

MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY 11 DECEMBER 2018

7.00PM

COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL
LITTLE MALOP STREET, GEELONG

COUNCIL:

Cr B Harwood (Kardinia Ward)

Mayor

Cr S Asher (Bellarine Ward)

Cr J Mason (Bellarine Ward)

Cr T Sullivan (Bellarine Ward)

Cr E Kontelj (Brownbill Ward)

Cr S Mansfield (Brownbill Ward)

Cr P Murrhy (Brownbill Ward)

Cr R Nelson (Kardinia Ward)

Cr P Murnane (Kardinia Ward)

Cr A Aitken (Windermere Ward)

Cr K Grzybek (Windermere Ward)

SECTION A - PROCEDURAL MATTERS

Acknowledgements 1

Confirmation of Minutes 2

Declarations of Conflicts of Interest 2

Question Time 3-6

Petitions 6

SECTION B - REPORTS

1. Amendment C372 and Permit Applications 662/2017 and 663/2017 – Hams Road, Waurm Ponds – Resolution to Exhibit 7-15

2. Parking in Central Geelong – Discussion Paper 16-19

3. Melbourne – Geelong Fast Rail for Geelong 20-23

4. Dog Controls in Public Places Policy Review 24-29

5. Osborne Park Master Plan 30-32

6. Sandbar Street Reserve Play Space 33-37

7. Geelong Gambling Advisory Committee 38-40

8. Plastic Wise Program 41-46

9. Geelong Major Events – Annual Report 2017/18 47-51

10. Revocation of Flood prone Area Designation of New Lots at Watermark, Stages 6, 8 and 9 52-55

11. Transformation Program Quarterly Update – September 2018 56-57

12. Digital Transformation 58-61

13. Improving How the City Delivers for the Community 62-65

14. Planning Authorisations – Council to Staff 66-67

15. Council Audit and Risk Committee Summary Report (*Confidential*) 68

16. Tender T1800026 – Supply of Concrete and Concrete Works (*Confidential*) 69

17. Tender T1800053 – Hard Waste Collection Service (*Confidential*) 70

SECTION C - ASSEMBLY OF COUNCILLORS

SECTION D - PLANNING DELEGATIONS

SECTION E - CONFIDENTIAL

**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, LITTLE MALOP STREET, GEELONG
TUESDAY, 11 DECEMBER 2018
COMMENCING AT 7.00 PM**

PRESENT: Cr B Harwood (Mayor), Crs A Aitken, S Asher, E Kontelj, S Mansfield, J Mason, P Murnane, P Murrhy, T Sullivan

Also present: M Cutter (Chief Executive Officer), B Luxford (Director Investment and Attraction), G Smith (Director Manager Planning and Development), V Shelton (Acting Director City Services), M Dugina (Director Finance & Strategy), R Stevens (Acting Director Community Life), L Barton (Acting Executive Manager People and Organisation Development), R Leonard (Executive Manager Governance & Legal Services)

OPENING: The Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENTS:

Council acknowledged Wadawurrung Traditional Owners of this land and all Aboriginal and Torres Strait Islander People who are part of the Greater Geelong community today.

OBITUARY:

The Mayor, Councillors and staff of the City of Greater Geelong recorded their respect on the passing of The Honorable Gordon Scholes AO.

Mr Scholes was Minister for Territories from 1984 to 1987, Minister for Defence from 1983 to 1984 and Speaker of the House of Representatives from 1975 to 1976. He represented the Federal Seat of Corio in the House of Representatives from 1967 to 1993. Mr Scholes was appointed an Officer of the Order of Australia in 1993 for service to Australia.

APOLOGIES: Crs Grzybek and Nelson

LEAVE OF ABSENCE:

Cr Sullivan moved, Cr Mansfield seconded –

That Leave of Absence be granted to Cr Harwood from 10-20 January 2019, inclusive.

Carried.

Cr Sullivan moved, Cr Mansfield seconded –

That Leave of Absence be granted to Cr Mason from 21 December 2018 to 20 January 2019, inclusive.

Carried.

Cr Sullivan moved, Cr Mansfield seconded –

That Leave of Absence be granted to Cr Asher from 24-27 January 2019, inclusive.

Carried.

CONFIRMATION OF MINUTES:

Cr Sullivan moved, Cr Asher seconded -

That the Minutes of the Ordinary Meeting held on 27 November 2018 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr Kontelj declared an Indirect Financial Interest in Agenda Item 16 - Tender T1800026 Supply of Concrete and Concrete Works and Agenda Item 17 – Tender T1800053 Hard Waste Collection Service in that tender applicants are significant customers of the business in which he is a Director.

