through to school age. The Maternal & Child Health service supports families in the areas of parenting, health and wellbeing, growth and development and offers a "universal" service as well as an "enhanced" program, an extension of the Universal service that offers flexible actions and interventions to families who would benefit from more targeted support.

Outside of Council's children's services team, Campaspe's library service promotes early literacy by providing a wide range of different programs and activities to support, foster and encourage the love of reading and learning. In 2017 Campaspe Library became eligible to use the READ Quality Assurance logo by meeting the required standards within the State Library of Victoria *Reading and Literacy for all: Quality standards checklist for early years literacy programs*. With these standards underpinning the library service's early literacy programs the following are examples of programs currently on offer:

1. New parents talk – introductory tour of the library or baby rhyme time session to new parents in partnership with the Council's MCH team.
2. Baby Rhyme time - focus on encouraging parents to read to their children right from the start, including reading suggestions, finger play and rhymes and songs.
3. Toddler Rhyme time - aimed at parents with babies from 12 months to 3 years. The session usually includes songs, movement, stories and rhymes.
4. Story time - aimed at parents with children aged 3-5 years. Pre-school and school readiness is a focus of this program introducing structure and key literacy and numeracy – colours, numbers and shapes.
5. Visits to Childcare, playgroups and pre-schools – the Early Literacy Coordinator and Branch Coordinators visit Childcare centres and preschools to deliver Rhymetime or Storytime sessions, depending on the age of children. Programs are often developed and delivered together with the Supported Playgroup Facilitator.
6. Online Storytime – Australia Reads program through ALIA.
7. Big Summer Read. Each year during the January school holidays our library service provides a holiday reading program. The aim of the program is to encourage children to aim to read 10 books over the summer holidays. We also provide a face-to-face holiday program which includes, art, craft, movies and visiting performances. School holiday programs are also conducted throughout the year.
8. StoryWalks. Campaspe's library service was one of the first libraries in Australia to introduce the concept of StoryWalk® and in 2021 participated in International StoryWalk® Week. By introducing a picture story book in an outside setting, it encourages physical movement as well as an excellent literacy opportunity for children and parents.
9. Premier's Reading Challenge – for many years our library service has received funding from the State Government to purchase additional items for the collection to support the PRC program.
10. School Readers Collection – Development of a very important supportive collection for younger students with our wide range of readers, including decodable readers which focus on phonics. These assist students to develop new skills and advance further with their reading.
11. Special events throughout the year that focus on reading include Children's Book Week, National Simultaneous Storytime and Australia Reads all provide opportunities for school/preschool visits or community events.

Library Services are also watching with interest the proposed National Early Language and Literacy Strategy, which has been developed by the National Early Language and Literacy Coalition (NELLC), that has key priorities that target at supporting children aged five years and under including family support within communities, early education and transitions, specialist support and knowledge production and dissemination.

It is evident that the advocacy work of Thrive by Five is not dissimilar to the work of services of Council and is worthy of support. Council has previously supported the advocacy work of the "I Love Kinder" campaign, advocating for the ongoing funding of 15 hours per week of 4-year-old kindergarten funding. The Municipal Association of Victoria has been campaigning for the same.

5. OPTIONS

Option 1: Note and promote the campaign

Write to the Thrive by Five Campaign to confirm Council's in-principle support for the campaign. Advise campaign organisers that the campaign generally aligns with the focus of Council's early years services and that the campaign will be promoted via Council's communication platforms and networks.

This option is recommended by officers.

Option 2: Pledge support as requested by campaign organisers

The campaign has requested that the Council pledge its support for the campaign by passing a motion or Mayoral minute / notice of motion at an upcoming meeting. Pre-endorsing involvement in actions arising from the initiative would not be advised without close consideration of each task at the time.

Option 3: Decline to support the campaign

The Council could choose to write to the campaign organisers to advise its intention not to support the campaign.

This option is not recommended by officers as the overall sentiment of the campaign is regarded to be in the best interests of children and families. The campaign aligns with the priorities of the work of many providers in the early years sector, including Council's own services.

6. CONSULTATION

Internal consultation:

- Chief Executive Officer
- General Manager Development
- Community Health Department Coordinators

External consultation:

- Nil

Councillors:

- 8 December 2021 Council Briefing Session.

7. POLICY AND LEGISLATIVE IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no Council Policy and relevant law has been identified within this report.

