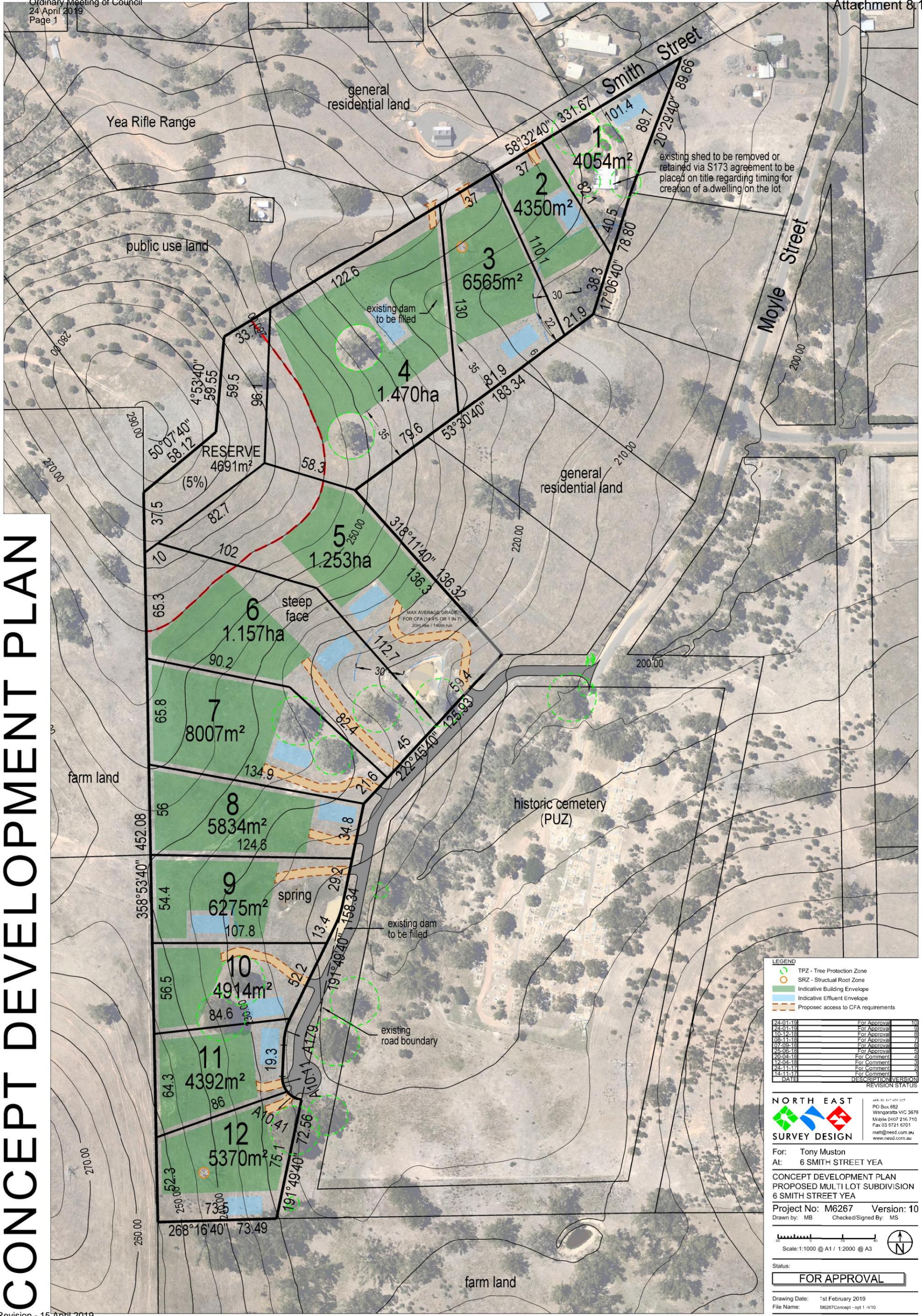


CONCEPT DEVELOPMENT PLAN



existing shed to be removed or retained via S173 agreement to be placed on title regarding timing for creation of a dwelling on the lot

existing dam to be filled

steep face

spring

existing dam to be filled

existing road boundary

LEGEND

- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- Indicative Building Envelope
- Indicative Effluent Envelope
- Proposed access to CFA requirements

DATE	DESCRIPTION	REVISION STATUS
24-01-19	For Approval	10
24-01-19	For Approval	9
10-12-18	For Approval	8
08-11-18	For Approval	7
07-09-18	For Approval	6
25-08-18	For Approval	5
20-04-18	For Comment	4
12-04-18	For Comment	3
24-11-17	For Comment	2
14-11-17	For Comment	1

NORTH EAST SURVEY DESIGN
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PO Box 882
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Mobile 0407 216 710
Fax 03 5721 5701
matt@nesd.com.au
www.nesd.com.au

For: Tony Muston
At: 6 SMITH STREET YEA

CONCEPT DEVELOPMENT PLAN
PROPOSED MULTI LOT SUBDIVISION
6 SMITH STREET YEA

Project No: M6267 Version: 10
Drawn by: MB Checked/Signed By: MS

Scale: 1:1000 @ A1 / 1:2000 @ A3

Status: **FOR APPROVAL**

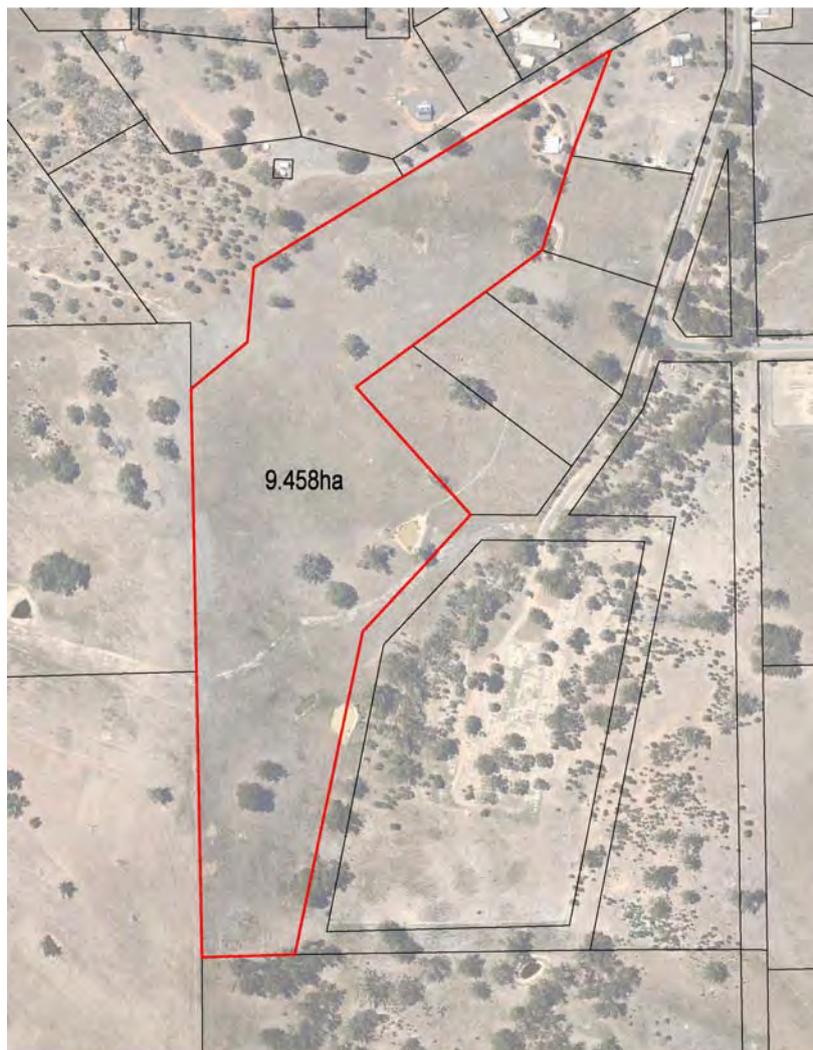
Drawing Date: 1st February 2019
File Name: M6267Concept - opt 1 -V10



Planning Report

13 Lot Staged Subdivision Low Density Residential Zone (LDRZ)

6 Smith Street, Yea (CA2, TP300282C)



Aerial photo of subject land

Report in Support of an Application for Planning Permit for a 13 Lot Staged Subdivision at 6 Smith Street, Yea

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1.0 **PROPOSAL**

1.1 Staged Subdivision

This is a report in support of a planning permit application. The application is for a thirteen (13) lot staged subdivision at 6 Smith Street, Yea. The proposal will create a lot for the existing shed accessed from Smith Street and 4 additional lots with access from this road. A further 9 lots are proposed to be created fronting the existing un-used road reserve which wraps around the western side of the cemetery.

With the proposed lot sizes being over 0.4ha the native vegetation on the lots will continue to be retained and protected by the provisions of the planning scheme. The proposed road around the cemetery will be aligned to avoid the large native trees within the existing road reserve.

The land is located in the Low Density Residential Zone. In accordance with the Schedule to the zone, a minimum lot size of 0.4ha is permitted where supported by a Land Capability Assessment which shows that lot sizes are sufficient to provide for effluent disposal. A LCA has been prepared by BM Civil of Shepparton and confirms that this is the case.

The land is particularly steep and affords fantastic views of the surrounding landscape however with the terrain comes intrinsic challenges for the provision of access and the construction of dwellings. The proposal plan indicates a building envelope and effluent disposal area for each lot along with a proposed driveway access to the envelope which meets CFA requirements for maximum grades and turning radii.



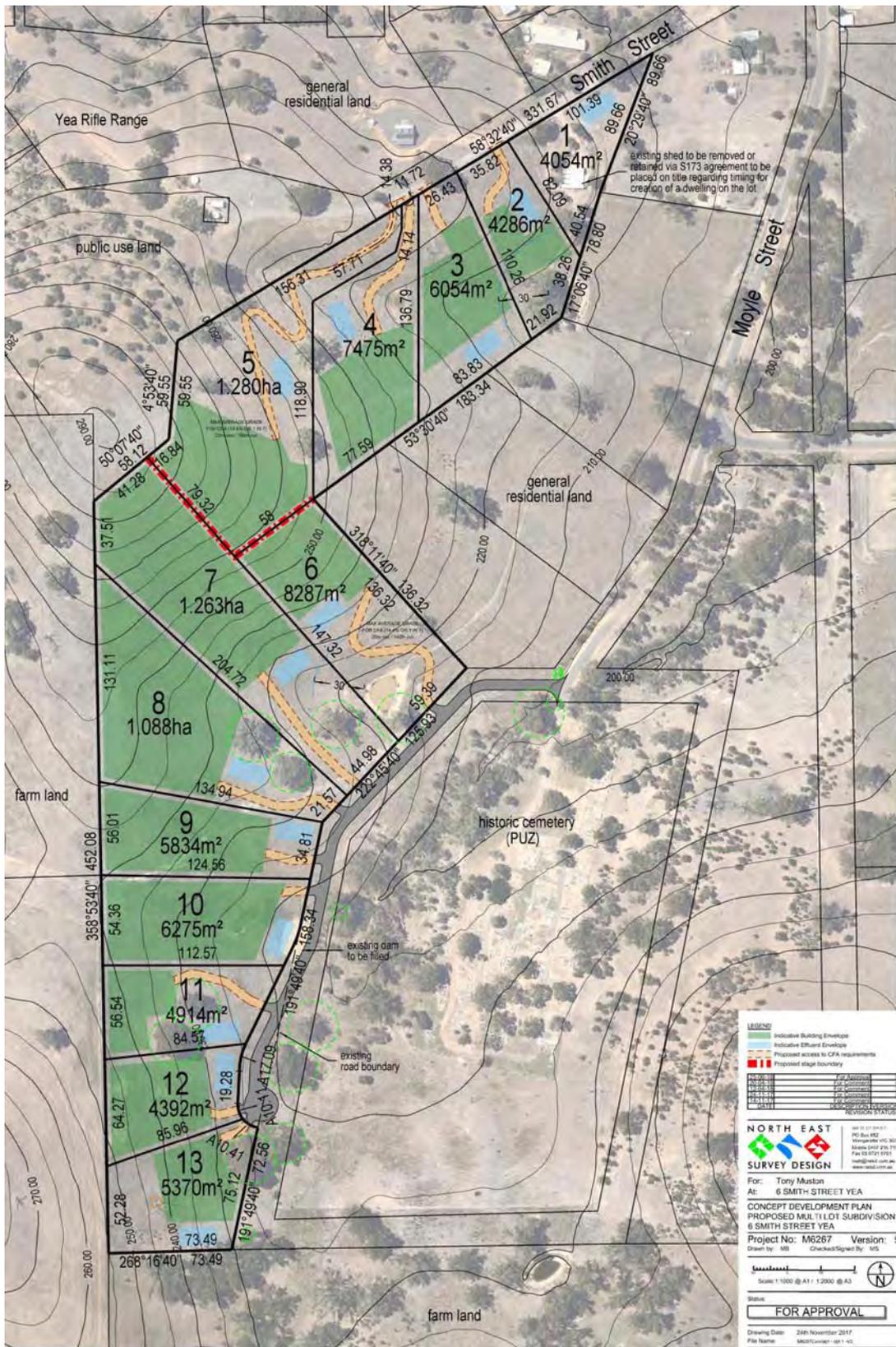


Fig. 1 – The proposed subdivision

2.0 SUBJECT SITE & LOCALITY MAP

The subject land is comprised of a single irregular shaped crown allotment approximately 9.458ha in area. The address of the land is 6 Smith Street and it has a frontage to this street of approximately 190m. The land can also be accessed from Moyle Street via an un-used road reserve around the western side of the cemetery.

There is an existing shed in the northern most corner of the land which is accessed from Smith Street. The remainder of the land is vacant apart from a few small dams and is fenced into two large paddocks and periodically grazed.

The land is very steep, particularly in the north western corner close to the top of the hill, and affords superb views over the surrounding landscape. The land to the west of the cemetery is slightly less steep and is within a sheltered valley with views over the historic cemetery reserve. There is a high point in the northwest corner at the top of the hill at the end of Smith Street where there is a tank and communications tower, and falls towards Moyle Street and a minor creek/drainage line along the western side of the cemetery.

There are a number of scattered native trees across the site including some in the existing road reserve around the cemetery. There is also some juvenile regrowth which has occurred particularly on the upper slopes.

Power is not supplied to the existing shed on the land but there is underground power connected to dwellings on the opposite side of Smith Street. Underground power also extends down Moyle St almost to the cemetery. Telecommunications is available in Smith St but does not currently extend down Moyle Street. Reticulated gas is not available in Yea.

Reticulated sewer and water are not currently connected to the land. The reticulated sewer terminates near the intersection of Smith and Moyle Street and water extends along Moyle Street for a short distance. The provision of reticulated water to service future lots along Smith Street is likely to require a booster pump and header tank.

The subject land is a pocket of Low Density Residential zoned land which is bounded to the north and east by lots in the General Residential Zone that are generally large due to the steep terrain. To the northwest of the site the land is in the Public Use Zone and accommodates the Yea Rifle Range and also communications infrastructure located on the top of the hill. To the southeast of the site is the historic Yea Cemetery and further east is the Yea Lawn cemetery.

Land to the west of the subject site is in the Farming Zone, is steeply graded and used for grazing.



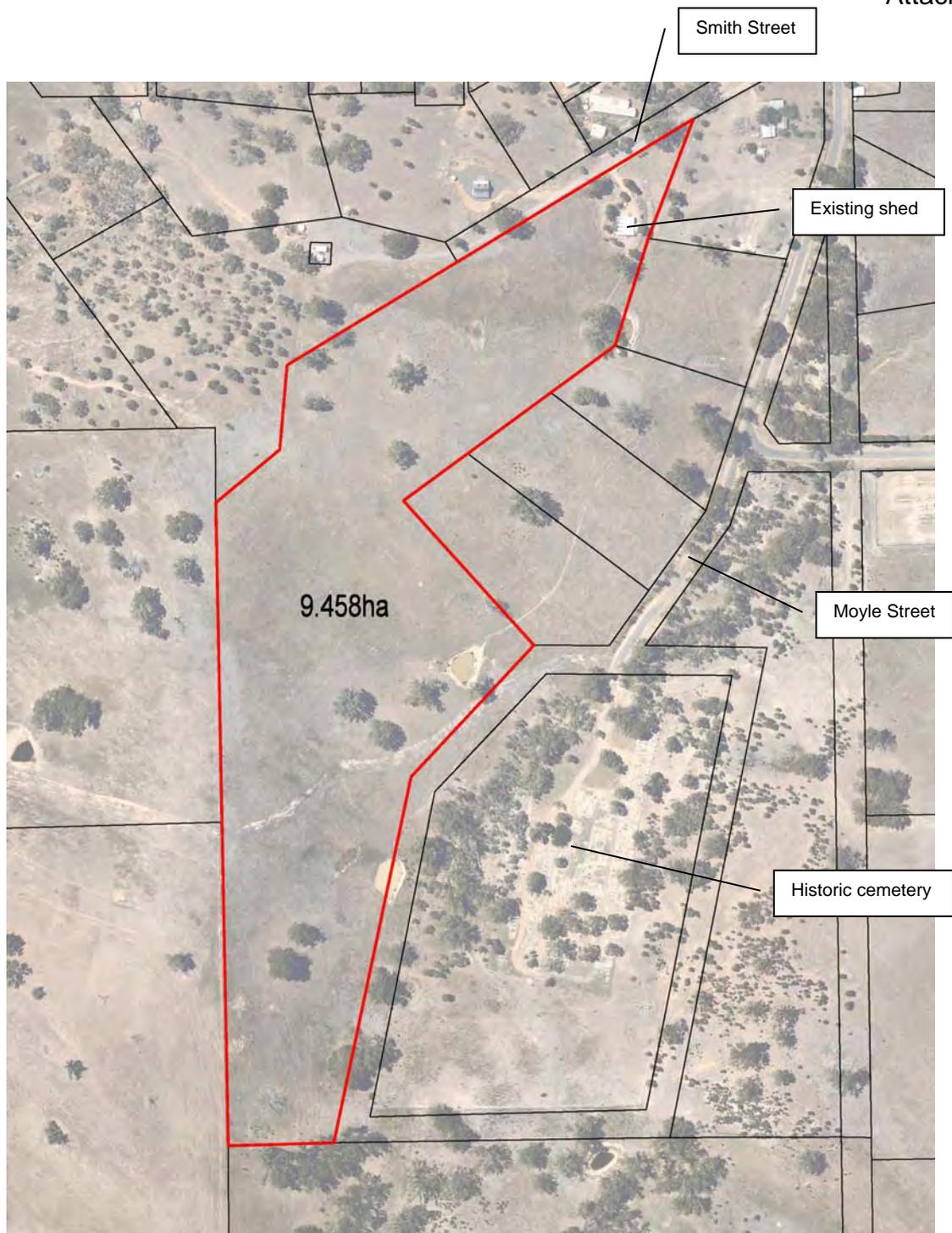


Fig. 2 – Aerial photograph showing the subject land in the red outline.