QUESTION TIME:

Darren Gebbing submitted questions in relation to Amendment C372 Hams Road, Waurin Ponds. As Mr Gebbing was not present at the meeting a written response will be provided.

Jane Viner asked why can someone who doesn't live in Australia, an investor, build a housing complex on farm land? The roads do not appear wide enough to take emergency vehicles and cars that will be parked on these roads - has this been looked into? What will happen to the coach pick up at the end of Hams Road that takes the children to Mount Duneed Primary School? At the moment it is a safe area due to less traffic, but it won't be with 3,000 cars travelling down there! Ghazeeppore Road is already traffic heavy!

Bob Viner asked why is it acceptable to build on farm land? How was the amount of traffic worked out as some properties will no doubt have several students renting and they will have transport? What happens when the trains aren't running and all the coaches park down Hams Road and cause congestion?

The Mayor responded that the property has been identified for rezoning for several years in strategies like the Armstrong Creek Urban Growth Plan.

The report before us tonight is recommending the proposal be placed on public exhibition in February/March 2019, at which time there will be plenty of opportunity for the community to have their say regarding the application.

Sandy Gatehouse – President – Barwon Heads Association asked the following questions:

On behalf of the Combined Bellarine Community Associations meeting on Saturday we would like to thank the CEO Mr Cutter and our 3 Bellarine Councillors for their time on a busy Saturday morning before Christmas.

We raised a number of issues on Saturday and we noticed that you took lots of notes. We look forward to timely updates on the way forward and note there are matters which have been in the City of Greater Geelong's system for action over many years.

Every time our combined associations meet there is discussion about these outstanding requests and projects that are either not responded to or fail to happen for whatever reason despite previous advice that the projects were listed for action. It appears that residents all over the Bellarine are waiting for basic infrastructure and maintenance to take place.

In particular there were numerous examples of failure to respond to correspondence and provide usable and focused replies.

The Mayor provided the following responses:

Does the Council have protocols for registering and responding to all correspondence including emails?

Yes, all emails are acknowledged within three working days and registered into the City's corporate record keeping system for action.

What timeframe is considered acceptable before a response is given?

Within ten working days as per Customer Service Charter.

If we have not received a response within this timeframe what is the escalation process?

You can register a complaint through the geelongaustralia website, post or phone where your complaint will be investigated and responded to within 14 days.

If the response refers to a future action by the City of Greater Geelong how is this monitored so that it is followed up?

A request for service will be raised and service delivery will be monitored by the responsible officer. If the service is long term, the service is placed on a worklist for monitoring.

How can we improve our communication mechanisms so we get more timely and positive responses?

Is it better to send all correspondence through the contact us email address copy to the CEO and Bellarine Councillors?

Contactus is the preferred email address for operational requests and information. Your ward Councillors can be contacted via email directly or via the Mayor and Councillor's Office. The City has a Customer Service Strategy that outline our commitment to service delivery via the Customer Service Charter.

We are looking forward to a time when we can sit with you and talk collaboratively about how we can work together for the Bellarine and our communities. It would be good if a number of these outstanding issues are resolved.

We wish you all a very Happy Christmas - stay safe out there and if you are in a hurry please don't drive through Barwon Heads.

Jennifer Bantow addressed Council in relation to Osborne Park Master Plan:

Can Councillors please instruct the individual people from Hansen Partnership, who have already had contact with Industry and Port and Agency groups, and have the carriage of this project, to hold a Consultation directly with the Community Groups in late December, before the public consultation, and when Hansen are formulating their first concepts, to balance the scales and give equity and fairness to the views of those who have had a long term dedication to Osborne Park, and who currently justifiably feel side-lined in this project?

The Mayor thanked Ms Bantow for her questions which will be further addressed during debate of the item this evening.

Jim Haigh addressed Council as follows:

The community have only had one week to review the Master Plan. It is clear from the feedback we have received from many members of our community that they are unhappy with the proposed redevelopment. To give us an opportunity to open dialogue with the developer and also to give the developers an opportunity to respond to our concerns – would Council consider the possibility of deferring the decision to exhibit to a later date?

The Mayor responded there will be further debate on the issue later this evening.

Lukas McVey asked if Council that based on dated and incorrect data, shortcomings on contaminated land assessment, flood concerns, no changed from C276 which was rejected. Major increase in traffic movement and risk, no community consultation that you reject this evening's application to proceed to exhibition, which you can do?

The Mayor responded the issue will be debated later this evening.

Lex Chalmers addressed Council regarding brochure 'Geelong City of Design' budget to support the UNESCO Award:

- 1) I refer to Council's recently published brochure, 'Geelong City of Design'. It is a very worthwhile document, but unfortunately is already in short supply.