8. FINANCIAL AND ECONOMIC IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no economic sustainability issues for the municipality have been identified within this report.

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no issues of ongoing financial viability of the Council have been identified within this report.

9. ENVIRONMENTAL IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no environmental sustainability issues including mitigation and planning for climate change risks have been identified within this report.

10. SOCIAL IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no social implications for the municipality have been identified with this report.

11. RELEVANCE TO COUNCIL PLAN 2021-2025

Growing quality of life
Children, young people and families healthy and well

12. ISSUES AND RISK MANAGEMENT

Issues:

Issue 1:

Quality Standards

Caution should be exercised when referencing childcare services not meeting the National Quality Standard (NQS). The NQS was introduced in 2012 and includes 7 quality areas. The quality areas are:

- Educational program and practice
- Children's Health and Safety
- Physical Environment
- Staffing arrangements
- Relationships with children
- Collaborative partnerships with families and communities
- Governance and Leadership

While it is and should be the aspiration of all services to not only meet, but to exceed the NQS, the consumer may easily be confused by scoring associated with the NQS. For example, a score of "working toward the National Quality Standard" does not necessarily translate to a service providing a sub-par level of care.

Issue 2:

Politicising issues

Council's Children's Services team consistently advocates to funding bodies and works within existing funding and service agreements. Advocacy work is directed appropriately at these levels of government. Thrive by Five seeks Council commitment to campaign National Cabinet on the five key actions to drive reform in the sector. Local government has a responsibility to advocate for solutions and supports that are specific and adapted to the local community in which they serve.

The Municipal Association of Victoria (MAV) is the Council's peak representative for advocacy initiatives supporting the local government sector on a range of key political topics, including early years reform. MAV is well placed to represent Victorian Councils as a collective, allowing Campaspe Shire Council to continue to deliver high quality early years services and initiatives that are tailored to its local community.

Risk:

Risk management has been considered in the preparation of this report and no risks with a high or extreme rating have been identified in this process.

13. CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, the officer preparing this report declares no conflict of interest regarding this matter.

14. CHARTER OF HUMAN RIGHTS

This Report has considered and complies with the Human Rights and Responsibilities contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

15. INSTRUMENT OF DELEGATION

This report has considered and complies with the Instrument of Sub-Delegation by the Chief Executive Officer is so far as this report is not contrary to the existing policy or strategy previously adopted by Council.

16. CONCLUSION

The overall messaging of the Thrive by Five campaign is relevant to the work of early years sector providers and to ensuring the best outcomes for children and families. It is recommended that Council confirm in-principle support for the campaign and assist in promoting the campaign.

17. ATTACHMENTS

1. Thrive by Five handout [9.4.1 - 2 pages]



THRIVE BY FIVE

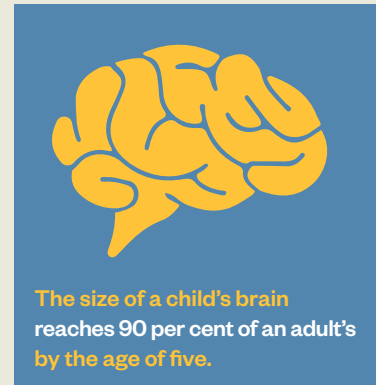
The first five years of a child's life are fundamentally important. They are the foundation that shapes children's future health, happiness, growth, development and learning achievement at school, in the family and community, and in life in general.

Australia has the potential to create a system in which every family with a young child has access to high quality parenting advice, childcare, early years education, child health services and playgroups, from pregnancy to the first day of school, all in their neighbourhood and delivered by friendly, well trained staff that they know.

This is why Thrive by Five is calling on the Federal Government to create a high quality, universally accessible and affordable early learning and childcare system in Australia.

Every child should start school ready to learn, with the opportunity to fulfil their potential. Reforming Australia's out-dated childcare arrangements will not only support our children but will also create lifelong economic advantages for women.

Many Australian women don't work more than three days a week because that is the tipping point where the cost of care becomes unreasonably expensive when compared with earning potential and too many women drop out of the workforce because of the cost of early learning and childcare. It also makes economic sense. A 2019 report found that for every \$1 invested in the early learning system, Australia receives \$2 back over the child's life.