A copy of the title is **attached** in Appendix 1 and shows the land in the ownership of Anthony Muston of 894 Glenferrie Road, Kew.





Fig. 3 – View along the access to the site from Moyles Road and showing the steep terrain of the site.



Fig. 4 – One of the large native trees on the site



Fig. 5 – Red Gum saplings growing near the southern dam





Fig. 6 – Two large Red Gum trees in the southern corner of the site.

3.0 **CULTURAL HERITAGE**

The land is not identified as having cultural heritage sensitivity. Refer **attached** CHMP checklist in Appendix 3.

4.0 **PLANNING CONSIDERATIONS**

4.1 **Zoning**

The land is zoned Low Density Residential (LDRZ) under the Murrindindi Planning Scheme. The purpose of the Low Density Residential Zone is to:

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

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

The decision guidelines of the Low Density Residential Zone also set out a series of general, rural and environmental issues, including the mandatory requirement to consider:

The State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF) including the Municipal Strategic Statement and any local planning policies.

The subject land is recognised in the Municipal Strategic Statement as providing an opportunity for low density residential development within the defined township boundaries of Yea in accordance with the Yea Framework Plan.

4.2 **Overlays**

The subject land is not affected by any overlays however there is a Heritage Overlay affecting the historic Yea Cemetery Reserve adjacent to the site.

4.3 Scheme Provisions

4.3.1 Subdivision (LDRZ)

In accordance with Clause 32.03-3, a permit is required to subdivide land in the Low Density Residential Zone. Each lot must be at least the area specified for the land in a schedule to this zone.

The Schedule to the zone provides that the minimum subdivision area is;

1 hectare, unless lots 0.4ha or larger are in accordance with a Land Capability Assessment approved by the responsible authority that complies with the EPA publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management, March 2003 and the Septic Tanks Code of Practice, March 2003.

The proposed lot sizes in the subdivision will all be over 0.4ha in size and a Land Capability Assessment has been prepared for the land which supports this minimum lot size.

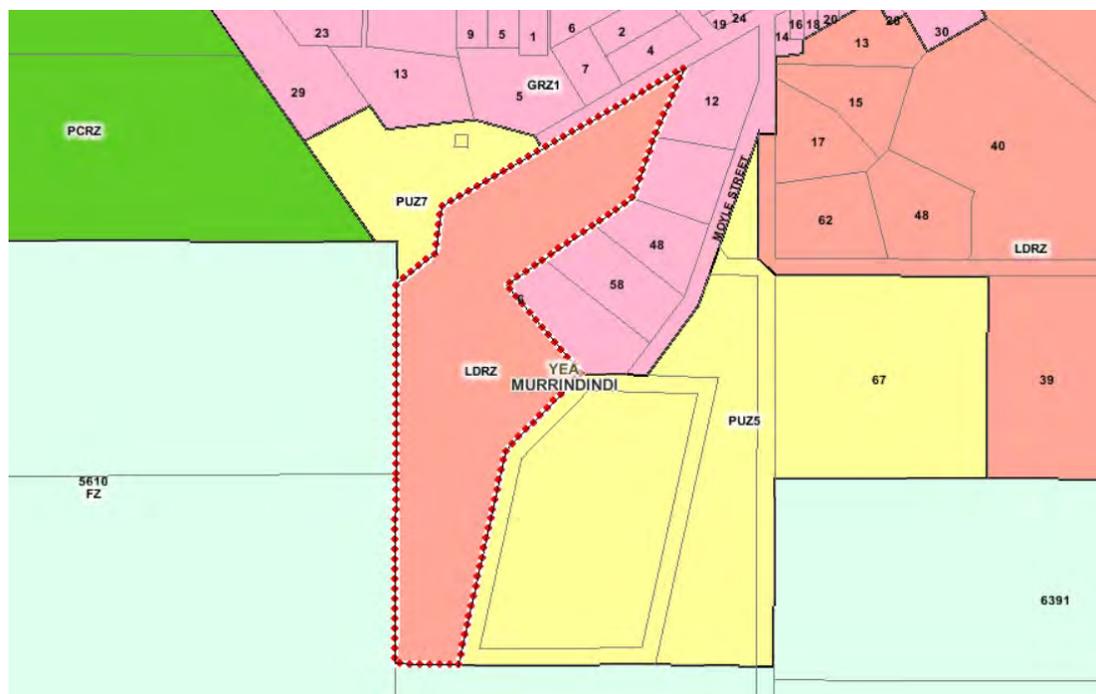


Fig. 7 – Zoning map showing the subject land in the LDRZ (red outline)

4.4 Matters for Consideration

The application should be considered against the following provisions of the planning scheme:

- SPPF – Clauses 11-19
- LPPF including MSS – Clause 21
- Low Density Residential Zone – Clause 32.03
- Native Vegetation – Clause 52.17
- Clause 65 Decision Guidelines

4.4.1 State Planning Policy Framework

Clause 11.07-1 Regional Planning

The objective of this clause is;

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

Whilst the land is within good proximity to the Yea town centre and the facilities and services available there, the topographical constraints of the site are such that development at a low density represents a lower impact and more sustainable outcome for the land.

The proposal provides for modest development of the land to maintain the existing neighbourhood character of large residential lot sizes and preserve the views both from and to the hillside of the site.

Clause 11.12 Hume

11.12-3 Planning for growth

The objective of this clause is;

- *To focus growth and development to maximise the strengths of existing settlements.*

The proposal will create 13 lots for the development of new dwellings within the established rural township of Yea and supports modest residential growth in the low density residential zone.

Clause 14.02 Water

The SPPF outlines a number of objectives relative to catchment planning and management, water quality and water conservation.

All of the proposed lots in the subdivision will be connected to reticulated water. Due to the elevation of the proposed building sites on each lot a water pump station is likely to be required to raise water to a header tank at the top of the hill and gravity feed to each of the dwellings. Each lot will be over 0.4ha in size which will also allow sufficient size for rainwater tanks to be installed.

Each of the lots will rely on on-site wastewater treatment systems for the disposal of effluent. A Land Capability Assessment has been undertaken for the land and indicates that the soil profile is suitable to ensure that waste water can be effectively treated within the boundaries of the lots.

There is a small creek/drainage line to the west of the cemetery site which will be separated from the lots by the proposed new road. Development and effluent



disposal fields on each of the lots will be setback at least 30m from this creekline and any retained dams to ensure water quality is maintained.

Clause 15 Built Environment & Heritage

15.01-3 Neighbourhood and subdivision design

The objective of this clause is;

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

The proposed subdivision will create 13 low density residential lots within the established township boundaries of Yea. The land is approximately 1.5km from the town centre which provides a reasonable walking or cycling distance to existing community facilities.

The proposal creates large lots in an open residential living environment offering views over the surrounding landscape and an attractive living environment.

Clause 16 Housing

16.01-4 Housing diversity

The objective of this clause is;

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

The subdivision will increase the supply of low density residential land in Yea for the construction of new dwellings. The proposal respects the existing neighbourhood character of large lots, improves the availability of lots for greater housing choice and supports the better use of existing community facilities and new facilities through accommodation of modest population growth.

Clause 19.03 Development Infrastructure

19.03-2 Water supply, sewerage and drainage

The objective of this clause is;

- *To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.*

As discussed above reticulated water is proposed to be supplied to each of the lots in accordance with authority requirements. Water supply will also be made available for each lot to meet CFA requirements for firefighting purposes.

Reticulated sewer is not available to the site and the proposed density of the development and potential for future development in the area is such that the



provision of sewer to service the lots would be inefficient and economically unfeasible.

The potential impact of stormwater run-off from the lots is considered to be low given the proposed density of development. Stormwater from the lots and from the new road to be constructed around the cemetery will be managed in accordance with best practice WSUD techniques and the provisions of the IDM as appropriate.

4.4.2 Municipal Strategic Statement

Clause 21.02 – The Planning Vision

The subject land is identified in the Yea Framework Plan (Clause 21.02-2) for low density residential development and is also zoned for this purpose. It is recognised however that there are associated challenges for this land to be developed appropriately given its topographical constraints.

Clause 21.04 – Housing

The subject land being within the established township of Yea has been zoned Low Density Residential in response to a demand for this style of living identified in the *Rural Residential Study, 2004*. The proposal will create 13 lots for the development of new dwellings to help meet the ongoing demand for residential lifestyle options.

4.4.3 Local Planning Policy

Clause 32.03 Low Density Residential Zone

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

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

The proposal will subdivide the land into 13 lots for the development of dwellings in a low density living environment. All of the proposed lots will rely on septic or other wastewater systems for the treatment of wastewater.

Clause 32.03 Decision Guidelines

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*



- *The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*
- *The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.*
- *In the absence of reticulated sewerage:*
 - *The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
 - *The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).*
 - *The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.*
- *The relevant standards of Clauses 56.07-1 to 56.07-4.*

The subdivision proposal has been shown to be consistent with the SPPF and LPPF, including Council's MSS.

The proposal is considered to be respectful of the natural environment and in keeping with the existing character of the area of large lots in a quiet neighbourhood setting. Native vegetation will be retained on the lots to maintain the landscape character of the site.

The existing area is serviced by mains electricity, and telecommunications and water to some parts. Reticulated sewer is available at the corner of Moyle St and Smith St but it is not considered to be economically viable to extend and connect it to the proposed lots.

Clause 56.07-1 Drinking water supply objectives

Water will be supplied to each of the lots to the satisfaction of the local water authority. It is likely that a water pump station will be installed to pump water to a header tank on the top of the hill to service the proposed lots by gravity feed. Further discussions will be undertaken with Goulburn Valley Water.

Clause 56.07-2 Reused and recycled water objective

The proposed lots will be of sufficient size to accommodate rainwater tanks for the collection of rainwater for use for non-drinking purposes.

Clause 56.07-3 Waste water management objective

Each lot will have an on-site wastewater management system as per the Land Capability Assessment prepared by BM Civil. Refer to the report in **Appendix 4**.



Clause 56.07-4 Urban run-off management objectives

Stormwater from each of the proposed lots will be captured, detained and drained to the legal point of discharge for the land in accordance with the standards of the IDM and authority requirements.

Clause 52.17 Native Vegetation

The purpose of this clause is;

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) the Guidelines:*
 1. *Avoid the removal, destruction or lopping of native vegetation.*
 2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
 3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*
- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

The proposed subdivision layout has been designed to minimise the removal of native vegetation on the lots with the building envelopes for the future dwellings being located to avoid any large native trees. Some smaller saplings are likely to be removed however they are considered to be less than 10 years old and therefore a permit will not be required for their removal.

There are 4 very large old native trees in the existing un-used road reserve around the western side of the cemetery. The proposed new road has been aligned to avoid impacting on these trees.

Clause 65 of the Wangaratta Planning Scheme

Clause 65.01

- *The orderly planning of the area*

The proposal creates 13 lots each with direct road frontage and access from existing and proposed roads. The proposal is considered to represent orderly planning of the area.

- *The effect on the amenity of the area*

The subdivision will create a slight increase to traffic along Moyle and Smith Streets which are very quiet roads however this is considered reasonable in the context of residential growth. Moyle Street is capable of taking additional traffic in its current



form however Smith Street is currently gravel and is very steep. It may require sealing and drainage to ensure that dust from traffic and stormwater impacts, do not affect the amenity of residents. The developer might be expected to make a contribution to upgrading Smith Street however given the existing residents, it is unreasonable to expect the full cost of upgrade should be borne solely by the developer.

- *The proximity of the land to any public land*

The subject site is located adjacent to areas of public land for the historic Yea cemetery reserve, the lawn cemetery, the Yea rifle range and the Yea G117 bushland reserve.

- *Whether the proposed development is designed to maintain or improve the quality of storm water within and exiting the site*

Stormwater flows from the site will be maintained in accordance with the drainage provisions of the IDM and authority requirements. The use of rainwater tanks and grassed swale drains will enhance the quality of stormwater runoff in accordance with Best Practice Management Guidelines.

- *The extent and character of native vegetation and the likelihood of its destruction. Whether native vegetation is to be or can be protected, planted or allowed to regenerate*

Native vegetation on the lots is proposed to be retained and will continue to be protected by the provisions of the Murrindindi Planning Scheme due to the proposed lot sizes being over 0.4ha. Native vegetation which has established in the un-used road reserve along the western boundary of the cemetery reserve will be avoided by the realigning the new road.

There has been some recent regrowth of native trees on the land already. Areas of regrowth located outside of the designated building envelopes for the lots are likely to continue to establish.

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard*

The land is steeply sloping and is not affected by flooding however there is some potential for erosion where new driveway accesses are to be cut into the hillside. Driveways will need to be constructed to suitable grades and of an appropriate all weather surface to minimise the potential for erosion, and rehabilitation of steep exposed embankments will be required.

The land is within a bushfire prone area and consideration has been given to the provision of suitable accesses to each of the lots for CFA trucks. The fuel load from long grass on the land will be able to be managed more effectively without agricultural equipment on the smaller lots however the topography of the site will present some challenges.



Clause 65.02

- *The suitability of the land for subdivision*

The land is suitable for subdivision into large lots for residential development. The site is located in a desirable area, close to the town centre and affords fantastic views over the surrounding landscape. There is access to a sealed road network and some reticulated services.

- *The existing use and possible future development of the land and nearby land*

The use and development of surrounding land is unlikely to change. There is some potential for infill development within adjacent residential areas however this is somewhat limited by the topography of the land.

- *The availability of subdivided land in the locality and the need for the creation of further lots*

There is high demand for low density residential lots in Yea and other parts of the Shire from people seeking a lifestyle change in rural areas.

- *The effect of development on the use or development of other land which has a common means of drainage*

Stormwater flows from the development will be detained and discharged from the site in accordance with the drainage provisions of the IDM and authority requirements.

- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation*

The subdivision has been arranged to provide access to each of the lots from existing road reserves. Each of the lots will be over 0.4ha in size allowing native vegetation to continue to be protected under the provisions of the planning scheme. The land is quite steep and the lot sizes proposed are large to provide sufficient area for earthworks, retaining walls etc. as required to form a building pad.

- *The density of the proposed development*

The proposal will increase the density of development on the site in line with the minimum lot size provisions of the zone and the land capability for wastewater management.

- *The area and dimensions of each lot in the subdivision*

All of the lots will be over 0.4ha in size. Refer to the Concept Development Plan for dimensions of the lots.



- *The layout of roads having regard to their function and relationship to existing roads*

A new court head road is proposed to be constructed around the western side of the cemetery reserve in the existing un-used road reserve. Lots in the northern part of the site will have access from existing Smith Street which may require upgrading.

- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots*

The provisions of the IDM do not require footpaths to be provided for low density residential development. There are no existing footpaths in this area of Yea.

- *The provision of and location of reserves for public open space and other community facilities*

There are a number of public reserves in the area including the Yea cemetery reserve which is a significantly larger overall area than is currently utilised for the cemetery. There may be potential for greater utilisation of this land for passive recreation or other community facilities.

- *The staging of the subdivision*

The subdivision is proposed to be undertaken in two stages as shown on the Concept Development Plan. The conditions of permit will determine which stage of the development is more feasible to develop first.

- *The design and siting of buildings having regard to safety and the risk of spread of fire*

The lots are of sufficient size to provide for separation between buildings.

- *The provision of off street parking*

The proposed lot sizes provide sufficient space for off street parking.

- *The functions of any Body Corporate*

No common property will be created.

- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas*

Reticulated water, telecommunications, electricity and drainage will be connected to each of the proposed lots. Reticulated sewer is not currently available and it is not considered to be economically viable to extend it to each of the lots. The lots will each have on-site wastewater management systems in accordance with the Land Capability Assessment prepared by BM Civil.



- *If the land is not seweraged and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*

Effluent disposal fields have been shown on the proposed plan of subdivision in accordance with the findings of the Land Capability Assessment undertaken for the site.

- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas*

As discussed above the native vegetation on the land will continue to be protected under the provisions of the Murrindindi Planning Scheme.