Promotion of the UNESCO Award to date has been very low key. The brochure could have been supported with a launch function to gain local interest.

Would Council consider re-printing it in sufficient quantities to have it available in Council offices, in all local Visitor Information Centres and in all major Victorian Information Centres in capital cities and at airports to attract the visiting public?

The brochure could then promote the planned National Gallery of Victoria extension of Melbourne Design Week to Geelong in March 2019. Many organisations, including the National Trust, have put up their hands to host design related events.

- 2) Is Council planning to increase the UNESCO City of Design budget for 2019-2020, for example to include better publicity for the Award and possibly to prepare a Business Case for a Design Centre, preferable in the former Post Office?

I understand that a Business Case would be required for any approach to the Government through Regional Development Victoria for funding towards a Design Centre.

The Mayor thanked Ms Chalmers for her valid points and strong discussion.

Richard Loth asked is Council was aware that the majority of the community objects to C276 (which was voted against by Council) have not been considered in the design of C372?

These include the single point of entry and egress from the subdivision (where else in the City of Greater Geelong does a new subdivision only have one pointy of entry and egress).

Lot sizes inconsistent with the suburb and surrounding 2km radius – down to 208m² listed however there are two 'medium density super-lots' which are silent on dwelling density?

The Mayor thanked Mr Roth for his comments.

Dean Smith asked what is the Council's opinion on larger block sizes rather than the shoe box size blocks like in most new sub-divisions. The C372 development is not in the amenity of the current area?

The Mayor took Mr Smith's point but added that people buy land for different reasons.

Barry Mullholland commented on:

- Sound walls on highway and Bannip Boulevard;
- Sound walls along rail line;
- Bike paths along line to station;
- One access to subdivision – Ghazeepore Road;
- Lifestyle block sizes.

The Mayor thanked Mr Mullholland for his comments.

PETITIONS: Nil.

**1. AMENDMENT C372 & PERMIT APPLICATIONS 662/2017 & 663/2017 -
HAMS ROAD, WAURN PONDS - RESOLUTION TO EXHIBIT**
(Previously agenda item 9)

Source: Planning & Development - Strategic Implementation
Director: Gareth Smith
Portfolio: Sustainable Development

Purpose

To seek a Council resolution to prepare and exhibit Amendment C372 and associated planning permits subject to authorisation by the Minister for Planning.

Background

On 29 June 2017 Taylors Development Strategists on behalf of landowners Echin Pty Ltd and Waurn Ponds Unit Trust lodged a combined rezoning and planning permit application to allow a multi lot subdivision at 35 & 69-93 Hams Rd, Waurn Ponds.

The site is bounded by Hams Road to the north, Ghazeepore Road to the east, the Geelong/Warrnambool railway line and the Baanip Boulevard to the south and the Princes Freeway (Geelong Ring Road) to the west.

A previous proposal for the land (Amendment C276) was exhibited in 2014 but was subsequently abandoned by Council on 28 April 2015 due to community opposition.

Residents in the adjoining Grange Park Estate were concerned at potential car movements through the local street network and opposed the density of housing proposed next to Grange Park which has larger than normal house block sizes.

Amendment C276 was a rezoning only and didn't include a subdivision master plan showing the proposed layout.

The current proposal includes more detailed masterplans and responds to the previous concerns with large lots proposed along Hams Road to reflect the density on the north side of the road.

Key Issues

- The land is the last Farming Zone site inside the Ring Road / Anglesea Rd in this part of the municipality.
- Strategic justification for rezoning is provided by the Armstrong Creek Urban Growth Plan, the G21 Regional Growth Plan and the Settlement Strategy.
- The site is strategically well located for residential development being close to the Waurn Ponds Railway Station and major roads including Bannip Boulevard, the Ring Road and Ghazeepore Road. It will provide further housing relatively close to the major employment, education and retail hubs of the Epworth Hospital, Waurn Ponds Shopping Centre and Deakin University.
- The application was referred to internal Council departments and external government authorities. The original masterplans have been modified taking into account requested changes on key issues including open space and street layout.
- The masterplan proposed as part of the two planning permits is now supported in principle and provides a central creek reserve corridor and a large 0.9 ha park to serve the proposed 258 residential lots (plus medium density sites).