THRIVEBYFIVE.ORG.AU



The Thrive by Five campaign brings together a broad cross-section of the Australian community – parents, educators, business leaders, unions, health professionals, community organisations, economists and leaders from across the political spectrum.

NICOLA FORREST

It was a passion for improving early childhood outcomes that led Andrew and I to establish the Australian Children's Trust in 2001, the precursor to Minderoo Foundation.

We were guided by the principle that if you want to help society or a community, you must invest in the wellbeing and development of children.

Now, we're helping spearhead a grassroots campaign – Thrive by Five – designed to bring together researchers, families, educators, business and concerned citizens in a movement for systems change in early childhood.

We want to work with you to realise this critical social and economic reform for our country. Together, we can ensure every child thrives.



JAY WEATHERHILL

In March 2004, as a state Member of Parliament, I was given Ministerial responsibility for South Australian families. Two months later, my first daughter, Lucinda, was born.

In the years since the coincidence of those two events, early childhood development has remained a focus of my personal and professional life.

As Premier of South Australia, I supported the development of more than 100 centres for early childhood development and parenting across the state and I advocated for systems change, through the COAG process and whenever the opportunity presented.

But I am impatient with the pace of reform.

This is an idea whose time has come. Join with us as we seek to inspire the next great social reform in this country.



THRIVEBYFIVE.ORG.AU



**THRIVE
BY FIVE**

10 Council Information

10.1 Notes of Appreciation

The following have been received:

- Nicole Koch, Echuca – a great big thank you *to the team member who called to action my request and to the team who pruned my storm beaten tree - amazing job! Thanks so much!*
- Bertha Brann, Rochester – thank you for a job well done. *I am happy to say my nature strip is nice and tidy. The trees are looking lovely and I am looking forward to them flowering.*
- Wayne McInnes, Echuca - thank you once again *to the wonderful work team mowing and cleaning up our reserve and laneway in Wisteria Street. Their excellent care is very much appreciated.*
- James Strate, Rochester – appreciation for great service.

A few days ago, I filled out the damaged waste bin lids form online. I was quite pleased to find this on the website.

I wasn't sure as to what would be the next step in the process.

Imagine my surprise when arriving home yesterday to find that not only had the replacement bin lids been delivered they had been installed!!

Thanks for the great service in this seemingly mundane task of replacing the broken bin lids.

- Dot Hammond, Echuca – thank you to Council and their team for quickly attending to a request for the trimming of a street tree in McKenzie Street, Echuca.
- John & Barbara Hardy – appreciation to community members. This appreciation was forwarded to the relevant agencies to pass on to their staff.

My wife and I were visiting Echuca on Tuesday 16th November 2021.

We were walking near "Dan Murphy's" shop when my wife suddenly collapsed just after clearing a road junction.

Within minutes two off duty Nurses came to our assistance and phoned for an ambulance. A GP passing in her car stopped. (An American Doctor living and working in Echuca) and another medically educated lady.

Two female Police officers stopped to see if they could assist. All were a great assistance and comfort until the ambulance arrived. The GP ran me to the Echuca Regional Hospital as I could not be carried in the ambulance (Covid restrictions).

We did not retain the names of any of those good people but did thank them verbally despite the stress we both felt.

- Peggy & Terry Boughey – *"just wanted to let you know how much we enjoy and use Aysons Reserve".*

The couple had a seven night stay (with a permit) then left for a week and returned for a four night stay before travelling home to Melbourne. The couple have been coming to stay at Aysons Reserve for nine years and spend money in Rochester and Elmore during their stay. They also stayed at the Rochester Riverside Caravan Park for two nights.

RECOMMENDATION

That Council acknowledge the notes of appreciation as listed.

10.2 Community Event Sponsorship

Author	Department	Manager	General Manager
Executive Assistant Community	Community		General Manager Community

1. SUMMARY

That Council note the five successful applications received for Community Event Sponsorship.