5.0 **CONCLUSION**

The proposed subdivision will create 13 lots for the development of new dwellings in a low density living environment. A new road is proposed to be constructed within the existing road reserve to the west of the cemetery and Smith Street will provide direct road access to each of the lots in the northern part of the site. The proposal is not expected to unreasonably increase traffic or the demand on reticulated services. Each of the lots will be connected to all available reticulated services in accordance with authority requirements. Drainage will be managed in accordance with the IDM and authority requirements.

Native vegetation on the lots will continue to be protected under the provisions of the planning scheme due to the lots being over 0.4ha in size.

A Land Capability Assessment conducted for the land has shown that each of the lots can be provided with a suitable effluent disposal field to provide treatment and disposal within the boundaries of each lot.

The above report shows how the development complies with the SPPF, MSS and LPPF. We trust Council will therefore be in a position to approve this subdivision proposal.



TOWN PLANNING REPORT

**No.102 Falls Road,
Marysville VIC 3779**



Client:

FEEM Pty Ltd

Prepared by:

Jackson & Fapio Pty Ltd

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 - LAND SURVEYOR PLANS
 - ARBORICULTURAL REPORT

PROPERTY REPORT

REGISTER SEARCH STATEMENT

COPY OF TITLE

GOULBOURN VALLEY WATER

Jackson & Fapio

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TOWN PLANNING PLANS

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SITE ANALYSIS AND SITE
RESPONSE PLAN

SHADOW DIAGRAM

LAND SURVEYOR PLANS

ARBORICULTURAL REPORT

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DESIGN RESPONSE

DESIGN RESPONSE REPORT

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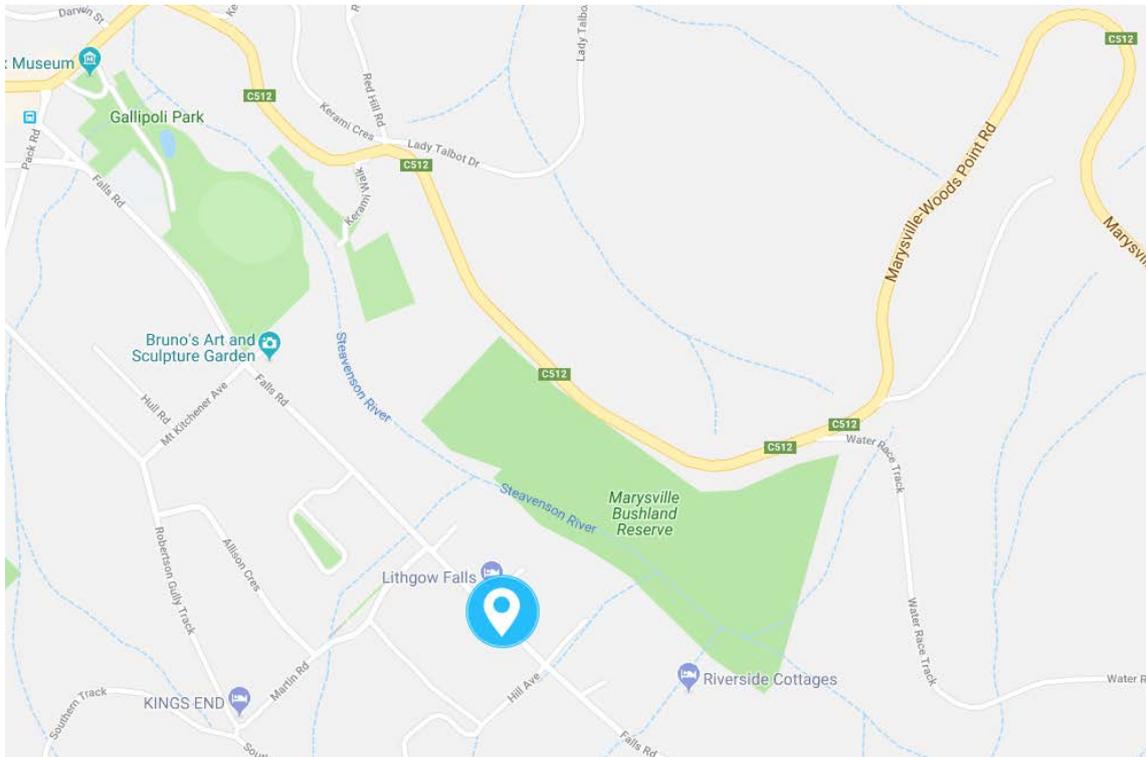
Phone: +61 424 167 633
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NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

Neighbourhood and site description

The site plan and accompanying photographs describe the site in the terms set out in Clause 55.01-1.

No.102 Falls Road, Marysville is located on the South of the heart of Marysville and approximately 1.2km from Marysville Road.



The subject site, which is currently vacant, is a rectangular shaped parcel of land. The site has a frontage of **39.78m**, depths of **79.46m** on the Eastern Boundary and **79.46m** on the Western Boundary, and rear width of **39.78m**.

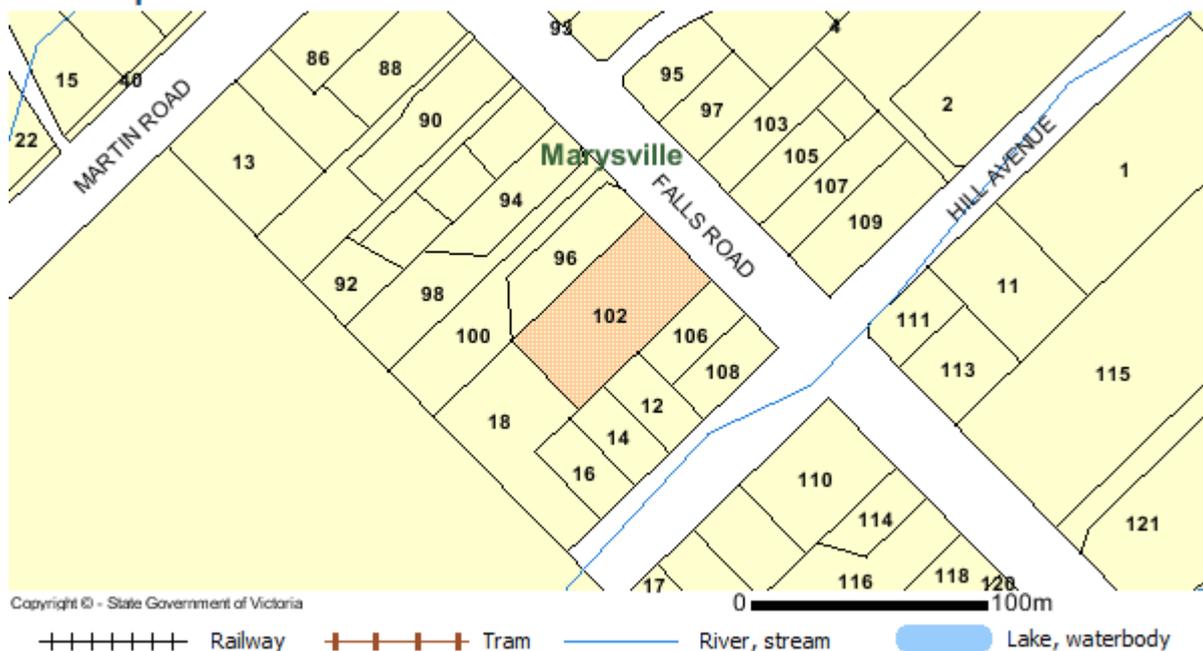
The site has a total site area of 3161.00 metres square.

The land falls from South to North with an approximate fall of **8.70 metres**. The existing vehicle entry point to the site is located off **Falls Road** along the North-Eastern title boundary.

THE LOCALITY

The map describes the subject land in the context of the neighbouring allotments.

Area Map



Allotments on **Falls Road** are reasonable sized lots, consequently there has been considerable medium density housing in the street.

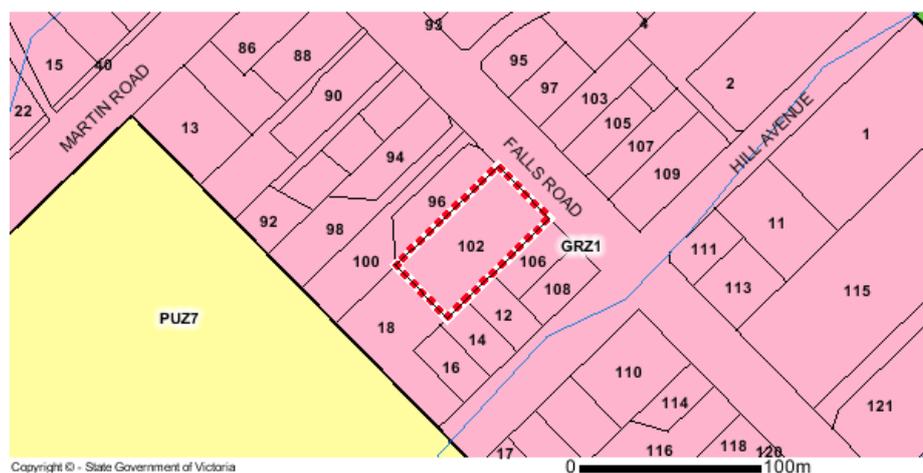
PLANNING CONTROLS

The site is within a General Residential 1 Zone pursuant to the Murrindini Scheme.

Planning Zone

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



The purpose of the zone is:

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

Design Response

The design approach has been

- to recognise the degree of medium density housing on **Falls Road**;
- to recognise the mixture of built form on **Falls Road**;
- to recognise the size and configuration of the site;
- to acknowledge the generous buildings on all common boundaries;
- to recognise the site's North-South alignment which maximizes Northern orientation;
- to produce a layout and built form which responds to these considerations.

The design is respectful of the site's relationship with adjoining development and pays strong regard to the objectives and standards of Clause 55 of the Murrindini Scheme. Particular emphasis in the design have been given to energy efficiency and sustainability, with principal habitable rooms having a north aspect, and secluded private yards designed to receive northern sunlight.

The site's strengths are

- Its configuration and area of **3161.00 metres square**;
- Its street frontage on **Falls Road** of **39.78m**;
- Its location within an area experiencing medium density housing development;
- Its ability to accommodate new dwellings with an access off **Falls Road**.

The proposal's degree of compliance with the objectives Clause 55 is set out in the following section.

NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

Clause 55.02-1 Neighbourhood Character objectives

- *To ensure the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*
- *To ensure that development responds to the features of the site and the surrounding area.*

Standard B1

- *The design response must be appropriate to the neighbourhood and the site.*
- *The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.*

THE PROPOSAL

The proposed site is located in a General Residential Zone 1 (GRZ1) area. The site has a very low level of shrubs/vegetation on the site and there are no native trees that will be affected by the proposed development.

The proposal is for ten single storey units on the site with a front set back of 8.8m, rear set back of 1.2m and 1.3m with a side setback being 1.3m on the South-East Boundary and 3.5m on the North-West Boundary. Semi-mature canopy trees are to be provided within the open spaces of each dwelling, as well as within the front setback.

The proposed dwellings will comprise of lightweight weatherboard lining, with a selected tile roof and aluminium window frames.

The proposal satisfies the standard.

Clause 55.02-2 Residential Policy objectives

- *To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.*

Standard B2

- *An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

Comment:

The proposal satisfies the standard.

STATE PLANNING POLICY FRAMEWORK

Clause 10 Operation of the State Planning Policy Framework

Purpose:

The purpose of State policy in planning schemes is to inform planning authorities and responsible authorities of those aspects of State planning policy which they are to take into account and give effect to in planning and administering their respective areas. The State Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. The State Planning Policy Framework is dynamic and will be built upon as the government develops and refines policy, and changed as the needs of the community change. The planning policies are directed to land use and development, as circumscribed by the *Planning and Environment Act 1987*, a primary objective of which is to provide for the fair, orderly, economic and sustainable use and development of land.

Goal:

The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the *Planning and Environment Act 1987*) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The objectives of planning in Victoria are:

- (a) To provide for the fair, orderly, economic and sustainable use, and development of land.
- (b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- (c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- (d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- (e) To protect public utilities and other facilities for the benefit of the community.
- (f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).
- (g) To balance the present and future interests of all Victorians.

Comment: The proposed multi-unit development will help with the urban growth of the area. The development will also provide diversity in an area already mixed with single and double storey dwellings.

As the proposed dwelling is located off **Falls Road**, this will allow future tenants of the dwellings easy access to shops, medical facilities, public transport and schools.

The proposal satisfies the standard.

LOCAL PLANNING POLICY FRAMEWORK

Clause 21.03 A VISION FOR MONASH

The planning framework for the City of Monash is founded on a 10-year vision for the City derived by Council in close collaboration with the Monash community. This vision is outlined in *Monash 2012 - A Strategy for the Future* (City of Monash, 2003) and is supported by this Municipal Strategic Statement and a series of major Council documents, such as the Council Plan, the Annual Budget and Business Plan, and the Annual Report.

City of Monash Council Plan

The Council Plan and Municipal Strategic Statement share Council's *Vision for A Thriving Community*:

Our City will promote a sustainable, quality environment where the community is actively encouraged to participate in community and civic life to enrich the cultural, social, environmental and economic viability of our City. and provides a framework for improving the social, physical, environmental The City of Monash Council Plan 2006-2010 establishes the future corporate direction for the municipality and economic well being of the community over the next 4 years. Since the Municipal Strategic Statement was first developed, the City of Monash has revitalised its Council Plan based on *Monash 2012: A Strategy for the Future* (City of Monash, 2003). *Monash 2012* was developed via an extensive community consultation program that aimed to identify the areas the community believed were most in need of strategic direction and focus.

The Council Plan 2006 – 2010 incorporates ten major themes of community, cultural diversity, aged services, children, youth and family services, economic development, activity centre development, the environment, urban development, transport and traffic management, and council facilities and their individual goals. These goals are linked to 5 strategic objectives for the City of Monash.

The strategic objectives are:

- Objective 1 – An Inclusive & Connected Community
- Objective 2 – A Supportive Community
- Objective 3 – A Prosperous Community
- Objective 4 – A Liveable City
- Objective 5 – Responsible Corporate Governance

The revised Municipal Strategic Statement has drawn upon the strategic objectives stated within the Council Plan 2006 – 2010 to identify key issues and strategies for action to achieve Council's vision for the City of Monash.

Monash 2012 – A Strategy for the Future

In 2003, Monash City Council developed a 10-year plan for the municipality, with considerable input from the community. This Plan, entitled *Monash 2012 – A Strategy for the Future*, sets out the aspirations of the Monash community as it moves into the 21st Century. It identifies ten major themes of importance to Council and the community and proposes a goal for each theme. Strategies have also been developed, which are supported by the key principles of accessibility, consultation, governance, strategic relationships and sustainability. *Monash 2012* acknowledges the State Government's *Melbourne 2030: Planning for Sustainable Growth* strategic plan, which proposes a vision and principles that will lead the growth and development of the metropolitan area for the next 30 years. It also acknowledges the *Regional Economic Strategy for Melbourne's South East 2003 – 2030* which provides a long-term framework for the economic and strategic development of Melbourne's South East region. The ten major themes and their corresponding goals, linked to the strategic objectives are as follows.

Themes	Goals	Strategic objectives
Community	Improve the social, cultural and physical lifestyles of our residents	An Inclusive and Connected Community
Cultural Diversity	Provide support to enable our culturally and linguistically diverse communities to become active and equal members of the Monash community	
Aged Services	Provide quality aged care services, with the financial assistance of the Federal and State government	A Supportive Community
Children, Youth and Family Services	Provide and facilitate a range of services to ensure the well being of children, families and young people in Monash	
Economic Development	Encourage business to thrive and expand in Monash	A Prosperous Community

Themes	Goals	Strategic objectives
Activity Centre Development	Promote Activity Centres and provide a range of civic, retail, recreational, entertainment, residential and community opportunities	
The Environment	Apply the principles of sustainability in all of Council's operations to continually improve the natural environment within the City	A Liveable City
Urban Development	Plan for attractive and environmentally sound use of land that allows for diversity while remaining sympathetic to existing neighbourhood character	
Transport and Traffic Management	Promote and improve road safety and minimise traffic congestion in the City by advocating for improved public transport services and options for residents without cars	
Council Facilities	Improve the standard of Council infrastructure and facilities	

Although planning traditionally does not deal with all the themes identified above, the Municipal Strategic Statement will aid in the achievement of Council's goals for these key themes through implementing the strategies and undertaking the further strategic work identified in Clauses 21.04 to 21.13.

Strategic Framework Plan

Council's key strategic directions for future land use planning and development are illustrated by the Strategic Framework Plan (Map 2). The Strategic Framework Plan should be considered within the context of Council's Vision and Values, supported by the Strategic Objectives, Themes, Goals and Principles of *Monash 2012* for the benefit of the whole Monash community. These elements, when focussed on the activities and responsibilities of planning and development may be translated into more specific requirements such as the need to provide for and manage the changing residential requirements of Monash's population, enhance the quality and amenity of both the physical and natural environment, enhance accessibility to services and facilities, maintain the road and public transport system, and create and diversify employment opportunities. The Strategic Framework Plan identifies locations where specific land use outcomes are encouraged including redevelopment, higher densities and mixed use developments. Areas of significance for natural and cultural elements that may limit development opportunities are also highlighted on the plan.

The major strategic directions identified on the plan include:

- Identifying Principal, Major, Neighbourhood and Specialised Activity Centres and promoting development and expansion of retail, entertainment, community and related facilities appropriate to the centre's role.
- Encouraging high rise residential development to locate within the Glen Waverley Principal and Oakleigh Major Activity Centres.
- Encouraging medium rise development to locate in the Brandon Park, Clayton and Mount Waverley Major Activity Centres.