- Buffers from land owned by Boral to the south, which is potentially subject to limestone quarrying, are satisfactory subject to confirmation from the State Government. It is noted that Boral has indicated it won't be quarrying this area and has sought Council support for rezoning as part of the Settlement Strategy process.
- Developer contributions and offsite works are proposed to be dealt with via a Section 173 Agreement. This will be prepared for public exhibition and require the owners/developers to construct an intersection at Hams/Ghazeepore Roads, provide a contribution to community infrastructure and provide fully developed and constructed parkland.
- Draft planning permits and a Design and Development Overlay are being prepared for public exhibition. They will provide detailed conditions and requirements for the development of the site in relation to open space, drainage, traffic, street trees, pedestrian pathways, intersection upgrades and infrastructure servicing (e.g. water, sewerage, electricity and gas).
- The proposal is now recommended by officers for exhibition as part of the planning scheme amendment process.

Cr Murnane moved, Cr Harwood seconded -

That Council:

- 1) **support the preparation and exhibition of Amendment C372 to the Greater Geelong Planning Scheme to:**
 - a) **rezone land at 35 & 69-93 Hams Road, Waurin Ponds from Farming Zone (FZ) to General Residential Zone – Schedule 1 (GRZ1);**
 - b) **rezone the land within the Barwon Water reserve (north of the railway line) from Farming Zone (FZ) to Public Use Zone (PUZ);**
 - c) **introduce and apply a new Design and Development Overlay (DDO) to 35 & 69-93 Hams Road, Waurin Ponds;**
- 2) **consider the application for two planning permits for multi-lot subdivision and removal of native vegetation at 35 & 69-93 Hams Road, Waurin Ponds concurrently with the preparation of the Amendment, in accordance with the provisions of Section 96A of the Planning and Environment Act 1987;**
- 3) **resolve to prepare and exhibit a draft Section 173 Agreement, as outlined in this report, concurrently with the Amendment; and**
- 4) **request the Minister for Planning to authorise the preparation and exhibition of Amendment C372 and Planning Permits 662/2017 & 663/2017.**

Carried.

Attachment 1

Financial Implications

There are no significant financial implications to Council beyond that usually associated with the planning scheme amendment process. Negotiating a Section 173 Agreement on development contributions will assist in the provision of community facilities within the catchment of the proposed development.

Community Engagement

If Council resolves to support exhibition, nearby landowners and occupiers, prescribed Ministers and other relevant agencies will be directly notified during the statutory exhibition period. The broader community will be notified through notices in local newspapers and the City of Greater Geelong website.

Social Equity Considerations

The amendment addresses social equity by potentially providing further housing choices to the Geelong community. There are a range of lot sizes proposed which would suit different homebuyers and demographics ranging from medium density sites and small conventional house lots to larger allotments of 850 square metre plus along Hams Road.

Policy/Legal/Statutory Implications

Planning Scheme Policy

The amendment is consistent with the following clauses of the Greater Geelong Planning Scheme Planning Policy Framework:

- Clause 11.01-1S Settlement - The amendment supports this policy as it will facilitate residential growth in an orderly manner located close to educational and community services in a broader established residential context;
- Clause 11.01-1R Settlement Geelong (G21) - The amendment supports this policy as the area is identified to support planned growth and optimises the use of existing infrastructure and services;
- Clause 15.01-1S Urban Design – The proposed rezoning, subdivision layout and open space are considered to meet the objective: “To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity”; and
- Clause 21.06 Settlement and Housing discusses the importance of urban consolidation. The proposal supports this policy by locating development in an area that is well serviced and has the capacity to accommodate sustainable development.

Further strategic planning justification for residential development on these sites was previously set out as part of Amendment C276 and includes the Armstrong Creek Urban Growth Plan and G21 Regional Growth Plan.

The land is also within the proposed permanent settlement boundary in the Settlement Strategy recently adopted by Council on 9 October 2018 but not yet incorporated into the Planning Scheme.

Alignment to Council Plan

The Amendment supports the Sustainable Built and Natural Environment strategic direction of the Council Plan 2018-22 and is consistent with the strategic direction of community wellbeing and the priority of connected, creative and strong communities.

Conflict of Interest

No Council officers involved in the preparation of this report have any direct or indirect interest in the matter to which this report relates, in accordance with Section 80C of the Local Government Act.

Risk Assessment

There are no notable risks associated with implementing the recommendations contained in this report.

Environmental Implications

An updated flora and fauna assessment was submitted with the application and its findings include:

- The site contains patches of remnant native vegetation primarily in the northern portion of the property. This includes a patch of Grassy Woodland that is located within the Hams Road reserve, other patches of depleted Grassy Woodland now represented largely by remnant native grasses; and wetland and creek line vegetation along the waterway and wetland areas in the northern portion of the study site;
- Some patches of weeds were identified that require management under the Catchment and Land Protection Act, 1994 (documented in the 2014 report); and
- The waterway and its wetlands contain the most environmentally sensitive areas within the site and requires careful consideration to avoid adverse impacts at any future design stages.

