



Ordinary Council Meeting

1 April 2020

Council Chamber, Town Hall, Sturt Street, Ballarat

AGENDA

Public Copy

NOTICE IS HEREBY GIVEN THAT A MEETING OF BALLARAT CITY COUNCIL WILL BE HELD IN THE COUNCIL CHAMBER, TOWN HALL, STURT STREET, BALLARAT ON WEDNESDAY 1 APRIL 2020 AT 7:00PM.

This meeting is being broadcast live on the internet and the recording of this meeting will be published on council's website www.ballarat.vic.gov.au after the meeting.

Members of the public attending this meeting may be filmed. By remaining in the public gallery once the meeting commences, members of the public give their consent to being filmed, and for the recording of them to be made publicly available and used by council.

Information about the broadcasting and publishing recordings of council meetings is available in council's broadcasting and publishing recordings of council meetings procedure which is available on the council's website.

AGENDA

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The next Ordinary Meeting of the Ballarat City Council will be held on Wednesday 22 April 2020.

1. OPENING DECLARATION

Councillors: *"We, the Councillors of the City of Ballarat, declare that we will carry out our duties in the best interests of the community, and through collective leadership will maintain the highest standards of good governance."*

Mayor: *"I respectfully acknowledge the Wadawurrung and Dja Dja Wurrung People, the traditional custodians of the land, and I would like to welcome members of the public in the gallery."*

2. APOLOGIES FOR ABSENCE

3. DISCLOSURE OF INTEREST

4. CONFIRMATION OF MINUTES

5. MATTERS ARISING FROM THE MINUTES

6. PUBLIC QUESTION TIME

Note – all public representations will be heard before each item on the agenda.

QUESTION TIME

- Question Time will be for a period of 30 minutes;
- Questions submitted must begin with the submitters name and suburb;
- No person may submit more than two questions at any one meeting;
- If two questions are submitted, the second question may be deferred until all other questions have been asked, or may not be asked if the time allotted for public question time has expired.
- A question may be disallowed if the chair determines that it:
 - Relates to a matter outside of Councils responsibility;
 - Is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance;
 - Deals with a subject matter already answered;
 - Is aimed at embarrassing a Councillor or a member of Council Staff;
 - Relates to personnel matters;
 - Relates to the personal hardship of any resident or rate payer;
 - Relates to industrial matters;
 - Relates to contractual matters;
 - Relates to proposed developments;
 - Relates to legal advice;
 - Relates to matters affecting the security of Council property: and/or
 - Relates to any other matter which Council considers would prejudice Council or any other person.
- A Councillor or the Chief Executive Officer may require a question to be put on notice. If a question is taken on notice, the answer to it must be incorporated in the minutes of Council and a written copy of the answer sent to the person who asked the question: and
- A Councillor or the Chief Executive Officer may advise Council that an answer should be given in a meeting closed to members of the public and why.

PUBLIC SUBMISSIONS

1. Representatives must register by 4:30pm on the day of a Council meeting by contacting the City of Ballarat on (03) 5320 5875. No unregistered public representative will be allowed to speak.
2. The Representative will be given three to five minutes to address the meeting, with extension of time at the discretion of the Chair.
3. Any Councillor can ask questions of the Representative.
4. The Chair may limit the number of representatives on any particular Agenda item.
5. All representations must relate to items on the Agenda and will be heard prior to each respective Agenda item.

7. REPORTS FROM COMMITTEES/COUNCILLORS**8. CHIEF EXECUTIVE OFFICER REPORT****8.1. CHIEF EXECUTIVE OFFICER REPORT**

Division: Executive Unit
Director: Justine Linley
Author/Position: Justine Linley – Chief Executive Officer

OFFICER RECOMMENDATION

Council resolves to:

Receive and note the CEO's Operational Report.

EXECUTIVE SUMMARY

The CEO's Operational Report highlights issues and outcomes affecting the organisation's performance as it delivers services and implements the Council's strategies and policy decisions.

RATIONALE

The Council of the City of Ballarat is responsible for setting the municipality's strategic direction. The CEO of the City of Ballarat is the sole employee of the Council and is responsible for establishing the organisational structure and resource implementation to achieve the objectives set by the Council. This operational report provides a greater level of access to not only the organisation's achievements, but also the challenges and issues confronting staff and officers in the delivery of services.