MONASH PLANNING SCHEME

MUNICIPAL STRATEGIC STATEMENT - CLAUSE 21.03 PAGE 4 OF 7

- Conserving locally significant residential, commercial and industrial heritage buildings, places, streetscapes and natural environments.
- Developing sustainable employment opportunities to maintain Monash as a predominant business location in Melbourne's eastern region.
- Identifying the Monash Technology Precinct and promoting appropriate "high tech" development around Monash University and Monash Medical Centre.

Comment: The site is within the area.

Clause 55.02-3 Dwelling diversity

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard B3

Developments of ten or more dwellings should provide a range of dwelling sizes and types.

Not applicable.

Clause 55.02-4 Infrastructure

To ensure development is provide with appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standard B4

Development should be connected to reticulated services including reticulated sewerage, drainage, electricity and gas if available.

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In area where utility services or infrastructures have little or no spare capacity, development should provide for the upgrading of or mitigation of the impact on services or infrastructure.

Comment: The full range of utility services is available to the site.

The standard is satisfied.

Clause 55.02-5 Integration with the Street Objectives

To integrate the layout of development with the street.

Standard B5

Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Development should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Development next to existing public open space should be laid out to complement the open space.

Comment: The proposal will integrate with the street as the first proposed dwelling faces the external driveway and others face the internal driveway. Adequate vehicle and pedestrian access is provided.

The standard is satisfied.

CLAUSE 55.03 SITE LAYOUT AND BUILDING MASSING

Clause 55.03-1 Street setback objective

To ensure that the setback of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard B6

Walls of buildings should be setback from streets:

- *At least the distance specified in the schedule to the zone; or*
- *If no distance is specified in the schedule to the zone, the distance specified in Table B1.*

*Porches, pergolas and verandas that are less than 3.6 metres high and eaves **may encroach** not more than 2.5 metres into the setbacks of this standard.*

Table B1 Street Setback provides that if there is a building on both the abutting allotments facing the same street and the site is not on a corner, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotment facing the front street or 8.5metres whichever is the lesser. Otherwise, 9.0m is the minimum setback

Comment: A front setback of 7.6 meters has been provided.

The standard is satisfied.

Clause 55.03-2 Building height objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard B7

The maximum building height should not exceed the maximum height specified in the schedule to the zone. If no maximum height is specified in the schedule to the zone, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. Changes in building height between existing buildings and new buildings should be graduated.

Comment: Unit 1 has a maximum height of approximate 8.0 meters above the natural ground level, while Unit 2 has a maximum height of approximate 8.6 meters above the natural ground level.

Proposal satisfies the Standard.

Clause 55.03-3 Site coverage objective

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to features of the site.

Standard B8

The area covered by buildings should not exceed:

- *The maximum site coverage specified in the schedule to the zone; or*
- *If no maximum site coverage is specified in the schedule to the zone, 60 per cent.*

Site coverage is 43.99%.

Clause 55.03-4 Permeability objective

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

Standard B9

At least 20 per cent of the site should not be covered by impervious surfaces.

Proposal satisfies the standard and the Permeability is 37.66%.

Clause 55.03-5 Energy Efficiency objectives

To achieve and protect energy efficient dwellings and residential buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Standard B10

Buildings should be

- *Oriented to make appropriate use of solar energy,*
- *Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.*

Living areas and private open spaces should be located on the north side of the development if practicable. Developments should be designed so that solar access to north-facing windows is maximized.

Comment: The proposal has been designed to make use of northern light; with all courtyards as well have habitable windows facing north been possible. The solar access of adjoining dwellings will not be affected.

The standard is satisfied.

Clause 55.03-6 Open space objective

To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

Standard B11

If any public or communal open space is provided on site, it should:

- *Be substantially fronted by dwellings, where appropriate.*
- *Provide outlook for as many dwellings as practicable.*
- *Be designed to protect any natural features on the site.*
- *Be accessible and useable.*

Comment: No public or communal open space provided in or adjacent to the development.

The standard is satisfied.

Clause 55.03-7 Safety objective

To ensure the layout of development provides for the safety and security of residents and property.

Standard B12

Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal access ways. Planting which creates unsafe spaces along streets and access ways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal access ways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Comment: The entrance to each dwelling is prominent and obvious within the site. Unit 1 faces Olinda Street and Unit 2 faces the internal driveway, all dwellings having external sensor lights for safety purposes. Private spaces cannot be used as public spaces.

The standard is satisfied.

Clause 55.03-8 Landscaping objectives

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

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

Standard B13

The landscape layout and design should:

- *To encourage development that respects the landscape character of the neighbourhood.*
- *To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.*
- *To provide appropriate landscaping.*
- *To encourage the retention of mature vegetation on the site.*

Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.

Comment: A comprehensive landscape proposal may be required for the proposal.

The standard is satisfied.

Clause 55.03-9 Access objectives

To ensure vehicle access to and from a development is safe, manageable and convenient.

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

Standard B14

Access ways should:

- *Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network.*
- *Be designed to ensure vehicles can exit a development in a forwards direction if the access way serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone.*
- *Be at least 3 metres wide.*
- *Have an internal radius of at least 4 metres at changes of direction.*
- *Provide a passing area at the entrance that it was at least 5 metres wide and 7 metres long if the access way serves ten or more spaces and connects to a road in a Road Zone.*

The width of access ways or car spaces should not exceed:

- *33 per cent of the street frontage, or*
- *If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.*

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximize retention of on-street car parking spaces.

The number of access points to a road in a Road Zone should be minimized.

Comment: All units have their garages facing the external or internal driveway, which has access off Olinda Street. The existing crossover along Olinda Street will be retained.

The standard is satisfied.

Clause 55.03-10 Parking location objectives

To provide convenient parking for resident and visitor vehicles.

To avoid parking and traffic difficulties in the development and the neighbourhood.

To protect residents from vehicular noise within developments.

Standard B15

Car parking facilities should:

- *Be reasonably close and convenient to dwellings and residential buildings.*
- *Be secure.*
- *Be designed to allow safe and efficient movements within the development.*

- *Be well ventilated if enclosed.*

Large parking areas should be broken up with trees, buildings or different surface treatments.

Shared access ways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms.

This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where windowsills are at least 1.4 metres above the access way.

Comment: Car parking is secure in the form of a lock-up garage for all of the proposed dwellings. There are no windows that will be affected by the shared access way.

The standard is satisfied.

Clause 55.03-11 Parking provision objectives

To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.

To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintain.

Standard B16

Car parking for residents should be provided as follows:

- *One space for each one or two bedroom dwelling.*
- *Two spaces for each three or more bedroom dwelling, with one space under cover.*

Studies or studios that are separate rooms must be counted as bedrooms.

Developments of five or more dwellings should provide visitor car parking of one space for every five dwellings. The spaces should be clearly marked as visitor parking.

In developments of five or more dwellings, bicycle parking spaces should be provided.

Car spaces and access ways should have the minimum dimensions specified in Table B2.

Comment: All units have four bedrooms and have been provided with a double garage

The standard is satisfied.

CLAUSE 55.04 AMENITY IMPACTS

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Clause 55.04-1 Side and rear setbacks objective

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

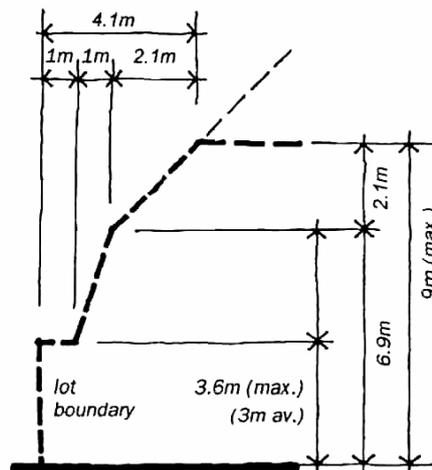
Standard B17

A new building not on or within 150mm of a boundary should be set back from side or rear boundaries:

- *At least the distance specified in the schedule to the zone, or*
- *If no distance is specified in the schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.*

Sunblinds, verandas, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.



Comment: There is no Schedule to the residential zone, which specifies setbacks from side or rear boundaries. The proposal respects the existing neighbourhood character.

The standard is satisfied.

Clause 55.04-2 Walls on boundaries objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard B18

A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:

- *10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or*
- *Where there exist or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.*

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the

abutting property boundary. A building on a boundary includes a building set back up to 150mm from a boundary.

The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Comment: The Unit 1 garage, Unit 2 garage and bedroom wall have been placed on the title boundary and have been reduced in level as to not have a height exceeding more than 3.2 metres.

The standard is satisfied.

Clause 55.04-3 Daylight to existing windows objective

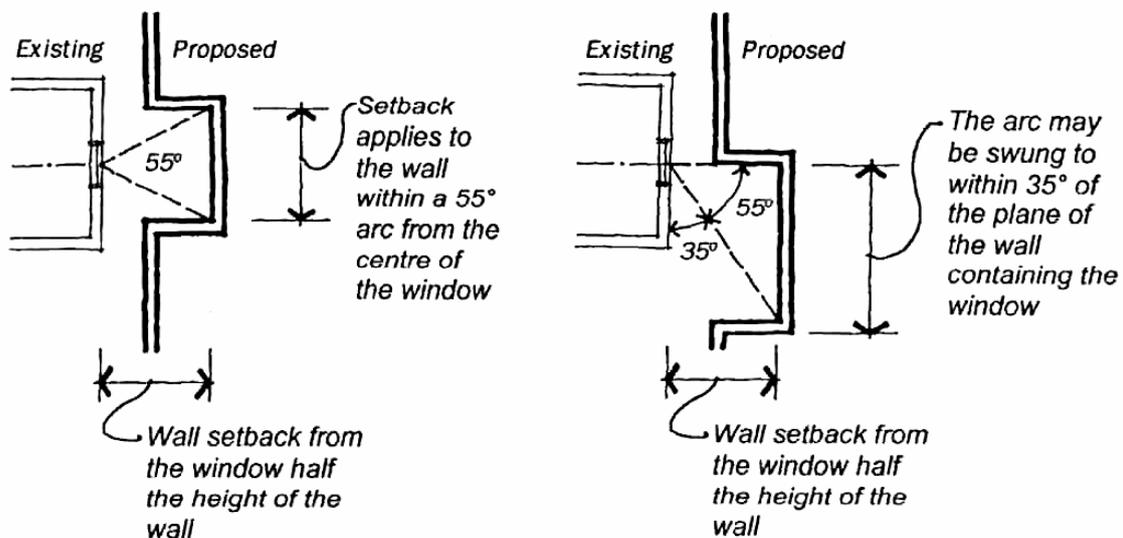
To allow adequate daylight into existing habitable room windows.

Standard B19

Buildings opposite an existing habitable room window should provide for a light court to the existing window that have a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55-degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.

The **Diagram B2 Daylight to existing windows** explains the standard pictorially.



Comment: There are no habitable room windows more than 3.0 metres of the site and that would not be affected by the proposal.

The standard is satisfied.

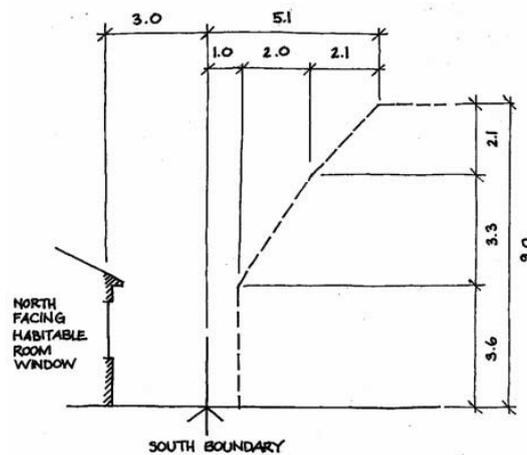
Clause 55.04-4 North-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

Standard B20

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

The **Diagram B3 North-facing windows** describes the standard pictorially.



Comment: There are no North-facing windows of proposed dwellings within 3.0 metres of a boundary on any of the abutting allotment.

The proposal satisfies the standard.

Clause 55.04-5 Overshadowing open space objective

To ensure buildings do not significantly overshadow existing secluded private open space.

Standard 21

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 sq. metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Comment: The shadow diagrams describe the extent of shadow, which would be cast by the proposal at the equinox and show that the proposal satisfies the standard.

The proposal satisfies the standard.

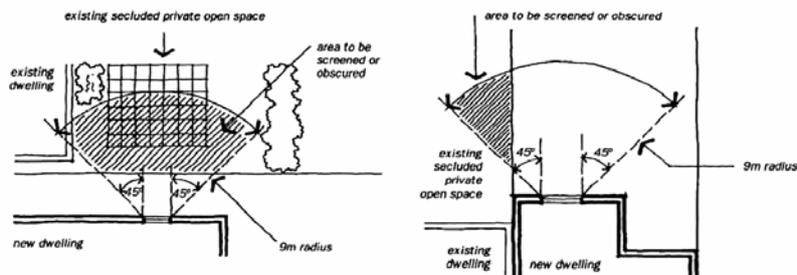
Clause 55.04-6 Overlooking objective

To limit views into existing secluded private open space and habitable room windows.

Standard B22

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45-degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

The standard outlines various screening or window offset techniques.



Comment: The proposal has been designed to ensure no overlooking of adjoining private open space. Obscured glazing has been provided to all potentially overlooking first floor windows up to a height of 1.7m above the finished floor levels.

The standard is satisfied.

Clause 55.04-7 Internal Views objective

To limit views into the secluded private open space and habitable room windows of dwellings within a development.

Standard B23

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling directly below and within the same development.

Comment: The proposed dwellings have been designed to ensure there will be no overlook into neighbouring private open spaces.

The standard is satisfied.

Clause 55.04-8 Noise impacts objectives

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external noise.

Standard B24

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.

Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

Comment: No mechanical plant is proposed in the dwellings. Habitable rooms in the proposed dwellings are sufficiently separated and buffered from adjoining noise sources – i.e. driveways and parking areas.

The proposal satisfies the standard.

CLAUSE 55.05 ON-SITE AMENITY AND FACILITIES

Clause 55.05-1 Accessibility objective

To encourage the consideration of the needs of people with limited mobility in the design of the development.

Standard B25

The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.

Comment: Floor levels have been kept to a minimum and external steps kept to a minimum.

The standard is satisfied.

Clause 55.05-2 Dwelling entry objective

To provide each dwelling or residential building with its own sense of identity.

Standard B26

Entries to dwellings should:

- *Be visible and easily identifiable from streets and other public areas.*
- *Provide shelter, a sense of personal address and a transitional space around the entry.*

Comment: Each dwelling has its own clearly identifiable entry and sense of address, which is readily visible and sheltered.

The standard is satisfied.

Clause 55.05-3 Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

Standard B27

A window in a habitable room should be located to face:

- *An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or*
- *A veranda provided it is open for at least one third of its perimeter, or*
- *A carport provided it has two or more open sides and is open for at least one third of its perimeter.*

Comment: No windows of habitable rooms have been affected.

The standard is satisfied.

Clause 55.05-4 Private Open Space objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard B28

A dwelling should have private open space of an area and dimensions specified in the schedule to the zone.

Comment: Refer to attached plans for private open space sizes.

The standard is satisfied.

Clause 55.05-5 Solar access to open space objective

To allow solar access into the secluded private open space of new dwellings and residential buildings.

Standard B29

The private open space should be located on the north side of the dwelling or residential building, if appropriate.

The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Comment: All dwellings will receive Northern light into their secluded private open space.

The standard is satisfied.

Clause 55.05-6 Storage objective

To provide adequate storage facilities for each dwelling.

Standard B30

Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

Comment: Unit 1&2 have storage area within the garage. Each storage shed has a volume of 6m³.

The standard is satisfied.

CLAUSE 55.06 DETAILED DESIGNS

Clause 55.06-1 Design detail objective

To encourage design detail that respects the existing or preferred neighbourhood character.

Standard B31

The design of buildings, including:

- *Façade articulation and detailing,*
- *Window and door proportions,*
- *Roof form, and*
- *Verandas, eaves and parapets, should respect the existing or preferred neighbourhood character.*

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Comment: The proposal has a façade with articulation, window and door proportions, and roof form, which responds to the neighbourhood character. The proposed dwelling will have external materials comprising brick veneer walls and selected steel sheet roof. Window frames will be selected powder coated aluminium.

The standard is satisfied.

Clause 55.06-2 Front fences objective

To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard B32

The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed:

- *The maximum height specified in the schedule to the zone, or*
- *If no maximum height is specified in the schedule to the zone, the maximum height specified in Table B3.*

The table specifies 2 metres maximum height for a Road Zone Category 1, and 1.5 metres for other streets.

Comment: The front fence will have a maximum height of 1.2m.

The standard is satisfied.

Clause 55.06-3 Common property objective

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Standard B33

Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

Comment: Common property areas are limited to the driveway.

Not Applicable.

Clause 55.06-4 Site services objectives

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

Standard B34

The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post.

Comment: A letterbox will be provided on the front fence on the eastern boundary for Unit 1 and a letterbox will be provided on the boundary side of the driveway for Unit 2. Appropriate areas and enclosures will be provided for power and other utilities.



Please find attached is the preliminary revised floor plan.