In terms of the designated waterway, the Corangamite Catchment Management Authority and Council open space and environmental planners have advised that a 30m vegetated buffer will be required on both sides of the waterway and that the natural creek alignment should be retained.

The proposed creation of a creek reserve incorporating the waterway, vegetated buffers and linear open space will result in a good planning and environmental outcome. It will contribute to the rehabilitation of the waterway and formalise this part of the site as a recreational and ecological corridor similar to the approach adopted in the Armstrong Creek Urban Growth Area.

Attachment 2

Discussion

Site and location

The Town Planning Report by Taylors submitted with the application describes the site and surroundings as follows:

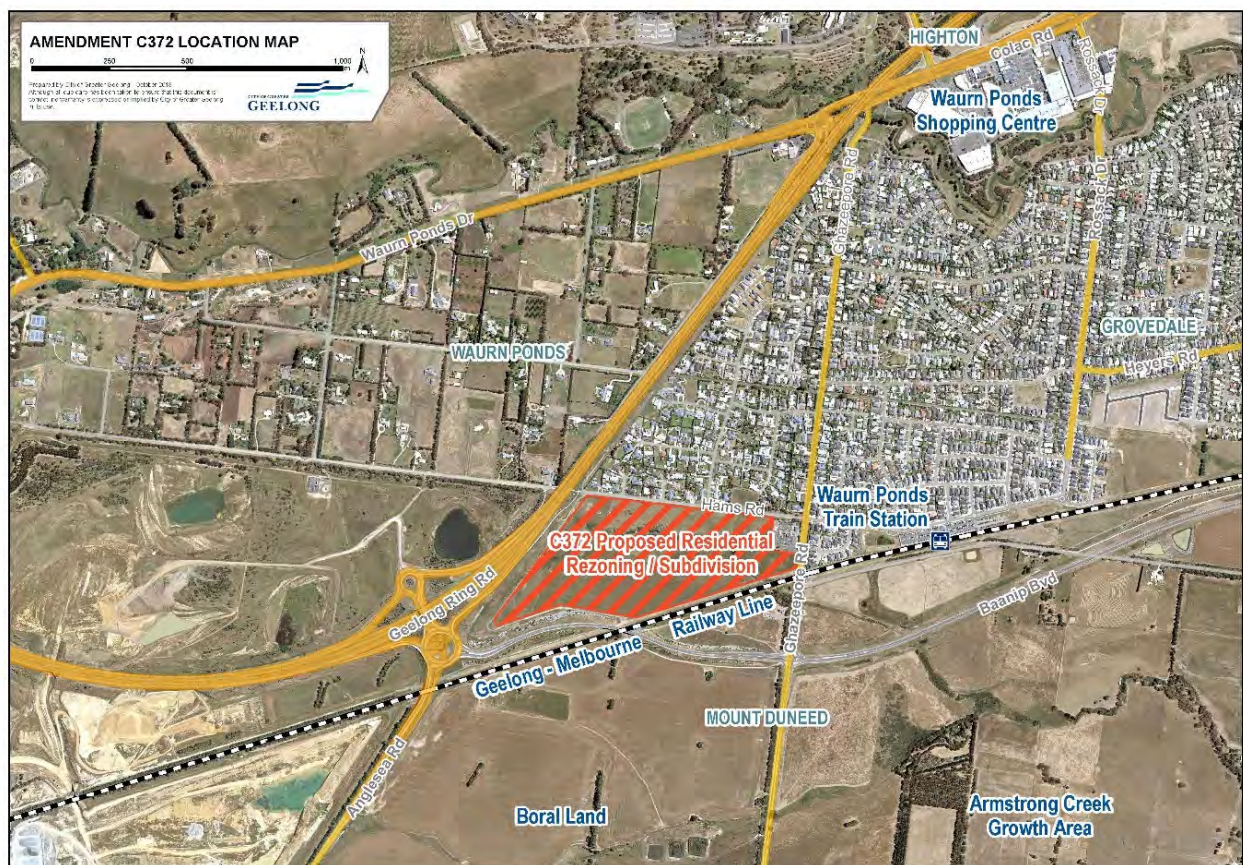
“The site is irregular in shape with a total approximate area of 23.86 hectares. The site is defined by Hams Road to the north, Ghazeeopore Road to the east, the railway line and Baanip Boulevard to the south and Princes Freeway/Geelong Ring Road to the west. At the north-east corner of the site is a Powercor owned Substation and traversing through the site is a tributary of Armstrong Creek.