Key achievements, projects and events delivered:First regional Victorian Super Rugby match

Ballarat's Mars Stadium hosted the first Super Rugby match for championship points in February. The fantastic crowd for the event underscored Mars Stadium's status as Ballarat and the western region's premier multi-use sports facility. The match highlighted a busy program of events and tournaments held at Mars Stadium and other City of Ballarat sports venues in summer, including A-League soccer, Ballarat Gift, Nitro Circus, national under-15 male cricket championships and national underage baseball championships.

Western Bulldogs Community Camp

Coach Luke Beveridge, and Captain Marcus Bontempelli, players and club officials visited schools and community groups across the city, including the Bulldogs Read literacy program.

Ballarat Begonia Festival

The 68th Ballarat Begonia Festival was held over the Labour Day Long weekend, attracting thousands of visitors to the Ballarat Botanical Gardens. Highlights included the traditional Begonia display, horticulture and gardening presentations from Costa Georgiadis and Sophie Thomson from Gardening Australia, food and cooking demonstrations from Masterchef's Poh

Ling Yeow, Tim Bone and Anushka Zargaryan, the PowerFM Begonia Parade, ABC Kids show Bluey meet and greet with mascots.

Fire-ready communities

City of Ballarat Emergency Management staff supported CFA community fire safety education programs in Canadian, Mount Clear, Mount Helen and Magpie. Staff assisted with delivery of fire ready street meetings and Hypothetical Bushfire Workshops Scenarios at these locations.

First road resurfaced with recycled materials in Ballarat

The first road in Ballarat to be resurfaced using asphalt containing recycled soft plastics, toner cartridge ink and glass was completed in February. The section of Birdwood Avenue between Grant and Albion Street was upgraded as part of Council's ongoing local resurfacing program.

Arts Incubator in Ballarat

The City of Ballarat has been successful in securing \$75,000 of funding from Creative Victoria's Co-Working and Creative Spaces program for the creation of an Arts Incubator and Collaborative Workspace. The new Arts Incubator will be located at 36 Camp Street (BLX building) in the heart of Ballarat's creative precinct, directly behind the regional gallery and opposite Federation University Arts Academy.

Ongoing community consultation

Living Corridors Action Plan

Consultation commenced in late 2019 with the establishment of a Community Working Group, with representatives of community groups, residents and authorities including the CFA and Parks Victoria. This group met again in February to brainstorm actions that will go in the draft plan. Community consultation on the draft Action Plan is anticipated to take place in early to mid-2020.

Compact City Integrated Transport Plan

The Compact City Integrated Transport Plan is a long-term vision of Ballarat's transport system, including Ballarat's cycling, rail, walking, bus, road and aviation networks. Community consultation has been completed for rail and walking networks in 2019, other background papers will be released as part of a community consultation program based on the Draft Integrated Land Use and Transport Plan soon.

Ongoing projects, initiatives and works

Smarter Parking

The new parking system for Ballarat's CBD was rolled out in February. The new system allows motorists to only pay for the time they use and includes their first hour of parking free per day. It has also introduced the ability to top up by card at any meter in addition to card and coin meters. The introduction of the CellOPark app means users now have the option of not using meters at all. Take up of the app has been strong: at the end of February, more than 11,000 people had downloaded the app. In the initial phase of the rollout, City of Ballarat officers were also on the street to ensure all users were able to familiarise themselves with the new technology. An ongoing update on the implementation of the plan and any adjustments made is reported separately to Council.

Ballarat to host Australian Regional Tourism Convention

The City of Ballarat will host the Australian Regional Tourism Convention in October this year. The City won the right to host the convention from a highly competitive field and following a successful submission by the City of Ballarat Events team. The event will showcase the City

as a tourist and conference destination and represents an outstanding opportunity to highlight the valuable work being delivered in the tourism sector by entrepreneurial local operators.

Girls at Bat

In February, Alfredton Baseball Club in partnership with City of Ballarat Sport and Active Living team launched Girls at Bat, a free female participation program. The program is a direct action from our Active Women and Girls' Strategy, aimed at addressing gender imbalance in sport and encouraging more women to participate in sport and physical activity.