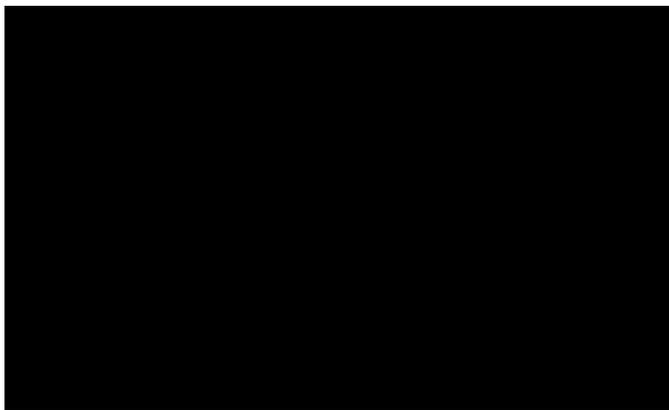
The following changes are:

- Provide two additional visitor car space.
- Reduce the number of units from 10 to 8.
- Increase the garage with of unit 1, 5 to 8 to incorporate storage space inside the garage to free up garden space.
- Increase Private and Secluded Open Space and this will allow us to increase the water tank size to accommodate for CFI and personal use.
- Increase Unit 5 to 8 entry corridor space to cater for disability.
- Provide an additional gate to each unit to allow another possible entry point.
- Provide separation between each unit.

Before I finalise the plan, please let me know if there is other concern so I can rectify these changes and submit the final documents.

If there is any problem please feel free to contact me anytime.

Thank you and regard.





- OPPORTUNITIES FOR THE DEVELOPMENT**
- The site is ideal for max. 8 Units.
 - Close proximity to community facilities, public transport and public open space.
 - Nearby shops, primary schools and secondary schools.
 - The proposed unit will not have an affect on the surrounding area, as the surrounding area consist of unit developments, single storey dwellings.
 - Private yard of all of the proposed dwellings will be orientated to receive north sunlight.
- CONSTRAINS**
- The proposed site is a vacant lot.
 - No drainage constrains, usual services available.
 - After all the information has been collected and addressed and all the neighbours have been taken into consideration I don't believe that there are any constraints that will limit the development.
- STREET CHARACTER**
- Mainly single and double storey in the area and a majority of the dwelling in the area are brick veneer light weight cladding and tiled roof.
 - Front set back will be taken into account.
 - Front garden styles are mixed with either medium high fences, or well landscaped front yards with mature trees and shrubs.
- NEARBY FACILITY**
- Marysville Bushland Reserve - 252m
 - Gallipoli Park - 1067m
 - Marysville Police Station - 1142m
 - Australian Post - 1234m
 - Local Supper Market - 1313m
 - Phoenix Museum - 1173m
 - Vibe Hotel Marysville - 1358m
 - Marysville CFA - 1637m
 - St. Brigid's School - 26207m
 - Worawa Aboriginal College - 28436m
 - Marysville Primary School - 953m
 - Healesville High School - 247070m

SITE RESPONSE
SCALE 1:250

Rev:	Date:	Amendments:
B	11-11-19	Revised as per council meeting
A	17-08-18	Revised as per RFI

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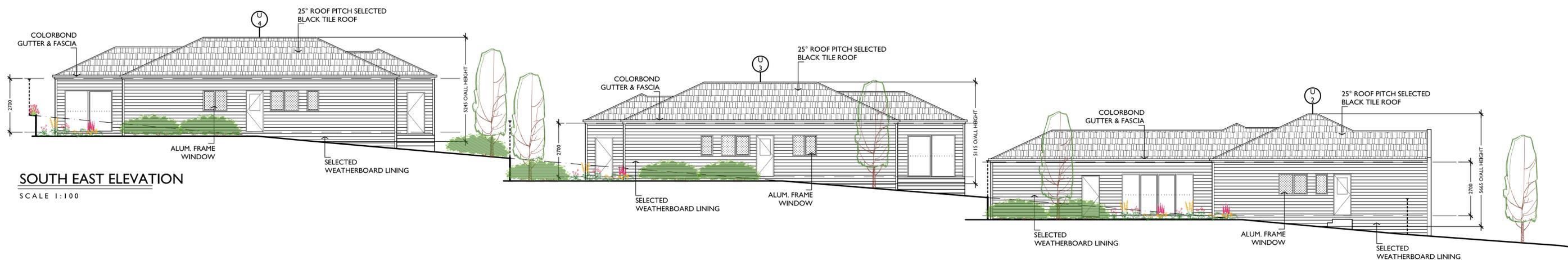
CLIENT: Maurizio Serapiglia
PROJECT ADDRESS: No.102 Falls Road, Marysville VIC, 3779

PROJECT TITLE: Falls Road Development
PROJECT TYPE: Proposed residential developments
DRAWN TITLE: RESPONSE PLAN

DATE:	03-06-2018	SCALE:	(@A1) 1:250
DESIGN BY:	K.L	SHEET No.:	5
DRAWN BY:	K.L	REV:	B
		DRAWING No.:	T18/02

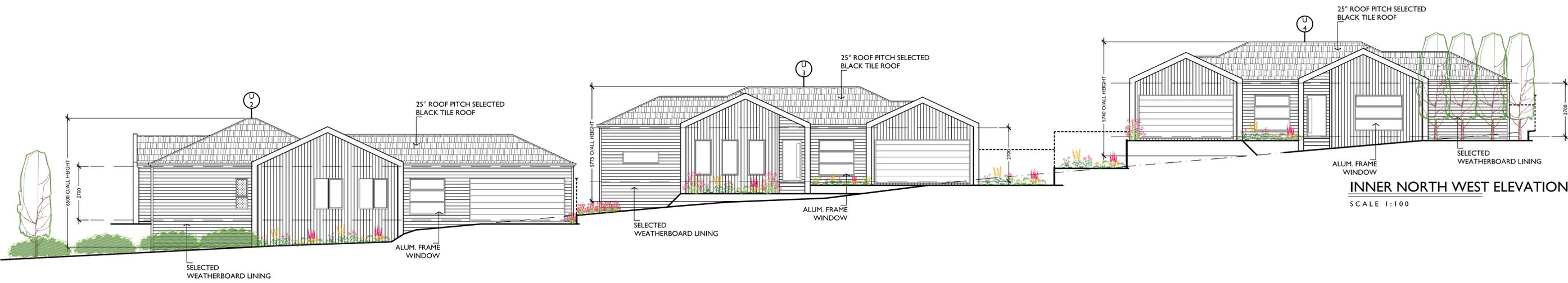


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SOUTH EAST ELEVATION
SCALE 1:100

INNER NORTH WEST ELEVATION
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



GARDEN SPACE
SCALE 1:500

GARDEN AREA:	
400 - 500m ²	- 25%
501 - 650m ²	- 30%
650m ² +	- 35%

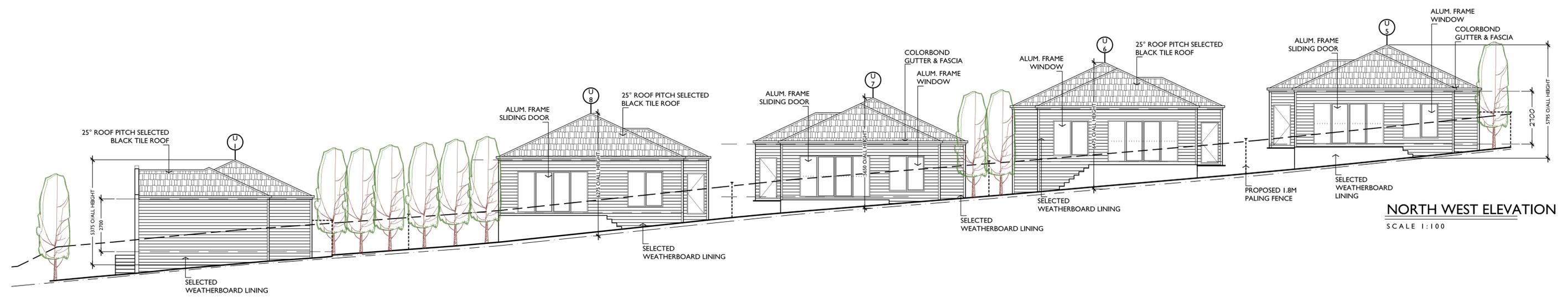
THE SUBJECT SITE IS 3161m² WHICH REQUESTS A GARDEN AREA OF 35% OR AT LEAST 1106.35m².

THE TOTAL GARDEN AREA PROVIDED WITHIN THE PROPOSED DEVELOPMENT IS 1203.04m² OR 38.06%

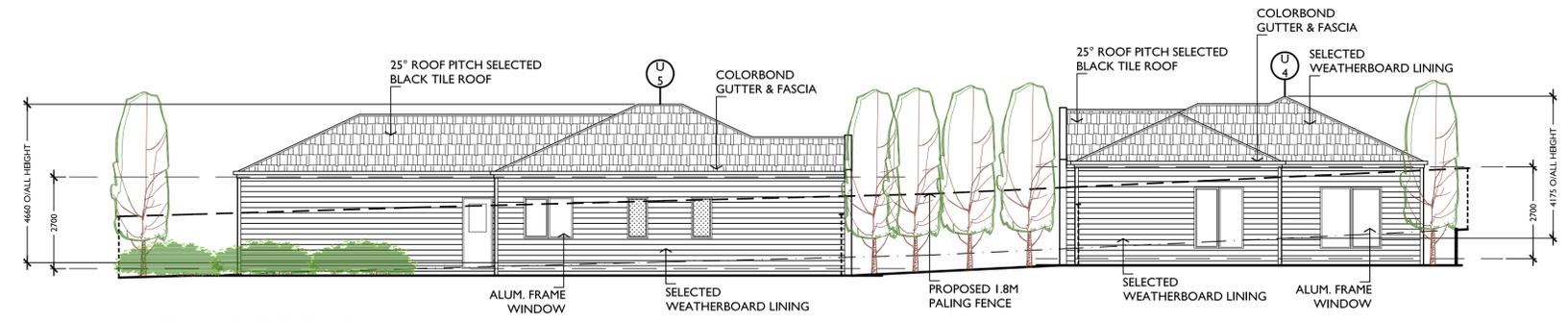
<p>Rev: B 11-11-19 Revised as per council meeting</p> <p>Rev: A 17-08-18 Revised as per RFI</p> <p>Rev: Date: Amendments:</p>		<p>COPYRIGHT WARNING - Jackson & Fapio Pty Ltd</p> <p>THIS DOCUMENT / DRAWING IS PROTECTED BY FEDERAL COPYRIGHT LAW. COPYING IN ANY SHAP OR FORM, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORISATION OF THE DRAFTING PRACTITIONER AND/OR AUTHOR REFERRED TO IS STRICTLY PROHIBITED. CIVIL PROCEEDINGS CLAIMING DAMAGES OR OTHER REMEDIES MAY BE BROUGHT AGAINST PERSONS FOUND COPYING THIS DOCUMENT WITHOUT PERMISSION.</p>		<p>CLIENT: Maurizio Serapiglia</p> <p>PROJECT ADDRESS: No.102 FALLS ROAD MARYSVILLE VIC 3779</p>		<p>PROJECT TITLE: Falls Road Development</p> <p>PROJECT TYPE: Proposed multi unit developments</p> <p>DRAWN TITLE: ELEVATION</p>		<p>DATE: 03-06-2018</p> <p>DESIGN BY: K.L.</p> <p>DRAWN BY: K.L.</p>		<p>SCALE: (@A1) 1:100</p> <p>SHEET No.: 2</p> <p>DRAWING No.: T18/02</p>		<p>J&F Jackson & Fapio Pty Ltd Building Design Service</p> <p>PO Box 4156 Narre Warren South, VIC. 3805</p> <p>PH: 03 947 8333 WWW: jacksonandfapio.com.au MAIL: info@jacksonandfapio.com.au</p>	
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INNER SOUTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100

<p>REVISIONS</p> <table border="1"> <tr> <th>Rev:</th> <th>Date:</th> <th>Amendments:</th> </tr> <tr> <td>B</td> <td>11-11-19</td> <td>Revised as per council meeting</td> </tr> <tr> <td>A</td> <td>17-08-18</td> <td>Revised as per RFI</td> </tr> </table>		Rev:	Date:	Amendments:	B	11-11-19	Revised as per council meeting	A	17-08-18	Revised as per RFI	<p>COPYRIGHT WARNING - Jackson & Fapio Pty Ltd</p> <p>THIS DOCUMENT / DRAWING IS PROTECTED BY FEDERAL COPYRIGHT LAW. COPYING IN ANY SHARP OR FORM, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORISATION OF THE DRAFTING PRACTITIONER AND/OR AUTHOR REFERRED TO IS STRICTLY PROHIBITED. CIVIL PROCEEDINGS CLAIMING DAMAGES OR OTHER REMEDIES MAY BE BROUGHT AGAINST PERSONS FOUND COPYING THIS DOCUMENT WITHOUT PERMISSION.</p>		<p>CLIENT: Maurizio Serapiglia PROJECT ADDRESS: No.102 FALLS ROAD MARYSVILLE VIC 3779</p>		<p>PROJECT TITLE: Falls Road Development PROJECT TYPE: Proposed multi unit developments DRAWN TITLE: ELEVATION</p>		<p>DATE: 03-06-2018 DESIGN BY: K.L. DRAWN BY: K.L.</p>		<p>SCALE: (@A1) 1:100 SHEET No.: 3 REV: B DRAWING No.: T18/02</p>		<p>J&F PO Box 4156 Narre Warren South, VIC. 3805 Tel: 03 947 8333 www.jacksonandfapio.com.au info@jacksonandfapio.com.au</p>	
Rev:	Date:	Amendments:																				
B	11-11-19	Revised as per council meeting																				
A	17-08-18	Revised as per RFI																				