To the north and northeast of the site are established residential areas. Residential land to the north of the site is known as Grange Park, with predominantly larger lots.

To the east of the site is currently vacant land zoned as Urban Growth Zone 3 (UGZ3) and is affected by the Armstrong Creek West PSP. The land has been identified as predominantly conventional and medium density housing. The Waurn Ponds train station is also located to the east of the site.

To the south of the site is currently zoned Special Use for quarrying, however is currently inactive other than for some limited agricultural use.”

An aerial photo and location map showing the site is provided below:



The land is in two titles, with separate landowners - Echin Pty Ltd and Waurm Ponds Unit Trust. Land ownership is shown below (taken from Town Planning Report by Taylors).



Proposal

On 29 June 2017 Taylors Development Strategists on behalf of the two landowners lodged a combined planning scheme amendment and two planning permit applications to allow a multi lot subdivision at 35 & 69-93 Hams Road, Waurm Ponds.

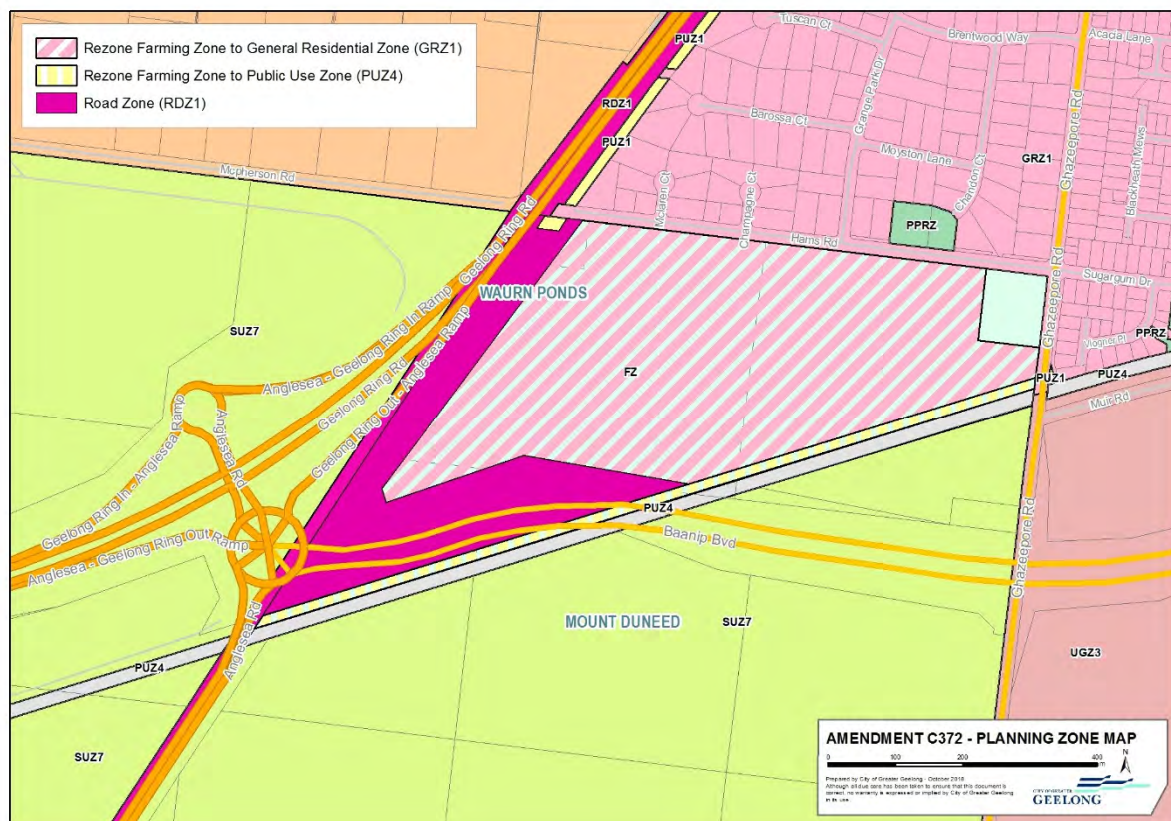
The amendment proposes the following:

- Rezoning of land from the Farming Zone (FZ) to the General Residential Zone (GRZ);
- Rezone the land within the Barwon Water reserve (north of the Geelong/Warnambool Railway line) from FZ to Public Use Zone (PUZ);
- Introduction of a Design and Development Overlay (DDO) to inform the key built form outcomes for the land.

The amendment is accompanied by two planning permit applications:

- PP662/2017 for multi lot subdivision of the land at 35 Hams Road owned by Waurm Ponds Trust; and
- PP663/3017 for multi lot subdivision of the land at 69-93 Hams Road owned by Echin Pty Ltd.