LEGISLATION, COUNCIL PLAN, STRATEGIES AND POLICY IMPACTS

- *Charter of Human Rights and Responsibilities Act 2006*
- City of Ballarat Council Plan 2017-2021

REPORTING AND COMPLIANCE STATEMENTS

Implications	Considered in Report?	Implications Identified?
Human Rights	Yes	No
Social/Cultural	No	No
Environmental/Sustainability	No	No
Economic	No	No
Financial/Resources	Yes	No
Risk Management	No	No
Implementation and Marketing	No	No
Evaluation and Review	No	No

Human Rights – It is considered that this report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

Financial/Resources – No additional financial implications have arisen from the preparation of a CEO Operational Report.

OFFICERS DECLARATIONS OF INTEREST

Council Officers affirm that no direct or indirect interests need to be declared in relation to the matter of this Report.

ATTACHMENTS

Nil

9. ASSEMBLIES OF COUNCILLORS

9.1. ASSEMBLIES OF COUNCILLORS

Division: Business Services
Director: Glenn Kallio
Author/Position: Sarah Anstis - Administration Officer Statutory Compliance

OFFICER RECOMMENDATION

Council resolves to approve the report on Assemblies of Councillors as listed:

- 21 February 2020 Prosperity Portfolio
- 28 February 2020 Disability Advisory Committee
- 4 March 2020 Mayor, Councillor and CEO Meeting
- 4 March 2020 Strategic Briefing
- 5 March 2020 Ballarat Airport Advisory Committee Meeting
- 10 March 2020 Community Development Portfolio Meeting
- 18 March 2020 Council Agenda Review Briefing
- 23 March 2020 Councillor Briefing
- 25 March 2020 Strategic Briefing

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with copies of Assembly of Councillor Records as required under section 80A(2) of the *Local Government Act 1989*.

RATIONALE

Section 80A(2) of the *Local Government Act 1989* requires the record of an Assembly of Councillors to be reported at an ordinary Council meeting. Assembly of Councillors Records are attached to this report.

LEGISLATION, COUNCIL PLAN, STRATEGIES AND POLICY IMPACTS

- *Charter of Human Rights and Responsibilities Act 2006*;
- *Local Government Act 1989*; and
- City of Ballarat Council Plan 2017-2021.

REPORTING AND COMPLIANCE STATEMENTS

Implications	Considered in Report?	Implications Identified?
Human Rights	Yes	No
Social/cultural	Yes	Yes
Environmental/Sustainability	No	No
Economic	No	No
Financial/Resources	No	No
Risk Management	Yes	Yes
Implementation and Marketing	No	No
Evaluation and Review	No	No

Human Rights - It is considered that this report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

Social/Cultural - The inclusion of the attached Assembly of Councillor Records in the Council Agenda and the availability to the community increases awareness of the activities of Council and could increase community involvement in decision making at Council level.

Risk Management - There are implications with regards to Council's compliance with the *Local Government Act 1989* if Assembly of Councillor Records are not reported to Council.

CONSULTATION

Nil

OFFICERS DECLARATIONS OF INTEREST

Council Officers affirm that no direct or indirect interests need to be declared in relation to the matter of this report.

REFERENCE DOCUMENTS

Nil

ATTACHMENTS

1. 21 February 2020 Prosperity Portfolio [9.1.1 - 2 pages]
2. 28 February 2020 Disability Advisory Committee [9.1.2 - 1 page]
3. 4 March 2020 Mayor, Councillor and CEO Meeting [9.1.3 - 1 page]
4. 4 March 2020 Strategic Briefing [9.1.4 - 2 pages]
5. March 2020 Ballarat Airport Advisory Committee Meeting [9.1.5 - 2 pages]
6. 10 March 2020 Community Development Councillor Portfolio Meeting [9.1.6 - 1 page]
7. 18 March 2020 Council Agenda Review Briefing [9.1.7 - 2 pages]
8. 23 March 2020 Councillor Briefing [9.1.8 - 1 page]
9. 25 March 2020 Strategic Briefing [9.1.9 - 2 pages]

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Prosperity Portfolio Meeting – Events and the Arts & Economic Partnerships
Date of meeting:	21 February 2020
Start time:	7.35am
Finish time:	9.25am

Councillors present:
Cr McIntosh, Cr Moloney, Cr Rinaldi
Apologies:
Justine Linley – CEO, Cr Taylor - Mayor
Council staff present:
Angelique Lush – Director Development and Planning, Jeff Johnson – Executive Manager, Events and the Arts, James Guy – Executive Manager Economic Partnership
Other attendees present:

Conflict of Interests:				
Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.				
A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.				
Nil	[Type & details declared]	Left Meeting [Yes/No]	[Time left]	[Time returned]

Matters Considered: <i>*Provide dots points of matters discussed.</i>
<ul style="list-style-type: none"> • Ballarat Prosperity Framework Update • Coronavirus Update <p>Events and the Arts</p> <ul style="list-style-type: none"> • Tourism Grant Applications • Eureka Centre visitation update • Civic Hall visitation update • Tourism Events Strategy • Open Studios Update <p>Economic Partnerships</p> <ul style="list-style-type: none"> • Strengthening the Protection of Local Character – Update • Economic Performance – Update • New business/ development Opportunities – Update • State Gov Circular Economy Policy

Record completed by:

Signed: 	Position: Director Development and Planning
Name: Angelique Lush	Date: 28 February 2020

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Disability Advisory Committee
Date of meeting:	28 February 2020
Start time:	12.30pm
Finish time:	2.05pm

Councillors present:	
Cr Belinda Coates	
Apologies:	
Council staff present:	
Neville Ivey, Director Community Development	
Pete Appleton, Executive Manager Engaged Communities	
Phil Cutts, Rural Access Officer	
Other attendees present:	
Vincent McDonald, Ken Gunning, Sharon Eacott, Robyn Hall, Narelle Mason, Janeen Burke, Casey West, Christine Segart	
Conflict of Interests:	
<p>Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.</p> <p>A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.</p>	
Phil Cutts due to Neville Ivey addressing the DAC regarding future of Rural Access program	
Matters Considered: <i>*Provide dots points of matters discussed.</i>	
<ul style="list-style-type: none"> • Confirmation of Minutes 13 December 2019 • Future of Rural Access Program • Footpath Design Solutions/Accessible Parking Base Hospital • Ballarat Sports & Events Centre (BSEC) regarding access • My Ballarat Autumn Edition – DAC featuring • Disability Resource Centre – Campaign for Accessible Transport in Ballarat • Correspondence In and Out • State Disability Plan 2012-2024 • Her Majesty's Theatre Entrance • Ballarat Library Upgrades • Summer Sundays Social Story • Specialist School / Ballarat Aquatic Lifestyle Centre Parking • Gillies Street Transfer Station • Use of Capitals and Type Face 	
Record completed by:	
Signed: 	Position: Rural Access Officer
Name: Phil Cutts	Date: 11 March 2020

ASSEMBLY OF COUNCILLORS RECORD

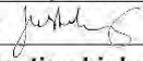
This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Mayor, Councillor and CEO Meeting
Date of meeting:	04/03/2020
Start time:	6.04pm
Finish time:	6:29pm

Councillors present:
Mayor, Cr Ben Taylor , Deputy Mayor, Cr Belinda Coates , Cr Grant Tillett Cr Mark Harris, Cr Samantha McIntosh, Cr Amy Johnson Cr Des Hudson, Cr Jim Rinaldi
Apologies:
Cr Daniel Moloney
Council staff present:
Chief Executive Officer, Justine Linley
Other attendees present:
None

Conflict of Interests: None declared				
Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.				
A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.				
[insert name of person(s) declaring the conflict]	[Type & details declared]	Left Meeting [Yes/No]	[Time left]	[Time returned]

Matters Considered: <i>*Provide dots points of matters discussed.</i>
<ul style="list-style-type: none"> Calendar of reports and activities for 2020

Record completed by:	
Signed: 	Position: Chief Executive Officer
Name: Justine Linley	Date: 04/03/2020

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Strategic Briefing
Date of meeting:	4 March 2020
Start time:	6:35pm
Finish time:	10.08pm

Councillors present: Cr Grant Tillett Cr Des Hudson Cr Mark Harris Cr Belinda Coates Cr Ben Taylor Cr Jim Rinaldi Cr Samantha McIntosh Cr Amy Johnson
Apologies: Cr Daniel Moloney
Council staff present: Justine Linley – Chief Executive Officer Glenn Kallio – Director Business Services Terry Demeo – Director Infrastructure and Environment Neville Ivey – Director Community Development Cameron Cahill – Director Innovation and Organisational Improvement Angelique Lush – Director Development and Planning Lisa Kendal – Manager Strategic Planning Jeff Johnson – Executive Manager Events and the Arts
Other attendees present: Dana Ronan - Ballarat International Foto Biennale Board