SHADOWS LEGEND

9:00am SHADOW

12:00pm SHADOW

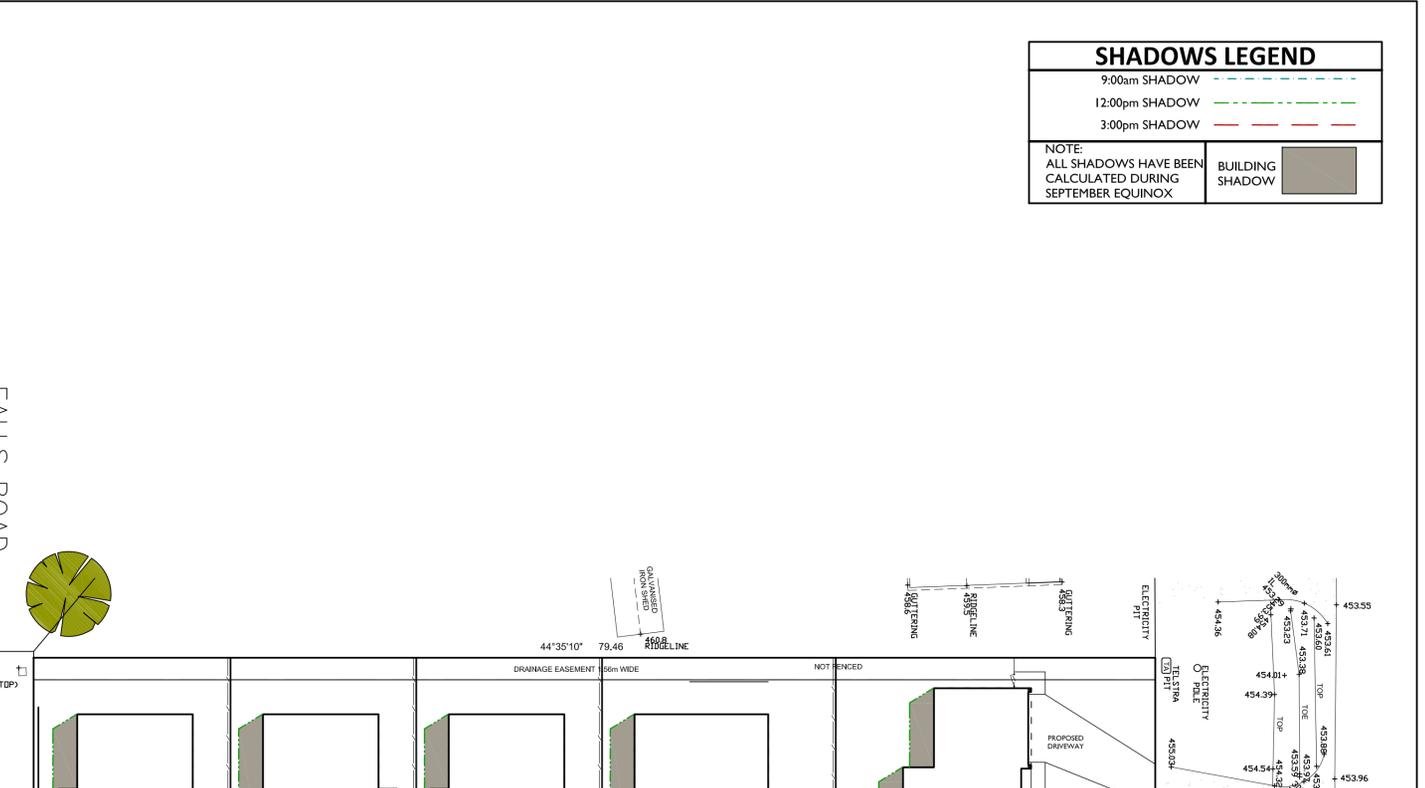
3:00pm SHADOW

NOTE: ALL SHADOWS HAVE BEEN CALCULATED DURING SEPTEMBER EQUINOX

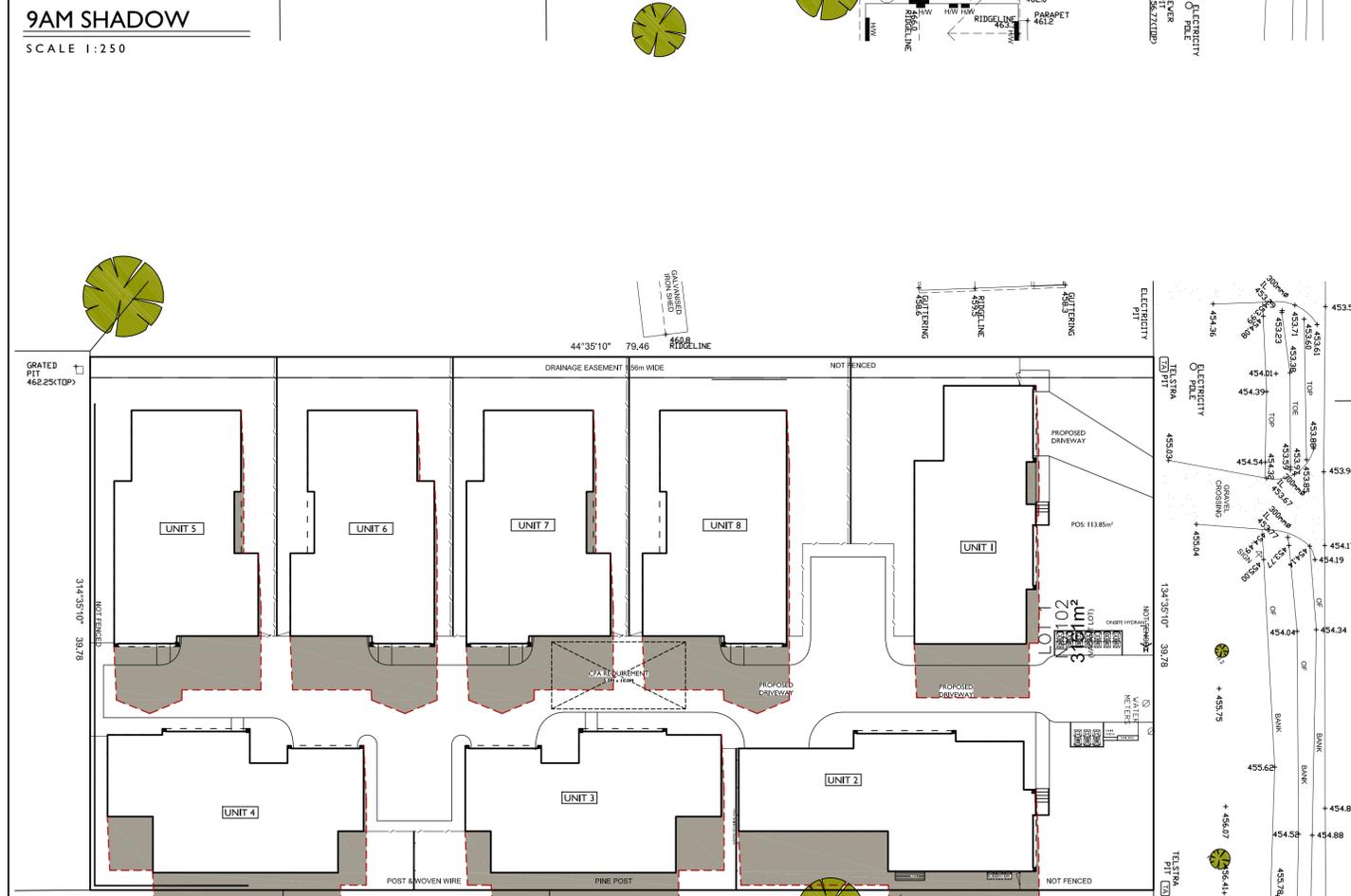
BUILDING SHADOW



9AM SHADOW
SCALE 1:250



12PM SHADOW
SCALE 1:250



3PM SHADOW
SCALE 1:250

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Rev:	Date:	Amendments:	DRAWN TITLE: SHADOW DIAGRAMS	DRAWN BY: K.L	REV B

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Recreation and Open Space Strategy 2018-2028

1. Introduction

The intent of this Strategy is to provide Council with a framework to plan and manage the future development of recreation and open space assets and services throughout the Shire for the next 10 years.

Murrindindi Shire Council currently provides access to a range of sport, recreation and leisure opportunities across the municipality, and recognises the health and wellbeing benefits that can be derived from participation in sport, recreation and physical activities.

Sport, recreation and open space facilities not only facilitate physical activity participation opportunities that can contribute to individual health and wellbeing, they also support broader positive community outcomes, including social connections, community belonging, identity, social gathering, community resilience and economic vitality.

Council is facing a number of significant challenges in relation to existing recreation and open space assets, facilities and services including ageing infrastructure, increasing maintenance and renewal costs, changing community needs, expectations and shifting physical activity participation preferences.

2. Challenges and Opportunities

There are inconsistencies in responsibilities and service levels for reserve open space maintenance activities between active sports reserves depending on whether the reserve is Council owned/managed or community managed (i.e. Crown Land Committee of Management or lease arrangements). This has led to inconsistencies in the standard, presentation, amenity and functionality of active recreation reserves across the municipality. These differences extend beyond open space maintenance and also include built assets and infrastructure.

Demand for new facilities across the Shire is likely to remain relatively low, rather the focus will be on maintaining and improving existing assets to maximise usage, maintain safety and meet contemporary user expectations.

The differing service levels are also exacerbated by the capacity of volunteer user groups to contribute to required maintenance services. This can contribute to marked differences in the functionality, appeal and amenity of individual reserves and assets across the Shire.

Council has an ongoing interest in the health and sustainability of local sporting clubs and groups in order to support participation opportunities for the community and maximise effective use of existing facilities. Council's role in supporting local sporting clubs and groups extends beyond infrastructure provision and includes initiatives that promote well-governed, diverse, skilled and sustainable organisations.

There is an opportunity for Council to broaden its role in facilitating community wellbeing through the promotion of active, healthy lifestyles in order to help address wider health objectives, National trends (i.e. obesity, diabetes, heart disease, etc.) and an ageing community profile.

3. Council's Role

The goal for Council in the Recreation and Open Space area is sustaining facilities that support community sport, recreation and physical activity participation, and partnering with local communities to contribute to desired outcomes.

Understanding community need will support service planning and resource allocation to assets that provide the most appropriate health and wellbeing benefit to the community. Consolidating underutilised assets will be considered to achieve appropriate allocation of resources and maintain asset standards.

This Strategy has shifted the Council focus from service delivery and asset management of Council assets to a broader vision where traditional non-Council assets on Crown Land will now be considered. Council's role in relation to Crown Assets will vary depending on the context of the asset and the capacity of the community to collaborate on appropriate service standards.

Council's role will vary depending on the issue at hand, and can be described from the following four categories:

Plan:

- Facilitate the planning and renewal of recreation and leisure facilities, services and opportunities to address identified (current and future) community needs.

Provide:

- Support the provision and development of recreation and leisure facilities, services and programs to meet the needs of the current and future community.

Partner:

- Work in partnership with other levels of Government, schools, clubs and community groups to ensure that recreation and leisure facilities, programs and services meet the diverse needs of the community.
- Support sporting clubs, groups and communities to help themselves by assisting capacity building and community driven initiatives.
- Support appropriate commercial operators to provide recreation and leisure facilities or services in response to market driven demands.

Advocate & Inform:

- Advocate to other levels of Government and relevant stakeholders regarding issues and opportunities that are likely to impact on physical activity and sport participation opportunities in the Shire.

- Provide information to the community regarding the range of sport, recreation and leisure opportunities available to residents, including promotion of the health and wellbeing benefits of participation in physical activity.

Objectives:

The following eight high level objectives detail the focus of service provision for the next 10 years:

1. Increase participation in sport and physical activities in the Shire
2. Enhance the inclusiveness of participation opportunities across the Shire, regardless of age, gender or ability
3. Support partnerships to deliver sustainable asset management and participation outcomes
4. Support the provision of facilities that meet the changing needs of residents, including the ageing profile of the community
5. Promote the benefits of sport, recreation and physical activity participation
6. Support an appropriate range of places, settings and built facilities that facilitate participation in formal and informal recreation in the Shire
7. Provide tailored responses that reflect changing community needs
8. Work in partnership with State and Federal governments, their agencies and sporting bodies and clubs to attract funding and resources to facilities that meet the needs of residents and visitors to the Shire.

Guiding Principles:

Having regard to available resources, the following seven guiding principles underpin Council's involvement in sport, recreation and open space provision:

1. Equity of Access:
 - a. Council recognises that all residents should have access to a range of formal and informal sport, recreation and physical activity participation opportunities regardless of their socio-economic status, ethnicity, age, gender or ability
 - b. All new (or redeveloped) facilities and infrastructure will consider opportunities to incorporate *Universal Design* and *Female Friendly Sport Infrastructure* principles as standard practice in order to encourage access for all
 - c. Council will strive for a fair and objective allocation of resources that promotes inclusiveness and a balance between formal sport and informal recreation opportunities and facilities that reflect community needs
2. Diversity and Choice:
 - a. Council encourages and supports a variety of physical activity participation options that enable individuals to make choices based on their needs and interests
3. Lifelong Involvement:
 - a. Council will support opportunities for participation in physical activities for individuals and groups across all age groups and life stages, i.e. children, adults and seniors
4. A Sustainable Approach:
 - a. The standard, scale and scope of sport facilities will primarily focus on servicing local residents
 - b. Elite, specialist or low participation facilities that are designed to service larger catchments beyond the Shire's population capacity are unlikely to be a priority

- c. Council encourages and supports the development of sustainable sport and recreation facilities and operational environments. This will require consideration of:
 - i. The financial capacity of Council
 - ii. The capacity of clubs and groups to contribute financially
 - iii. Health and wellbeing benefits provided
 - iv. Lifecycle costs and effective asset maintenance capacity
 - v. Clubs and groups will be required to contribute proportionate to their capacity to pay
 - d. Council will enhance the long term viability of sports facilities (and user groups), by ensuring that:
 - i. Clubs do not over-capitalise on developments
 - ii. Clubs are able to demonstrate a sound history of fiscal responsibility
 - iii. Clubs are supported to build volunteer capacity
 - iv. Facilities are located and designed in order to maximise opportunities for broad community use where appropriate to do so
5. Research and Planning:
- a. Council supports appropriate research and planning that identifies current and future recreation needs and informs sound decision making
 - b. An ongoing commitment to community consultation, engagement and relationship building will be critical
6. Shared Use and Flexibility:
- a. The provision of open space settings (particularly active / formal sports reserves) and leisure facilities shall maximise opportunities for shared use and in-built flexibility to adapt or change over time in order to respond to potential variations in community needs or aspirations
 - b. Opportunities for co-location of leisure facilities with other compatible community facilities will be prioritised in order to create vibrant multi-use community activity hubs
7. Collaboration:
- a. Council and community have a collective responsibility for the provision of core infrastructure at public recreation reserves that support community participation in sports and physical activities
 - i. Core infrastructure relates to the playing surface, change amenities and safe access to/from the facility
 - ii. Collective responsibility applies to Council owned or managed reserves, as well as those not owned/managed by Council. Stakeholders include: Council, Community, Department of Environment Land Water and Planning, and Department of Education
 - b. In planning for future recreation needs, Council and community will be encouraged to identify opportunities and progress the consolidation of underutilised assets to enable improved service standards of prioritised assets for a broader community benefit.

4. Future Directions

1. Financial capacity and operational services

Council's financial position and operating environment remains significantly challenged.

Opportunities for cost savings in services, operations and asset management are actively being

explored. Council's asset renewal deficit and its ability to fund required maintenance works remains a priority for resource allocation within the capacity of the Strategic Resource Plan.

Establishing defined service levels presents an opportunity to more effectively target resource allocation to core functions that support community participation in a range of sports and physical activities regardless of ownership or management.

To this accord the following frameworks have been created to support consistent service levels and responsibilities:

- A Sport and Recreation Management Framework has been developed (see appendix 1) which details:
 - Capital development, improvement and replacement responsibilities between user groups and Council.
 - Also included is the delineation of responsibilities for the maintenance of sports facilities and playing fields.
- A hierarchy of active open space has been established (see appendix 2) to help inform decision making for resource or service allocation depending on how the space is categorised i.e. Local, District or Regional.
- A framework has also been developed for Playspace Management (see appendix 3) that will guide the planning, development and maintenance of playgrounds located on Council-owned/managed land.

Future direction	Short Term 2018-21	Mid Term 2021-24	Long Term 2025-28
Confirm service levels for active recreation reserves	✓	✓	

2. Future demands

Population growth will not be a major driver for new or additional facilities, however the standard, maintenance and capacity of existing facilities will need to be improved in order to cater for modest increases in demand associated with population growth and to meet contemporary facility standards and community expectations.

Demand assessments and community consultation results support a preference for maintaining, sustaining and improving existing assets and facilities rather than a focus on new or additional facilities.

Future direction	Short Term 2018-21	Mid Term 2021-24	Long Term 2025-28
Pursue asset consolidation where opportunity exists	✓	✓	
Maintaining, upgrading and refurbishing a core suite of sport facilities across the Shire	✓	✓	✓
Pursue external funding and partnership opportunities	✓	✓	✓
Supporting and encouraging a cycle friendly Shire	✓		

3. Nature Based Recreation

Murrindindi Shire is well serviced by a range of recreation and open space facilities that provide a variety of activity and participation opportunities for the community. The Shire is also blessed with a diverse natural environment and features that allow a broad range of outdoor recreational pursuits, including winter sports, hiking, mountain biking and nature appreciation.

The majority of nature based recreation and open space opportunities are available on land not owned, controlled or managed by Council. These not only facilitate important participation opportunities for the local community, they also support tourism, economic development and visitation to the region.

Future direction	Short Term 2018-21	Mid Term 2021-24	Long Term 2025-28
Fostering partnerships and collaboration with other relevant land managers to maximise the branding and promotion of participation opportunities for residents and visitors alike	✓	✓	
Develop a Tourism and Events Strategy that will provide a focus for all land managers and stakeholders to enhance promotion and visitation	✓		
Foster partnerships and funding opportunities to implement significant track and trail projects		✓	✓

4. Aquatic facilities

It is acknowledged that development of an indoor heated aquatic facility is an identified community aspiration. However, development of a contemporary indoor aquatic facility is beyond the current financial capacity of Council to provide.

There are four outdoor swimming pools in the Shire – Alexandra, Yea, Marysville and Eildon – each of varying age, condition and appeal. Council has invested over \$1million in the Yea facility in recent years to maintain its operational integrity and extend the life of the asset. However, all existing outdoor pools are ageing and will require considerable ongoing investment in order to maintain functionality and contemporary appeal.

Future direction	Short Term 2018-21	Mid Term 2021-24	Long Term 2025-28
Deliver a comprehensive review of each outdoor aquatic facility asset condition, compliance and asset life	✓		
Investigate the future of aquatic facilities including: outdoor facilities, indoor heated facilities and splash parks		✓	
Council will advocate and support potential development of aquatic facilities in collaboration with the private sector as opportunities arise	✓	✓	✓

5. Participation

State-wide participation trends confirm that the most popular physical activities are dominated by informal recreation as opposed to club based sports participation.

There is growing interest and participation (both as players and officials) in a range of sports by females, including activities traditionally dominated by males, for example Australian Rules Football and cricket as well as ongoing participation interest in netball and basketball.

Despite an ageing community profile and general preference for informal recreation activities, the importance of sustaining local sporting clubs should not be underestimated.

Future direction	Short Term 2018-21	Mid Term 2021-24	Long Term 2025-28
Upgrade priority sport facilities to include female friendly change room upgrades	✓	✓	
Ensure a balance in resource allocation which reflects a focus on formal sport facilities as well as informal recreation participation opportunities particularly walking, cycling and health/fitness activities	✓	✓	✓
Explore opportunities to promote / facilitate increased opportunities for physical activity participation through special events and activities throughout the Shire	✓	✓	✓
Undertake an Equestrian Facilities Review to support increased participation, prioritise planning key outcomes from Review		✓	✓

6. Club support

The challenges associated with facilities, assets and maintenance have been detailed however key issues impacting on the viability of clubs include volunteer recruitment, retention and training - including administrators and coaches.

Future direction	Short Term 2018-21	Mid Term 2021-24	Long Term 2025-28
Work with relevant Peak Sporting Bodies to deliver club support initiatives in the Shire, particularly focusing on volunteer recruitment, retention and training	✓	✓	
Continuing to work with individual clubs and communities to plan for site specific facility improvements	✓	✓	✓

5. Conclusion

Provision of recreation and open space services will continue to be a priority for Council and community. Ensuring the most appropriate asset mix is available for residents and visitors will continue to ensure our future as a prosperous, healthy and vibrant municipality.