The map below shows the proposed zoning changes (the DDO would apply to the area being rezoned to GRZ1):



The overall subdivision masterplan proposed for exhibition is provided in **Attachment 3**.

Consideration and assessment of the proposal

The application (including technical reports and plans) were referred to internal Council departments and external government authorities for comment in August 2017.

The feedback from the initial referral was that the application lacked detail in several areas and required further work. Council officers issued a “further information” letter to the applicant on 10 October 2017 requesting a response to a list of twenty issues that had been raised by referral authorities.

The applicant took several months to undertake further investigations and refine its’ plans as requested in Council’s letter.

On 16 May 2018 the applicant responded to Council’s request for further information. An updated set of plans and reports were submitted including:

- Traffic Engineering Assessment;
- Flood Modelling;
- Flora and Fauna Assessment;
- Urban Design Masterplan;
- Town Planning Report;
- Acoustic Report;
- Site investigation (soil contamination); and
- Buffer study (from quarry).

These documents were then re-circulated for comment and further feedback was provided to the applicant.

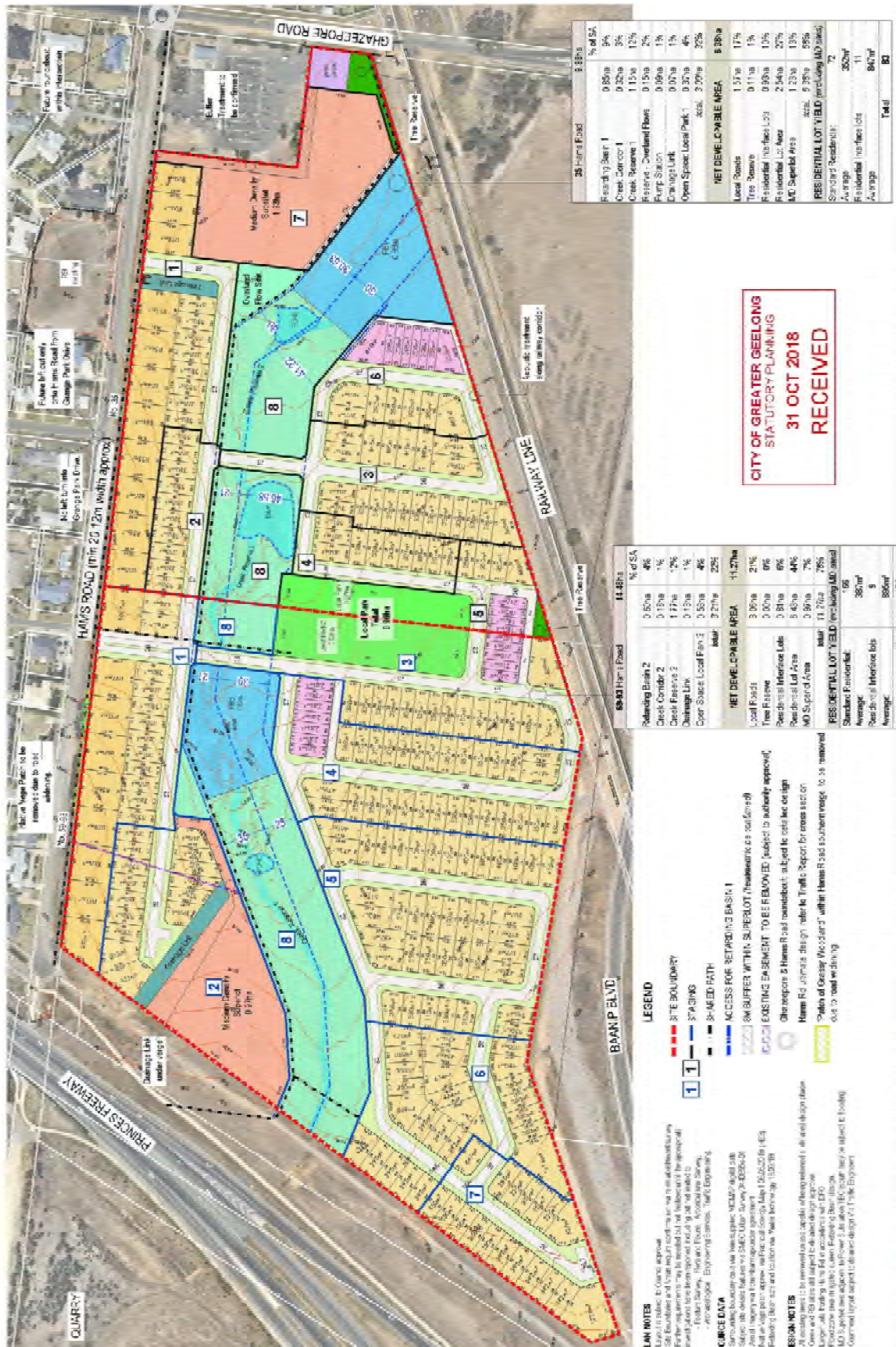
The end result is a version of the masterplan that officers generally support and are willing to recommend for public exhibition (see **Attachment 3**).