Conflict of Interests:				
Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.				
A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.				
Name of person(s) declaring the conflict	Type & details declared	Left Meeting Yes/No	Time left	Time returned
Nil				

Matters Considered: <i>*Provide dots points of matters discussed.</i>
Section A – External Presentations
• Ballarat International Foto Biennale
Strategic Matters Raised by Councillors
Portfolio Updates
Planning Committee – Agenda Review
Section B – Strategic Briefing Reports
• Her Majesty's Theatre Redevelopment

- Circular Economy Update (Energy Recovery)
- Circular Economy Update (Waste and Recycling)
- Revenue and Financial Sustainability
- Smarter Parking Plan Implementation Update

Record completed by:	
Signed: 	Position: Director Business Services
Name: Glenn Kallio	Date: 6 March 2020

APPENDIX 1



Assembly of Councillors Record

This Form **MUST** be completed by the attending Council Officer and returned **IMMEDIATELY** to Executive Manager Governance and Information Services for recording in the register.

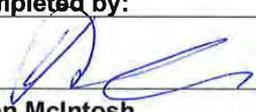
Purpose of meeting:	Ballarat Airport Advisory Committee Meeting
Date of meeting:	5 March 2020
Start time:	8.00 am
Finish time:	10.00am
Councillors present:	Cr McIntosh and Cr Grant Tillett
Apologies:	Cr Moloney, Sandy Gray and Peter Mackay
Council Staff present:	Terry Demeo, John Hartigan, Roland Wade, Natalie Robertson and Angelique Lush
Other people present:	Warwick Kinscher, George Langley, Daryl Chibnall, Stephen Holding and Gordon Cornell
Any conflict of interest disclosed? <i>*If so, provide details of which Councillor(s) disclosed a conflict of interest and any details of that conflict of interest. The time at which the Councillor left and returned should be recorded here, with a statement (if applicable) that a Councillor was absent when one or more of the matters outlined below was being considered.</i>	No

Matters considered: <i>*Provide dots points of matters discussed.</i>	<ul style="list-style-type: none"> • Airport Business Plan • Funding for runway upgrade, 18-36 runway • Resealing movement area • Naming of streets around Airport • 2019/20 Fire season update • Purchasing Defibrillator for community area • Emergency power • Terms of Reference
Signed: <i>J Hartigan</i>	Position: Airport Manager
Name: John Hartigan	Date: 5 March 2020

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Community Development Councillor Portfolio Meeting
Date of meeting:	Tuesday, 10 March 2020
Start time:	4.00pm
Finish time:	5.32pm

Councillors present:				
Cr Belinda Coates, Cr Des Hudson,				
Apologies: Cr Johnson				
Council staff present:				
Neville Ivey, Director Community Development				
Helen McIntosh, Executive Assistant				
Mark Patterson, Executive Manager Sport & Active Living				
Pete Appleton, Executive Manager Engaged Communities				
Jenny Fink, Executive Manager Learning & Community Hubs				
Michael Hynes, Senior Advisor Strategy & Planning				
Other attendees present:				
Nil				
Conflict of Interests:				
Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.				
A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.				
Nil		Left Meeting [No]	[Time left]	[Time returned]
Matters Considered: <i>*Provide dots points of matters discussed.</i>				
<ul style="list-style-type: none"> • Minutes of Meeting 12 February 2020 • Compassionate Cities • Skate Park • 2020 Australia Day Weekend • Upcoming Strategic Briefings and Reports • Coronavirus • Brown Hill Pool • Privatisation of Aged Care Assessment Services 				
Record completed by:				
Signed:		Position: Executive Assistant Community Development		
				
Name: Helen McIntosh		Date: 11 March 2020		

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Council Agenda Review Briefing
Date of meeting:	18 March 2020
Start time:	6:20pm
Finish time:	9:13pm

Councillors present: Cr Jim Rinaldi Cr Grant Tillett (remote) Cr Des Hudson Cr Mark Harris Cr Samantha McIntosh Cr Belinda Coates Cr Amy Johnson Cr Daniel Moloney (remote) Cr Ben Taylor
Apologies:
Council staff present: Justine Linley – Chief Executive Officer Glenn Kallio – Director Business Services Terry Demeo – Director Infrastructure and Environment Neville Ivey – Director Community Development Cameron Cahill – Director Innovation and Organisational Improvement Angelique Lush – Director Development and Planning
Other attendees present:

Conflict of Interests:				
Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.				
A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.				
Name of person(s) declaring the conflict	Type & details declared	Left Meeting Yes/No	Time left	Time returned

Matters Considered: <i>*Provide dots points of matters discussed.</i>
Updates from Portfolios
Updates from Councillors
Review of Draft Council Agenda 1 April 2020
<ul style="list-style-type: none"> • Chief Executive Officer Report • Assemblies of Councillors • Ballarat Response and Recover Pandemic 2020 Plan • PLP/2019/185 6 Rose Hill Road Mount Rowan Use and Development of Land for a Major Sports and Recreation Facility j(Ballarat Showgrounds), Place of Assemble,

<p>Creation Of Access to a Road Zone 1 and Display of Business Identification Signage</p> <ul style="list-style-type: none"> • Smarter Parking Plan Implementation Progress Report • January 26 • Recycling Victoria, Circular Economy Framework and Waste to Energy Update • Ascot Gardens Drive / Webb Road Naming • Stakeholder Reference Groups • Governance Review of Polices • S11A Instrument of Appointment and Authorisation (Planning and Environment Act 1987) • Outstanding Question time Items <p>Items in Camera</p> <ul style="list-style-type: none"> • Northern Grampians SLA • Cycling Australia Road Nats Contract Renewal • Bakery Hill Revitalisation Design Tender • CEO Performance Review Committee
--

Record completed by:	
Signed: 	Position: Director Business Services
Name: Glenn Kallio	Date: 19 March 2020

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Councillor Briefing
Date of meeting:	23 March 2020
Start time:	2.05pm
Finish time:	3.10pm

Councillors present:
Mayor Cr Ben Taylor, Deputy Mayor Cr Belinda Coates, Cr Jim Rinaldi, Cr Samantha McIntosh, Cr Des Hudson, Cr Grant Tillett, Cr Daniel Moloney, Cr Amy Johnson
Apologies:
Nil
Council staff present:
Justine Linley - Chief Executive Officer Neville Ivey - Director Community Development Terry Demeo - Director Infrastructure and Environment Glenn Kallio - Director Business Services Angelique Lush - Director Development and Planning Cameron Cahill - Director Innovation and Organisational Improvement Cameron Montgomery – Executive Manager Safety, Risk and Compliance Services
(Optional) Other attendees present:
Nil

Conflict of Interests:				
Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.				
A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.				
Name of person(s) declaring the conflict	Type & details declared	Left Meeting Yes/No	Time left	Time returned
[Insert name]	[insert type & details declared]	[Yes/No]	[Insert Time]	[Insert Time]

Matters Considered: <i>*Provide dots points of matters discussed.</i>
<ul style="list-style-type: none"> • Pandemic Briefing

Record completed by:	
Signed: 	Position: Executive Manager Safety, Risk and Compliance Services
Name: Cameron Montgomery	Date: 23 March 2020

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Strategic Briefing
Date of meeting:	25 March 2020
Start time:	6:10 pm
Finish time:	10.39 pm

Councillors present: Cr Grant Tillet (Remotely) Cr Des Hudson (Remotely) Cr Mark Harris (Remotely) Cr Belinda Coates (Remotely) Cr Ben Taylor (Remotely) Cr Jim Rinaldi (Remotely) Cr Samantha McIntosh (Remotely) Cr Amy Johnson (Joined 7.15pm left at 9.04pm Remotely) Cr Daniel Moloney (Remotely)
Apologies:
Council staff present: Justine Linley – Chief Executive Officer Glenn Kallio – Director Business Services Terry Demeo – Director Infrastructure and Environment Jenny Fink – Acting Director Community Development Cameron Cahill – Director Innovation and Organisational Improvement Angelique Lush – Director Development and Planning James Guy – Executive Manager Economic Partnerships
Other attendees present: Joe van Dyke from Hygge Property

Conflict of Interests:				
Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.				
A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.				
Name of person(s) declaring the conflict	Type & details declared	Left Meeting Yes/No	Time left	Time returned