6. Appendix

Appendix 1: Sport and Recreation Management Framework

Capital Development, Improvement and Replacement Responsibilities

Infrastructure Component	Council Only	User Group Responsibility	Shared Responsibility
Pavilion and surrounds			
Player change rooms, toilets, showers	✓ Basic provision as determined by Council having regard to industry standards	✓ Additions / extensions	
Social Rooms	✓		✓ Club contributions encouraged
Canteen & Equipment	✓ Basic provision of facility (not equipment) as determined by Council	✓ Equipment and consumables	
Meeting Room			✓ Council may contribute where general community usage may be applicable
Office		✓	
Umpires/Referees change room (provision for males/females)	✓ Basic provision as determined by Council	✓ Additions	
Storage room	✓ Basic provision as determined by Council	✓ Beyond basic provision	
Covered area for spectators	✓ Basic provision to be included in design as determined by Council		
Public toilets	✓		
Reserve fencing	✓ As determined by Council	✓ In circumstances where tenant club, or multiple tenants, are sole beneficiary of works	✓ In circumstances where personal safety is a consideration, e.g. roads
Access paths and car parking	✓		
Playing Area			
Sports fields (includes basic sub-surface irrigation and drainage infrastructure)	✓		

Infrastructure Component	Council Only	User Group Responsibility	Shared Responsibility
Centre cricket pitch	✓ For new cricket oval developments	✓ Surface replacement	✓ As determined by Council, e.g. renewal, relocation, extension
Cricket practice nets	✓ Initial basic level of provision	✓ Asset upgrade and renewal	
Perimeter fencing on sports fields	✓ For new oval developments as determined by Council	✓ For existing ovals where a fence is required by a club (including ongoing maintenance).	✓ Replacement of existing fences as determined by Council.
Scoreboard	✓ Initial basic level of provision	✓ Asset upgrade and renewal	
Coaches boxes	✓ For new playing field developments as determined by Council	✓ Maintenance and renewal of existing	
Goal posts/nets	✓ For new playing field developments as determined by Council	✓ Maintenance and replacement as required	
Tennis courts/netball association courts (i.e. that hold weekly multi-club competition)	✓ New courts as determined by Council		✓ Maintenance and renewal
Flood lighting – training standard	✓ New multi-use locations		✓ Upgrades to meet recommended standards
Flood lighting – competition standard		✓	✓ Council may consider a contribution where broad community benefit is achieved
Outdoor netball courts at football grounds	✓ As determined by Council		✓ Additional courts, or conversion to synthetic surface
Equestrian Facilities		✓ Jumps and arena, etc.	✓ Basic club room and secure storage facilities
All other sporting facilities - including specialist facilities such as golf courses and race courses			✓ Considered on a case by case basis

Sports Pavilions - Club Rooms and Change Rooms maintenance responsibilities

ITEM	COUNCIL RESPONSIBILITY	USER GROUP RESPONSIBILITY
ELECTRICAL **		
<i>Any works undertaken must have written Council approval prior to works beginning and be carried out by a qualified contractor</i>		
Electric wiring and fittings in building	<ul style="list-style-type: none"> All building wiring from the main supply to and including the switchboard 	<ul style="list-style-type: none"> No responsibility
Light fittings and globes	<ul style="list-style-type: none"> Repair or replace faulty fittings 	<ul style="list-style-type: none"> Keep clean Replace globes/lamps (energy efficient 'bulbs' recommended) Cost of repairs if damage caused by misuse Cost of any additional light fittings required by group
Ceiling fans	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> Purchase, maintenance, installation, repair and replacement costs
Exhaust fans	<ul style="list-style-type: none"> Initial installation of basic equipment only 	<ul style="list-style-type: none"> Keep clean and maintain in operable condition Cost of repair and replacement as required
Power Points	<ul style="list-style-type: none"> Repair or replace faulty power points 	<ul style="list-style-type: none"> Cost of any additional power points required by group
Tag & Testing of non-hardwired electrical equipment	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> Tag & Testing as per legislation by a licensed contractor
PLUMBING**		
<i>Any works undertaken must have written Council approval prior to works beginning and be carried out by a qualified contractor</i>		
Internal toilets	<ul style="list-style-type: none"> Installation, maintenance, repair and replacement costs due to unit age or fault 	<ul style="list-style-type: none"> Internal repairs due to misuse Keep clean and maintain in operable condition Supply toilet paper
Plumbing and fixtures, including hot water services	<ul style="list-style-type: none"> Major maintenance Repair or replacement due to item age or fault 	<ul style="list-style-type: none"> Internal repairs due to misuse, includes shower drains blocked by dirt, grass clippings and other debris All costs associated with additional fixtures not standard within the building
ESSENTIAL SERVICES		
Fire Extinguishers, hydrants and hose reels	<ul style="list-style-type: none"> Initial installation and servicing 	<ul style="list-style-type: none"> Cost of replacement due to misuse
Emergency and exit lighting	<ul style="list-style-type: none"> Installation, maintenance, repair and replacement costs 	<ul style="list-style-type: none"> Report any faults to Council Ensure exits remain clear and accessible
Essential Services <i>(incl. smoke alarms, fire exit doors)</i>	<ul style="list-style-type: none"> Maintenance of essential safety measures to an operational level 	<ul style="list-style-type: none"> Induction of facility users Ensure emergency floor plans are visible at all times

ITEM	COUNCIL RESPONSIBILITY	USER GROUP RESPONSIBILITY
	<ul style="list-style-type: none"> Ensure emergency floor plans are current 	
SECURITY		
External Locks and Keys	<ul style="list-style-type: none"> Require access to the building Require access to electrical switchboard and meter boxes Purchase, installation, maintenance, repair and replacement costs 	<ul style="list-style-type: none"> Cost of additional and replacement of lost keys Any change to external locks/ door hardware must be approved in writing by Council prior to works to ensure that Building Code requirements are met
Security System	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> Purchase, installation, service and maintenance Key or PIN number must be supplied to Council
Security lighting around pavilion	<ul style="list-style-type: none"> Initial installation in new or redeveloped facilities Maintenance, repair or replacement due to age or structural fault 	<ul style="list-style-type: none"> Cost of any enhancements
Vandalism (internal)	<ul style="list-style-type: none"> No responsibility except where damage exceeds Council's excess (approx. \$3000). Council to submit claim 	<ul style="list-style-type: none"> Cost of all repairs up to Council's insurance excess
Vandalism (external)	<ul style="list-style-type: none"> Structural repairs 	<ul style="list-style-type: none"> Maintenance, cleaning and painting as required
BUILDING FABRIC		
Windows	<ul style="list-style-type: none"> Major structural maintenance Repair or replacement due to item age or fault 	<ul style="list-style-type: none"> Keep clean Repairs due to misuse
Painting of ceilings, walls and other surfaces	<ul style="list-style-type: none"> Initial painting as part of pavilion construction External painting 	<ul style="list-style-type: none"> Internal painting
Ceilings	<ul style="list-style-type: none"> Major structural maintenance 	<ul style="list-style-type: none"> Repairs due to misuse
Doors	<ul style="list-style-type: none"> Major structural maintenance (excluding cupboard doors and fittings) Maintenance, repair and replacement of all external doors Replacement of all internal doors due to age 	<ul style="list-style-type: none"> Regular cleaning and repair due to misuse Maintenance and repair of all internal doors including cupboard and storeroom doors Any change to external locks/ door hardware must be approved in writing by Council prior to works to ensure that Building Code requirements are met
Floor surfaces and coverings	<ul style="list-style-type: none"> Initial installation of floor covering as part of pavilion construction Major structural maintenance 	<ul style="list-style-type: none"> Any repair, maintenance, upgrade and replacement costs subject to Council approval
Roofs	<ul style="list-style-type: none"> All maintenance and repair costs 	<ul style="list-style-type: none"> No responsibility
Skylights	<ul style="list-style-type: none"> Maintenance, repair or replacement due to age or structural fault 	<ul style="list-style-type: none"> Repair if damaged through misuse
Guttering	<ul style="list-style-type: none"> Maintenance, repair or replacement due to age or structural fault 	<ul style="list-style-type: none"> No responsibility

ITEM	COUNCIL RESPONSIBILITY	USER GROUP RESPONSIBILITY
External & internal walls	<ul style="list-style-type: none"> Structural maintenance External painting 	<ul style="list-style-type: none"> Regular cleaning Internal repainting as required Repair if damaged through misuse
Building alterations	<ul style="list-style-type: none"> Assessing all requests and if approved, ensuring satisfactory completion of work, even when totally funded by the user group 	<ul style="list-style-type: none"> Scope and document the specific requirements of project associated with building or facility alterations Seek Council approval
INTERNAL FITTINGS		
Window coverings	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> Purchase, installation, cleaning, repair and replacement
Heating /Cooling fixtures	<ul style="list-style-type: none"> Initial installation as part of capital development or major renewal 	<ul style="list-style-type: none"> Installation of additional (or new) heating or cooling Repair, replacement and maintenance costs including annual inspections Payment of all running costs
Other permanent fixtures	<ul style="list-style-type: none"> Initial installation of basic equipment as part of pavilion construction 	<ul style="list-style-type: none"> Regular cleaning of all fixtures and repair/replacement
CANTEEN / KITCHENS (where applicable)		
Food handling areas	<ul style="list-style-type: none"> Initial installation of basic cupboards, sink and bench tops as part of pavilion construction 	<ul style="list-style-type: none"> Keep clean and maintain in accordance with the Health Act Upgrade and replacement costs
Stoves and cooking equipment	<ul style="list-style-type: none"> Initial installation of basic equipment as part of pavilion construction 	<ul style="list-style-type: none"> Keep clean and maintain in operable condition Repairs, maintenance, upgrade and replacement costs
Refrigerators and dishwashers	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> Purchase, installation, repair, replacement and maintenance costs
UTILITIES		
Water	<ul style="list-style-type: none"> Initial installation of water supply as part of pavilion construction Any required maintenance, repair, replacement or upgrade to the facilities water supply 	<ul style="list-style-type: none"> All usage and supply costs
Electrical	<ul style="list-style-type: none"> Initial installation of electrical supply as part of pavilion construction Any required maintenance, repair, replacement or upgrade to the facilities electrical supply (including main switchboard) 	<ul style="list-style-type: none"> All usage and supply costs
Gas	<ul style="list-style-type: none"> Initial installation of gas supply as part of pavilion construction Any required maintenance, repair, replacement or upgrade to the facilities gas supply 	<ul style="list-style-type: none"> All usage and supply costs
Telephone and communications	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> All installation, connection, maintenance, repair, replacement, upgrade and usage/equipment costs

ITEM	COUNCIL RESPONSIBILITY	USER GROUP RESPONSIBILITY
Rubbish <i>(within Council garbage collection district)</i>	<ul style="list-style-type: none"> Weekly emptying of reserve rubbish bins as part of Council's waste services 	<ul style="list-style-type: none"> Picking up of rubbish around the pavilion and reserve Putting out bins for collection All costs associated with garbage collection including any additional bins
Rubbish <i>(outside Council garbage collection district)</i>	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> Picking up of rubbish around the pavilion and reserve Removal of all rubbish All costs associated with garbage collection
OTHER		
Pavilion cleaning	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> Regular cleaning of the facility including all associated costs
Covered areas for spectators – attached to building	<ul style="list-style-type: none"> Maintenance responsibility as per rest of building 	<ul style="list-style-type: none"> Cleaning
Signage	<ul style="list-style-type: none"> Install, maintain and replace all essential signage Install, maintain and replace all Council branded signage 	<ul style="list-style-type: none"> Seek Council approval before installation of signage Install, maintain and replace all Club branded signage
Pest Control	<ul style="list-style-type: none"> All structural pest control i.e.: termites 	<ul style="list-style-type: none"> All other pest control as required i.e.: mice, spiders, wasps etc.
Other equipment / facilities added to pavilion by a Group <i>(incl. furniture)</i>	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> All maintenance, repair and replacement costs Insurance of equipment and contents
No Smoking	<ul style="list-style-type: none"> Advise user groups of Council's No Smoking Policy 	<ul style="list-style-type: none"> Ensure no smoking occurs in the building or within 5m of any doorway or window

Playing Oval and Surrounds maintenance responsibilities

ITEM	COUNCIL RESPONSIBILITY	USER GROUP RESPONSIBILITY
SPORTING OVAL (e.g. Football/Cricket)		
Oval fencing	<ul style="list-style-type: none"> Fences around playing surface Preference for black powder coated cyclone fences Major and minor maintenance where funds allow Quarterly inspection 	<ul style="list-style-type: none"> Undertake regular inspection of oval fencing during season Report any major structural damage to Council Damage caused by misuse
Reserve Perimeter Fencing	<ul style="list-style-type: none"> Major maintenance relating to public safety Quarterly inspection 	<ul style="list-style-type: none"> Minor maintenance associated with user group activities Report any major structural damage to Council
Sponsorship signage	<ul style="list-style-type: none"> Approval of location and type 	<ul style="list-style-type: none"> Seek Council approval before installation Purchase, maintenance, repair and replacement costs Costs for installation and removal
Coaches boxes	<ul style="list-style-type: none"> Approval of location and design 	<ul style="list-style-type: none"> Maintenance, repair and replacement costs
Scoreboards	<ul style="list-style-type: none"> Approval or location and design 	<ul style="list-style-type: none"> Seek Council approval before installation Purchase, installation, maintenance, repair and replacement costs All utility costs where applicable
Goal posts / goals	<ul style="list-style-type: none"> No responsibility General safety monitoring 	<ul style="list-style-type: none"> Purchase, installation, maintenance, repair and replacement costs
Netting behind goals	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> Purchase, installation, maintenance, repair and replacement costs
Cricket pitches – covering and uncovering	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> Notify Council of the end/start of their season Covering and uncovering of the pitches between seasons Levelling of soil during the season and matches to maintain safety Storage of covers at Council approved location
Synthetic cricket pitches	<ul style="list-style-type: none"> Initial installation 	<ul style="list-style-type: none"> Pitch cover, maintenance, repair and replacement costs
Turf cricket pitches	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> All maintenance, including shaving of turf tables if required
Ground lighting and poles	<ul style="list-style-type: none"> Some assistance with funding first set of training lights Some assistance with funding upgraded set of training lights No maintenance responsibility 	<ul style="list-style-type: none"> Purchase, installation, maintenance, repair and upgrade costs. Any works are to have prior written approval from Council and be undertaken by professional contractors in accordance with all legislation and Council requirements. All utility costs Any structural concerns or cracking should be reported to Council immediately

ITEM	COUNCIL RESPONSIBILITY	USER GROUP RESPONSIBILITY
Oval playing surface (NB: Scope of works/responsibility to reflect reserve hierarchy – Local, District, Regional).	<ul style="list-style-type: none"> Grass cutting – to support playability Turf restoration works Top dressing Sports Ground Suitability Checks at the beginning of the Summer and Winter sports seasons Inspections Weed control (in collaboration with Clubs) 	<ul style="list-style-type: none"> Undertake inspection of playing surface before each use Report any safety issues to Council Additional mowing (if desired) In partnership with Council preserve the oval playing surface during periods of extreme weather conditions Additional mowing or maintenance to improve playing surface Ensure no vehicles (other than emergency vehicles) are permitted on the playing area unless prior permission is obtained from Council
Irrigation & drainage	<ul style="list-style-type: none"> Installation, upgrade, repairs and maintenance Operation of irrigation system 	<ul style="list-style-type: none"> Report any malfunctions to Council immediately Maintenance when damaged by user group
Line marking of sports field	<ul style="list-style-type: none"> No responsibility Inspections 	<ul style="list-style-type: none"> Purchase and application (suitable non-toxic, non-permanent materials only)
RESERVE GROUNDS (Area surrounding Oval)		
Landscaping (including garden beds)	<ul style="list-style-type: none"> Develop, install and maintain, including park furniture as appropriate Noxious weeds or invasive environmental weeds 	<ul style="list-style-type: none"> Club / community projects to improve general amenity – subject to Council approval
Grass Cutting	<ul style="list-style-type: none"> Basic maintenance to support amenity and safety 	<ul style="list-style-type: none"> Additional grass cutting
Pathways	<ul style="list-style-type: none"> Develop, install and maintain 	<ul style="list-style-type: none"> No responsibility
Trees	<ul style="list-style-type: none"> Tree inspections Any tree works as required 	<ul style="list-style-type: none"> Report any dangerous trees to Council
Rubbish	<ul style="list-style-type: none"> Weekly emptying of reserve rubbish bins as part of Council's collection services 	<ul style="list-style-type: none"> Picking up of rubbish around the pavilion and reserve Putting out bins for collection All costs associated with garbage collection including any additional bins
Reserve roads and car parks	<ul style="list-style-type: none"> Development, upgrade, repairs and maintenance Quarterly inspections 	<ul style="list-style-type: none"> Reporting maintenance issues to Council
Public toilets	<ul style="list-style-type: none"> Cleaning of public toilets as part of Council service schedule Development, upgrade, repairs and maintenance 	<ul style="list-style-type: none"> Club to advise Council of any additional requirements due to large crowds – additional cleaning may be required
HARD COURTS (Tennis, Netball, Bowls, Basketball)		
Hard courts	<ul style="list-style-type: none"> Consideration of assistance with funding initial development of courts, surface upgrade and repair of structural defects 	<ul style="list-style-type: none"> Seek Council approval for development of any new courts or upgrade of existing court Installation, maintenance, repair, resurfacing and upgrade costs Inspect and sweep court surface before use

ITEM	COUNCIL RESPONSIBILITY	USER GROUP RESPONSIBILITY
Coaches boxes	<ul style="list-style-type: none"> Initial installation as part of capital development 	<ul style="list-style-type: none"> Maintenance, repair and renewal as required
Scoreboards	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> Seek Council approval before installation Purchase, installation, maintenance, repair and replacement costs All utility costs where applicable
Goal posts / nets	<ul style="list-style-type: none"> Initial installation as part of capital development 	<ul style="list-style-type: none"> Maintenance, repair and renewal as required
Netting behind goals	<ul style="list-style-type: none"> Initial installation as part of capital development – if considered necessary for public safety 	<ul style="list-style-type: none"> Purchase, installation, maintenance, repair and renewal as required
Sponsorship signage	<ul style="list-style-type: none"> Approval of location and type Planning approvals as required 	<ul style="list-style-type: none"> Seek Council approval before installation Purchase, maintenance, repair and replacement costs Costs for installation and removal as required
Court lighting	<ul style="list-style-type: none"> Initial installation as part of capital development (where required) No maintenance responsibility 	<ul style="list-style-type: none"> Contribute to initial capital cost Maintenance, repair and upgrade as required. All utility costs Any structural concerns or cracking should be reported to Council immediately
OTHER ASSOCIATED SPORTING FACILITIES		
Cricket practice nets	<ul style="list-style-type: none"> Approval of location and design Some assistance with funding initial installation Quarterly inspections 	<ul style="list-style-type: none"> Seek Council approval before development Purchase, installation, maintenance, repair and renewal as required
Other equipment / facilities added to the reserve grounds by a group	<ul style="list-style-type: none"> No responsibility 	<ul style="list-style-type: none"> All maintenance, repair and renewal as required Insurance of equipment and contents