A summary of the development as detailed in the latest masterplan includes:

- A total of 258 residential lots;
- 21 larger 'interface' lots on Hams Rd with an average of 850 square metres approx.;
- Two medium density 'superlot' sites;
- A 0.9 ha local park central to the site to be delivered across the two developments;
- A creek reserve with an average width of 30m either side of the creek;
- Traffic treatments to discourage increased use of Grange Park Drive;
- Drainage retarding basins on each title; and
- A sewer pump station for the development.

Draft planning permits, a Design and Development Overlay and a Section 173 Agreement are being prepared and subject to Council resolution will be exhibited alongside the amendment and other documents for public comment in early 2019.

Attachment 3 – Overall Subdivision Masterplan



69-93 Hays Road		98-99s	
	% of SA		% of SA
Retaining Basin 1	0.85ha	9%	
Creek Corridor 1	0.32ha	3%	
Creek Reserve 1	1.13ha	12%	
Reserve - Overland Flow	0.15ha	2%	
Pump Station	0.09ha	1%	
Drainage Link	0.02ha	1%	
Open Space Local Park 1	0.32ha	4%	
Total	3.07ha	32%	
NET DEVELOPABLE AREA 8.38ha			
Local Roads	1.57ha	17%	
Tree Reserve	0.11ha	1%	
Residential Infill Lot 1	0.98ha	10%	
Residential Lot Area	2.54ha	27%	
MO Support Area	1.23ha	13%	
Total	6.52ha	68%	
RESIDENTIAL LOT YIELD (including MO area)			
Standard Residential:	72		
Average:	350m ²		
Residential Infill Lot:	11		
Average:	847m ²		
Total	83		

69-93 Hays Road		14-18s	
	% of SA		% of SA
Retaining Basin 2	0.15ha	4%	
Creek Corridor 2	0.13ha	1%	
Creek Reserve 2	1.77ha	2%	
Drainage Link	0.13ha	1%	
Clear Sheet Local Park 2	0.58ha	4%	
Total	2.77ha	22%	
NET DEVELOPABLE AREA 11.27ha			
Local Roads	3.06ha	21%	
Tree Reserve	0.00ha	0%	
Residential Infill Lot 2	0.81ha	6%	
Residential Lot Area	5.43ha	44%	
MO Support Area	0.97ha	7%	
Total	11.27ha	79%	
RESIDENTIAL LOT YIELD (including MO area)			
Standard Residential:	65		
Average:	380m ²		
Residential Infill Lot:	5		
Average:	360m ²		
Total	175		

**CITY OF GREATER GEELONG
STATUTORY PLANNING
31 OCT 2018
RECEIVED**

PLAN NOTES

- Lot 1 to 10 to be removed to be added to the adjacent site.
- Site boundaries and lot boundaries are shown in red.
- Further requirements may be needed to be included in the subdivision plan.
- Final subdivision plan to be submitted to the Council for approval.
- Final subdivision plan to be submitted to the Council for approval.
- Final subdivision plan to be submitted to the Council for approval.

SOURCE DATA

- Site plan based on the latest available aerial photography.
- Site plan based on the latest available aerial photography.
- Site plan based on the latest available aerial photography.

DESIGN NOTES

- Site plan based on the latest available aerial photography.
- Site plan based on the latest available aerial photography.
- Site plan based on the latest available aerial photography.

LEGEND

- Site Boundary
- Lot Boundary
- Spalling
- Access Path
- Access for Retaining Basin 1
- 3M Buffer within Superlot (Treatment is to be removed)
- Existing Embankment to be removed (subject to authority approval)
- Overseas & Hays Road (subject to authority approval)
- Hays Rd (subject to design, refer to Traffic Report for cross section)
- Path of Change (subject to design, refer to Traffic Report for cross section)
- Site to be removed

Scale 1:250 @ A3

TAYLORS
Landscape Architecture & Planning
100/101 St Albans Road, St Albans, VIC 3023
Tel: 03 9477 1000 Fax: 03 9477 1001
www.taylorsoz.com.au

30/10/18
RAB AG