2. RECOMMENDATION

That Council note the following sponsorships were approved in accordance with the Community Event Sponsorship criteria and the applicants advised in writing:

- **Echuca & District Kennel Club Inc. - \$1,000 cash and \$111 in-kind support for waste management to assist with costs associated to host the Championship Dog Show held from 6 - 7 November 2021,**
- **Embrace Church Inc. - \$1,000 to assist with AV equipment hire costs for the Tongala Carols by Candlelight to be held on 11 December 2021,**
- **Victorian Clay Target Association Inc. – in-kind to the value of \$1,500 for traffic management, for the Victorian State Down the Line (DTL) carnival to be held from 1 - 5 December 2021,**
- **Girgarre Facilities Committee Inc. - \$500 towards the costs associated with hosting the Girgarre Memorial Hall Centenary celebration to be held on 5 March 2022,**
- **Tongala Development Group Inc. - \$1,000 cash and in-kind to the value of \$700 for waste management and temporary white picket fencing for the Tongala 'Eats & Beats' to be held at the Tongala Soundshell on 25 March 2022,**

3. PURPOSE

To note the outcomes of five Community Event Sponsorship applications considered in accordance with the grant guidelines and criteria.

4. DISCUSSION

The Community Event Sponsorship program offers financial support to not for profit community organisations, groups and associations to conduct events that contribute to the municipality and support Council's vision.

The program has guidelines for applications submitted to Council.

The following applications were received:

Echuca & District Kennel Club Inc. – requested \$1,000 cash to assist with costs to host their Championship Dog Show to be held at the Koyuga Recreation Reserve from 6 – 7 November 2021 and \$111 in-kind Council support for the provision of additional rubbish bins for the event.

This event has been annually for many years and was to be part of the Echuca Moama Show in 2021. Due to covid restrictions at the time of the Echuca Moama Show, the event was cancelled. The Echuca Kennel Club have rescheduled their Championship Dog Show and have had to find an alternate location to hold it as the Echuca East Recreation Reserve, (where the club is based), is currently under redevelopment.

The club have requested in-kind waste management and it is proposed to provide:

- four waste bins,
- four recycle bins, and
- two food and garden waste bins for the dog poo (compostable bags to be used).

The aim of the show is to help inform the general public of responsible pet ownership and care of dogs.

The event will also provide an opportunity for families and individuals to get out and socialise after a long period of not being able to do so.

The event will be advertised on local radio EMFM, word of mouth, community billboard and Facebook. It has also been promoted through the Dogs Victoria Gazette and Dogzonline.

The application was submitted to the Responsive Grants Program so has been not submitted within the required three month notification period due to the frequently changing landscape and easing of covid restrictions.

The event will be hosted in-line with COVID guidelines/restrictions in place at the time. All exhibitors are required to be fully vaccinated to participate in this show as per Dogs Victoria direction.

Council will receive recognition of the sponsorship through the use of banners at the event and the Campaspe Shire logo will also be used on all promotional material relating to the event, including website and social media.

Embrace Church Inc. – requested \$1,000 cash and \$630 in-kind support through waste management, temporary white picket fencing and Covid marshal vests to assist with hosting the Tongala Carols by Candlelight to be held at the Tongala Sound Shell on 11 December 2021.

Tongala Carols by Candlelight has been part of the local events calendar for the last 20 years and attendance numbers have grown each year. The event is offered to the community free of charge.

The event provides an opportunity for the local community to come together to celebrate the festive season in a safe and relaxed environment. Local schools will provide performances via livestream and a link will be available to community members who are unable to join the event in a face to face capacity.

The event will be hosted in-line with Covid guidelines/restrictions in place at the time. With Phase D of the Events Roadmap due to come into effect on 28 November there will be no requirement for a CovidSafe Event Plan and all attendees over the age of 16 will need to be fully vaccinated.

Council will receive recognition of the sponsorship through the use of banners at the event and the Campaspe Shire logo will also be used on all promotional material relating to the event, including website and social media.

The application was not submitted within the required three month notification period due to the uncertainty created by Covid restrictions.

Victorian Clay Target Association Inc. – requested \$1,500 in-kind support for traffic management for the Victorian State Down the Line (DTL) Carnival to be held at the Echuca Clay Target Club from 1 – 5 December 2021.

This event is co-hosted in conjunction with the Echuca Clay Target Club Inc. and provides an opportunity for all ages (over 12 years) and genders, to participate in a large scale competition. *“While there are other disciplines of the sport, DTL is the most popular and highly sort after competition”.*

The DTL State Championships is the only event of this type held in Victoria. The facilities on offer at the Echuca Clay Target Club are the only facilities of the size required to hold this event within the State.

Due to the extension of car parking for the event and the provision of an additional entry, traffic management is required and includes:

- speed restriction signage, and
- road safety signage including VMS signage to caution motorists of event and queuing traffic.