Appendix 2: Active Open Space Hierarchy (i.e. Sports reserves)

Category	Definition	Summary Features
Regional	<ul style="list-style-type: none"> Regional sports fields will attract people from within Murrindindi Shire and beyond due to their level of specialisation, uniqueness or standard of competition being played. Regional facilities will be built and maintained to a premier standard based on the needs of specific sports/activities. Regional facilities will cater for senior training and competition for teams in a regional association/league, however, will also have the capacity to host country/State events or tournaments. 	<ul style="list-style-type: none"> Facility provision will be to a high level which ensures conformance with peak body minimum standards for senior-standard facility provision. Sports field turf surfaces maintained to the highest standard. Infrastructure capable of accommodating multi-use. May be capable of accommodating match-standard lighting on the main ground. Full suite of appropriately-sized support facilities (i.e. sports pavilion - change room and social spaces), including under-cover spectator viewing. Gated venues to allow ticketing. Irrigation, drainage, turf and sealed off-street car parking will be provided.
District	<ul style="list-style-type: none"> District level facilities principally cater for people from within the Shire and will accommodate senior and junior training and competition facilities. District facilities will service the needs of each geographic region (i.e. Alexandra District, Marysville Triangle, Yea District and Kinglake Ranges District). District venues are usually the "headquarters/home" facility for individual clubs. 	<ul style="list-style-type: none"> Turf maintenance to accommodate high levels of use. May be specialised or multi-use venues. May include training-standard sports lighting. Basic standard support facilities (i.e. sports pavilion) to accommodate primary uses. Open venues, generally not gated. Council provided park furniture seating for spectators. Incorporate a suite of community facilities to encourage informal use and physical activity participation, e.g. playgrounds, half-court basketball. Facility provision will be to a higher standard / capacity than Local venues.
Local	<ul style="list-style-type: none"> Local active open space venues generally provide for the specific needs of small communities and settlements. Local facilities are built and maintained to a basic standard. Local level sports fields primarily cater for training, however may also be competition venues for appropriate sports (e.g. cricket, equestrian). Local sports fields typically include Council venues co-located with school sites and/or other community facilities. 	<ul style="list-style-type: none"> Base standard turf maintenance. Capable of accommodating multi-use. Sports lighting generally not provided. Minimum-standard support facilities to accommodate primary uses (i.e. toilets, change, storage only). Open venues – not gated. May incorporate a suite of community facilities to encourage informal use and physical activity participation.

Appendix 3: Playspace Management Framework

Category	Definition	Other Features
Regional	<ul style="list-style-type: none"> Large scale, custom-made with strong themes and integrated artwork. Comprise a range of play equipment and experiences suitable for a diverse range of age groups and abilities. Support regional tourism/visitation as well as local residents. 	<ul style="list-style-type: none"> Located in large parks/reserves which feature other recreational options and support facilities (such as open grassland, picnic/BBQ facilities, seats, shelters, toilets, paths and potentially adjoining sporting areas). Shire-wide catchment with good access by road (with car parking), footpaths and bicycle path.
District	<ul style="list-style-type: none"> Medium scale, comprising a range of play equipment and experiences suitable for primary aged children. 	<ul style="list-style-type: none"> Located in medium to large parks/reserves with support facilities such as BBQ facilities, picnic tables and seats.
Local	<ul style="list-style-type: none"> Small scale, designed and located to provide a basic play experience in residential areas where other opportunities do not already exist. Primarily targeted at pre-primary and early primary aged children. 	<ul style="list-style-type: none"> Generally confined to one or two pieces of play equipment with some support furniture such as a bench seat. Located in any size park/reserve with some landscape enhancement to provide context. Local resident catchment only.

District	Playspace Hierarchy	Location / Name	Description	Strategic Direction – Future Service Levels	Ownership
Alexandra District	Regional	<ul style="list-style-type: none"> Nil 		<ul style="list-style-type: none"> Only two regional facilities required in the Shire. This is currently provided by Gallipoli Park, Marysville and Bollygum, Kinglake. 	
	District	<ul style="list-style-type: none"> Hec Ingram Reserve Alexandra (BMX and Skate Park) 	<ul style="list-style-type: none"> Concrete skate park, half-court basketball court, shelter shed and simple BMX humps 	<ul style="list-style-type: none"> Retain, upgrade/renew as required particularly to reinforce the focus on older children. 	<ul style="list-style-type: none"> Crown land Council as CoM
		<ul style="list-style-type: none"> Rotary Park Alexandra 	<ul style="list-style-type: none"> Small Combination Unit, Track Slide Unit (Flying Fox), Double Swing x 2, Spring Rider (single) x 2, Rubber Matting. Includes fences. 16 units 	<ul style="list-style-type: none"> Retain, upgrade/renew as required – reinforce as the main township playground and visitor attraction. 	<ul style="list-style-type: none"> Crown land Council as CoM
		<ul style="list-style-type: none"> Thornton Recreation Reserve 	<ul style="list-style-type: none"> Combination Unit x 2, Double Swing, Spring Rider (single) x 2, Cargo Net (Sway Net - Spider Net), Static Wooden Boat, 256 sqm soft fall. 13 units 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Council Land
	Local	<ul style="list-style-type: none"> Alexandra Show Grounds & Recreation Reserve 	<ul style="list-style-type: none"> 252 sqm soft flooring 7 playground equipment units 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown land DEWLP CoM
		<ul style="list-style-type: none"> Leckie Park, Alexandra 	<ul style="list-style-type: none"> Includes soft fall - Playground, simple 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown land Council as CoM
		<ul style="list-style-type: none"> Payne's Playground, Alexandra 	<ul style="list-style-type: none"> 450 sqm soft fall. Combination Unit, Carousel (Spinner), 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Council Land

District	Playspace Hierarchy	Location / Name	Description	Strategic Direction – Future Service Levels	Ownership
			Tandem Bull Rider (or Bronco Rider), Freestanding Roman Rings, Single Swing, Double Swing, Spring Rider (single) x 2, Cargo Net (Sway Net - Spider Net) Small combo unit		
		<ul style="list-style-type: none"> UT Creek Parklands - along creek from Station St to Briggs oval, Alexandra 	<ul style="list-style-type: none"> Adjacent to walking track. 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown land Council as CoM
		<ul style="list-style-type: none"> Eighth St, Eildon 	<ul style="list-style-type: none"> 150 sqm soft fall 	<ul style="list-style-type: none"> Consider possible rationalization. 	<ul style="list-style-type: none"> Council Land
		<ul style="list-style-type: none"> Gum Tree Gully Reserve, Eildon 	<ul style="list-style-type: none"> Includes soft fall area and fencing. Previous area was 368sqm now 5 units 	<ul style="list-style-type: none"> Consider possible rationalization. 	<ul style="list-style-type: none"> Crown land Council as CoM
		<ul style="list-style-type: none"> 21st Street, Eildon 	<ul style="list-style-type: none"> Simple play equipment 	<ul style="list-style-type: none"> Consider possible rationalization. 	<ul style="list-style-type: none"> Council Land
		<ul style="list-style-type: none"> The Pondage, Eildon 	<ul style="list-style-type: none"> Soft fall 216sqm, powder coated fencing, 5 units and 2 seats 	<ul style="list-style-type: none"> Retain and upgrade to enhance nature play elements for all ages. 	<ul style="list-style-type: none"> GM Water Council managed under licence from GMW
		<ul style="list-style-type: none"> Walter Moore Reserve, Eildon 	<ul style="list-style-type: none"> Soft fall 220sqm 8 units no fence one timber bench 	<ul style="list-style-type: none"> Retain and upgrade to reinforce the site as the main township playground. 	<ul style="list-style-type: none"> Crown land Council as CoM
		<ul style="list-style-type: none"> Tumbling Waters 	<ul style="list-style-type: none"> Combination Unit, Small Combination Unit, Double Swing, Spring Rider (single), Stepping Stones. 166 sqm soft fall. 9 units 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Council Land
		<ul style="list-style-type: none"> Yarck Recreation Reserve 	<ul style="list-style-type: none"> TBC 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown land DEWLP CoM
Marysville Triangle	Regional	<ul style="list-style-type: none"> Kin Playspace Gallipoli Park, Marysville 	<ul style="list-style-type: none"> Carousel (Spinner) x 3, Balance Equipment, Slide x 2, Track Slide Unit (Flying Fox) x 2, Quad Swing Unit, Pentagode Climbing Net (Space net), Water Play Feature, Elevated Sand Pit, Rubber Matting, 490sqm soft fall 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown Land Council as CoM has appointed Sec 86
	District	<ul style="list-style-type: none"> Gallipoli Park, Marysville 	<ul style="list-style-type: none"> Skate Park, Half-court basketball and BMX 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown Land Council as CoM has appointed Sec 86
	Local	<ul style="list-style-type: none"> Buxton Recreation Reserve 	<ul style="list-style-type: none"> 7 units plus Bike Mania, soft fall. Combination Unit, 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown Land Council as CoM

District	Playspace Hierarchy	Location / Name	Description	Strategic Direction – Future Service Levels	Ownership
			Balance Equipment, Double Swing, Spring Rider (single), Play Panel (Bead panel etc.), Climbing Wall, Rubber Matting, Shade Sails		has appointed Sec 86
		<ul style="list-style-type: none"> Gould Terrace, Marysville 	<ul style="list-style-type: none"> Combination Unit, Double Swing, 100 sqm soft fall 	<ul style="list-style-type: none"> Consider possible rationalization. 	<ul style="list-style-type: none"> Council Land
		<ul style="list-style-type: none"> Gallipoli Park near the BBQ shelter (rear of oval) 	<ul style="list-style-type: none"> Small Combination Unit, Tandem Seat Spring See-Saw (Awesome Rocker), Single Swing, Double Swing, Spring Rider (single) x 2, Soft fall 120sqm 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown Land Council as CoM has appointed Sec 86
		<ul style="list-style-type: none"> Narbethong Reserve Rotary Playground 	<ul style="list-style-type: none"> 240 sqm soft fall 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown Land Council as CoM
Kinglake Ranges District	Regional	<ul style="list-style-type: none"> Kinglake Bollygum Park (including skate park) 	<ul style="list-style-type: none"> 320 soft fall, 20 units play equipment, two 32kl plastic water tanks Skate Park 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Council Land
	Local	<ul style="list-style-type: none"> Federation Park, Kinglake 	<ul style="list-style-type: none"> Located behind Kinglake Ranges Neighbourhood House; 80 sqm instant lawn one unit 	<ul style="list-style-type: none"> Consider possible rationalization. 	<ul style="list-style-type: none"> Crown land Council as CoM
		<ul style="list-style-type: none"> Kinglake Library/Services Centre 	<ul style="list-style-type: none"> 60 sqm soft fall 	<ul style="list-style-type: none"> Consider possible rationalization. 	<ul style="list-style-type: none"> Council Land
		<ul style="list-style-type: none"> Kinglake Lions Club Park 	<ul style="list-style-type: none"> Fencing and soft fall 	<ul style="list-style-type: none"> Consider possible rationalization / integration with the playspace at Memorial Reserve. 	<ul style="list-style-type: none"> Council Land
		<ul style="list-style-type: none"> Kinglake Memorial Reserve 	<ul style="list-style-type: none"> 100 sqm soft fall 9 units 	<ul style="list-style-type: none"> Retain, upgrade/renew as required 	<ul style="list-style-type: none"> Council Land
		<ul style="list-style-type: none"> Kinglake West Mechanics Institute Hall 	<ul style="list-style-type: none"> 130 sqm soft fall 6 playground units and 5 shade sails 	<ul style="list-style-type: none"> Retain, upgrade/renew as required 	<ul style="list-style-type: none"> Crown land DEWLP CoM
		<ul style="list-style-type: none"> CJ Dennis Reserve, Toolangi 	<ul style="list-style-type: none"> Combination Unit, Double Swing, 5 units, 280sqm soft fall 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown Land Council as CoM has appointed Sec 86
Yea District	Regional	<ul style="list-style-type: none"> Nil 		<ul style="list-style-type: none"> Only two regional facilities required in the Shire. This is currently provided by Gallipoli Park, Marysville and Bollygum, Kinglake. 	
	District	<ul style="list-style-type: none"> Yea Railway Reserve and Skate Park 	<ul style="list-style-type: none"> 482sqm soft fall plus 51sqm rubber matting area. 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown Land Council as CoM

District	Playspace Hierarchy	Location / Name	Description	Strategic Direction – Future Service Levels	Ownership
			<ul style="list-style-type: none"> Combination Unit, Small Combination Unit, Quad Swing Unit, Spring Rider (single), Conveyor Belt, Train Units (Combo Unit), 13 units Skate park 		has appointed Sec 86
	Local	<ul style="list-style-type: none"> Flowerdale Community House Playground 	<ul style="list-style-type: none"> 4 units, rubber matting and fencing 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Council Land
		<ul style="list-style-type: none"> Flowerdale Spring Valley Recreation Reserve 	<ul style="list-style-type: none"> Relocated by CoM from Thornton PS in 2015 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Crown land DEWLP CoM
		<ul style="list-style-type: none"> Glenburn Alf Miller Reserve 	<ul style="list-style-type: none"> 600 sqm soft fall, 12 units, rural perimeter fencing 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Council Land
		<ul style="list-style-type: none"> Strath Creek King Parrot Reserve 	<ul style="list-style-type: none"> 159 sqm soft fall, 6 units, Combination Unit, Double Swing 	<ul style="list-style-type: none"> Consider possible rationalization or consolidation at Pioneer Reserve. 	<ul style="list-style-type: none"> Council Land VicRoads verge
		<ul style="list-style-type: none"> Strath Creek Pioneer Reserve 	<ul style="list-style-type: none"> 160 SQM soft fall 9 units 	<ul style="list-style-type: none"> Retain, upgrade/renew as required. 	<ul style="list-style-type: none"> Council Land
		<ul style="list-style-type: none"> Yea Apex Park 	<ul style="list-style-type: none"> 83 sqm soft fall, 4 units, Slide, Double Swing, Spring Rider (single) x 2 	<ul style="list-style-type: none"> Consider possible rationalization or relocation to the Yea Rec Reserve. 	<ul style="list-style-type: none"> Crown land Council as CoM

Community Grant Applications Summary – March 2019

No	Org/Club	Project Name	Project Value	Grant amount Requested	Grant amount recommended by Assessment Committee	Assessment Panel comments and recommendation
Grant applications						
1819-2-01	Alexandra Football Netball Club	Black Saturday reflections, Anzac Spirit and Local Sports Community Celebration	\$6,800	\$2,700	\$2,700	Grant will pay for the home game costs of the Black Saturday reflections, Anzac Spirit and Local Sports Community Celebration event. Home game costs are normally covered by admission fees (\$10 per adult) and include umpires for all football and netball matches, footballs and netballs, football records and Valley Vision filming on the day. The AFNC would pay for other home game costs including ground marking, waste disposal and will provide a complimentary afternoon tea at half time of the senior match. Recommendation/Decision: Supported Conditions: Change the terminology from Black Saturday to '2009 Bushfire's' in all promotions and naming.
1819-2-02	Flowerdale Community House	Solar at the House	\$8,281	\$5,000	\$5000	Grant will pay for installation of 24 solar panels and inverter on the roof of the Flowerdale Community House and the removal of 2 small solar panels. Annual electricity costs for the House are stated as \$12,000 per annum. Recommendation/Decision: Supported Conditions: that the solar panels are procured under the Dindi Bulk Buy initiative (this condition has been met).
1819-2-03	Flowerdale Primary School	Active Living and Healthy Eating Week	\$500	\$500	\$500	Grant will pay for the costs for the Healthy Eating and Active Living Week the school is planning. These costs include a visit by the Life Education Van (cost of \$10 per child), grocery items (for healthy lunch) and vegetables seedlings/fruit trees. Recommendation/Decision: Supported Conditions: Nothing additional to normal conditions e.g. acknowledgement.
1819-2-04	Highlands Community Hall	Installation of Defibrillator for Highlands Hall	\$3,511.45	\$1,761.45	\$1,761.45	Grant will pay for approximately half of the purchase cost for a defibrillator. Bendigo Bank (Yea) have committed to contributing \$1,750. Defibrillator will be located in the foyer of the Hall which is accessible to the local community. Recommendation/Decision: Supported Conditions: Nothing additional to normal conditions e.g. acknowledgement.
Sponsorships						
1819-2-05	Mother's Day Classic Foundation	Alexandra, Yea & District Walk All Over Breast Cancer	\$5,750	\$1,100	\$2,000	This sponsorship application is for the Walk All Over Breast Cancer fundraising event. Council provided a sponsorship of \$650 in 2018, making them a Gold Sponsor. Funds are held by Mother's Day Classic Foundation and allocated to Alexandra, Yea & District Walk All Over Breast Cancer group. The sponsorship will assist to cover the cost of activities at the end of the walk such as live music and children's activities. Application received late as applicant was not aware of the change of Council process to apply for sponsorship. Recommendation/Decision: Supported Conditions: Package of \$2000 which includes fee reductions.
			\$24,842.45	\$11,061.45	\$ 11,961.45	Recommended Allocation TOTAL