This event is usually held in November however was rescheduled to December due to the Covid pandemic. The event will be held in-line with Covid guidelines/restrictions in place at the time. The event will also follow a set procedure endorsed by the Australian Clay Target Association (ACTA) and in compliance with all rules and regulations that are paramount to host a safe event.

With Phase D of the Event Roadmap due to come into effect on 28 November there will be no requirement for a CovidSafe Event Plan and all attendees over the age of 16 will need to be fully vaccinated.

Council will receive recognition of the sponsorship through the use of banners at the event and the Campaspe Shire logo will also be used on all promotional material relating to the event, including website and social media.

Extensive promotion of the event will occur through the ACTA magazines, email and social media as well as direct mailouts to clubs and members.

The application was not submitted within the required three month notification period.

Girgarre Facilities Committee Inc. - requested \$1,000 to assist with catering costs for a luncheon to celebrate the centenary of the Girgarre Memorial Hall on 5 March 2022.

The event provides an opportunity for the local community to come together to celebrate and mark the 100th Anniversary of the opening of the Girgarre Memorial Hall in a safe and relaxed environment. The event is offered to the community free of charge.

The event will be hosted in-line with Covid guidelines/restrictions in place at the time. With Phase D of the Events Roadmap due to come into effect on 28 November it is anticipated that there will be no requirement for a CovidSafe Event Plan and all attendees over the age of 16 will need to be fully vaccinated.

Council will receive recognition of the sponsorship through the use of banners at the event and the Campaspe Shire logo will also be used on all promotional material relating to the event, including the Girgarre website and social media.

The application was submitted within the required three month notification period.

Tongala Development Group Inc. - requested \$4,000 cash and \$700 in-kind support through waste management, temporary white picket fencing for the Tongala 'Eats & Beats' to be held at the Tongala Soundshell on 25 March 2022.

A grant of \$4,000 was awarded through Creative Active Recovery Grants for the inaugural Tongala 'Eats & Beats' in 2021.

Bringing the community together, at an inclusive outdoor community event, supporting local business and businesses, including musicians, food vendors, market stall holders and sound & light technicians, from across the shire. The event will be offered to the community free of charge.

The event will be held in-line with Covid guidelines/restrictions in place at the time. With Phase D of the Event Roadmap due to come into effect on 28 November it is anticipated that there will be no requirement for a CovidSafe Event Plan and all attendees over the age of 16 will need to be fully vaccinated.

Council will receive recognition of the sponsorship through the use of banners at the event and the Campaspe Shire logo will also be used on all promotional material relating to the event, including website and social media.

The application was submitted within the required three month notification period.

The assessment panel's view is that this event is the equivalent of a local community event, and therefore would not be eligible for the \$5,000 category.

With the reduction in the requested funds from Council the group has been referred to the Visit Victoria Regional Community Events Fund for the shortfall of \$3,000. The group will also seek sponsorship from other sources to ensure the event goes ahead as planned.

Organisation	Amount	Amount Recommended	Purpose	Comment
Echuca & District Kennel Club Inc.	\$1,000 cash and \$111 in-kind waste management	\$1,000 cash and \$111 in-kind waste management	To assist with costs to host their Championship Dog Show to be held at the Koyuga Recreation Reserve from 6 – 7 November 2021.	Approved by CEO Event expected to attract 300 participants locally and from across regional Victoria.
Embrace Church Inc.	\$1,000 cash and \$630 in-kind temporary white picket fencing	\$1,000 cash and \$630 in-kind temporary white picket fencing	To assist with hosting the Tongala Carols by Candlelight to be held at the Tongala Soundshell on 11 December 2021.	Approved by CEO Event expected to attract 450 people locally.
Victorian Clay Target Association Inc.	\$1,500 in-kind traffic management	\$1,500 in-kind traffic management	To advise motorists of the changed traffic conditions for the Victorian State DTL Carnival to be held at the Echuca Clay Target Club from 1 – 5 December 2021	Approved by CEO Event expected to attract 400 people per day from local, regional and metropolitan Victoria as well as interstate.
Girgarre Facilities Committee Inc.	\$1,000	\$500	To assist with costs to host the Girgarre Memorial Hall Centenary Celebration to be held on 5 March 2022	Approved by the CEO Expected local attendance of 100 persons.
Tongala Development Group Inc.	\$4,000 cash and \$700 in-kind waste management and temporary white picket fencing	\$1,000 cash and \$700 in-kind waste management and temporary white picket fencing	To assist with hosting Tongala 'Eats & Beats' to be held at the Tongala Soundshell on 25 March 2022	Approved by the CEO Event expected to attract 700+ people. Event has the potential to become a regional event. Estimated \$12,000 injected into the Tongala economy from this event in 2021

Events Sponsorship Program fund balance prior to these applications: **\$11,625**

Requested Funding: **\$7,000**

Funding amount recommended: **\$3,500**

2021/2022 Fund Balance: (15 December 2021) **\$8,125**

Council's contribution of \$3,500 cash and \$2,941 in-kind (waste and traffic management and temporary white picket fencing) will assist in the provision of events with an estimated value of \$108,700.

5. CONSULTATION

Internal consultation:

- Grants Panel
- EMG

6. POLICY AND LEGISLATIVE IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no Council Policy and relevant law has been identified within this report.

7. FINANCIAL AND ECONOMIC IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no economic sustainability issues for the municipality have been identified within this report.

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no issues of ongoing financial viability of the Council have been identified within this report.

8. ENVIRONMENTAL IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no environmental sustainability issues including mitigation and planning for climate change risks have been identified within this report.

9. SOCIAL IMPLICATIONS

The requirements of Section 9(2)(c) of *Local Government Act 2020* have been considered and no social implications for the municipality have been identified with this report.

10. RELEVANCE TO COUNCIL PLAN 2021-2025

Strong and Engaged Communities

- Enable residents to be active and engaged in their community and support participation in artistic, cultural, sporting, and leisure opportunities.

Resilient Economy

- Facilitate and enable local enterprise, support existing businesses and develop stronger business networks.

11. ISSUES AND RISK MANAGEMENT

Issues:

The current coronavirus pandemic may impact the commencement/holding of some events. This will be worked through with individual organisations regarding the event concerned and restrictions imposed at the time.

Risk:

Risk management has been considered in the preparation of this report and no risks with a high or extreme rating have been identified in this process.

12. CONFLICT OF INTEREST

In accordance with section 130 of the *Local Government Act 2020*, the officer preparing this report declares no conflict of interest regarding this matter.

13. CHARTER OF HUMAN RIGHTS

This Report has considered and complies with the Human Rights and Responsibilities contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

14. INSTRUMENT OF DELEGATION

This report has considered and complies with the Instrument of Sub-Delegation by the Chief Executive Officer is so far as this report is not contrary to the existing policy or strategy previously adopted by Council.

15. CONCLUSION

Council received five applications to the Community Event Sponsorship Program. It should be noted that the applications were successful in receiving \$3,500 cash towards event costs and \$2,941 in-kind support, for waste and traffic management and temporary white picket fencing.

11 Petitions and Letters

12 Notices of Motion

13 Urgent Business

14 Confidential Business

Closure of Public Meeting

RECOMMENDATION

That pursuant to the provisions of the *Local Government Act 2020* (the Act), the meeting will now be closed to members of the public in accordance with section 66(2)(a) of the Act to enable consideration to be given to items that contain confidential information as defined in section 3(1) of the Act as follows:

- a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.
- b) Security information, being information that if released is likely to endanger the security of Council property or the safety of any person.
- c) Land use planning information, being information that if prematurely released is likely to encourage speculation in land values.
- d) Law enforcement information, being information which if released would be reasonably likely to prejudice the investigation into an alleged breach of the law or the fair trial or hearing of any person.
- e) Legal privileged information, being information to which legal professional privilege or client legal privilege applies.

- f) **Personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.**
- g) **Private commercial information, being information provided by a business, commercial or financial undertaking that:**
 - (i) **relates to trade secrets; or**
 - (ii) **if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.**
- h) **Confidential meeting information, being the records of meetings closed to the public under section 66(2)(a).**
- i) **Internal arbitration information, being information specified in section 145.**
- j) **Councillor Conduct Panel confidential information, being information specified in section 169.**
- k) **Information prescribed by the regulations to be confidential information for the purposes of this definition.**
- l) **Information that was confidential information for the purposes of section 77 of the Local Government Act 1989.**

Items

14.1 Tender

14.2 Sale of Land

Resumption of Public Meeting

15 Close Meeting

Declan Moore

Chief Executive Officer