Matters Considered: <i>*Provide dots points of matters discussed.</i>
Section A – External Presentations
• Norwich Plaza Redevelopment
Strategic Matters Raised by Councillors
Portfolio Updates
Planning Committee – Agenda Review
Section B – Strategic Briefing Reports
• Skate and Teen Tween Facilities Framework Update

- Heritage Controls Update
- Smarter Parking Plan Implementation Update
- Local Government Act Review
- MAV State Council Motions and ALGA NGA Motions
- Rate Relief
- Re-Financing of Loans

Record completed by:	
Signed: 	Position: Director Business Services
Name: Glenn Kallio	Date: 26 March 2020

10. OFFICER REPORTS

10.1. BALLARAT RESPONSE AND RECOVERY PANDEMIC 2020 PLAN

Division: Executive Unit
Director: Justine Linley
Author/Position: Justine Linley – Chief Executive Officer

OFFICER RECOMMENDATION

Council resolves to:

- 1. Note the formation of the City of Ballarat Response and Recovery Pandemic 2020 Unit.**
- 2. Write to the Minister for Local Government to request the urgent implementation of mechanisms to enable Councillors to continue to participate and undertake their important roles during the COVID – 19 emergency and response.**

EXECUTIVE SUMMARY

As a result of the COVID 19 crisis the Victorian State Government declared a State of Emergency effective Monday the 16th of March, 2020.

In response to this and in an effort to protect the health of residents and staff, the City of Ballarat has instigated its Response and Recovery Pandemic 2020 Plan. Evidence from around the world has shown that pre-emptive measures are extremely effective in containing the spread of the disease.

RATIONALE

The COVID-19 outbreak is an unprecedented event in recent history. On Monday 16 March, the Victorian State Government declared a State of Emergency to help combat COVID-19.

The City of Ballarat has a key role to play in emergency management situations affecting the municipality, and as a result have instigated its Response and Recover Pandemic 2020 Plan for its staff, ratepayers, residents and the broader community.

Councils primary focus for the next six months is to ensure that we have the best chance of avoiding the major impacts of COVID19.

Evidence from around the world has shown that pre-emptive measures are extremely effective in containing the spread of the disease.

Problem definition

A project management methodology has been implemented to complement and direct the work of the Unit. The high-level matters to be address are:

- 1. The health, safety and wellbeing of the most vulnerable people in our community and the economic survival of the regional economy is at extreme risk.**
 - 2. Reduced capacity of Council staff to continue to provide essential community services is severely compromised by the pandemic.**
-

3. Lack of targeted coordination and regional collaboration will lead to confusion, and duplication of effort putting the most vulnerable in the community and health care and service workers at higher risk.
4. Fractured and mixed communication and messaging will increase community anxiety and adversely impact on mental health and wellbeing.

Program objectives

1. To contain both the spread and impact of the virus in Ballarat to protect the most vulnerable community members
2. To maintain a healthy functioning workforce so that we can continue to provide services, albeit modified, to the community
3. To provide leadership in the Ballarat region
4. To be clear about what we are doing, communicate simply and explain the why.

Program purpose

The purpose of the project is to “flatten the curve” and provide direct assistance to community and emergency service personnel in Ballarat and the region.

Successful implementation will achieve the following:

1. Address the immediate health and safety of the community and lessen the economic impact on business in Ballarat.
2. Limit the spread and impact of COVID -19 and reduce the strain and stress on limited health services and health service workers in Ballarat and the region.
3. Maintain and healthy and functioning municipal workforce to continue to provide service and generate economic activity in Ballarat and the region.
4. Provide high level responsive and decisive leadership and coordination to reduce duplication of effort and misallocation of resources.
5. To excel in the provision of timely, clear and authoritative messaging in line with the Commonwealth and State Government directions and to provide a local line of contact and re-assurance for the Ballarat and regional population and businesses.
6. To provide clarity around relief and recovery opportunities and maintain community engagement and connection during and after the event.
7. Ensure that the community and business recovers quickly and “bounces back better”.

It's important to note that this is an extremely fluid situation and events are changing daily. The City of Ballarat will provide regular updates to keep the community informed.

These are pre-emptive measures aimed at reducing the spread and impact of COVID-19. Our key message to everyone is to be vigilant and to heed health advice.

Be Kind Ballarat campaign

The City of Ballarat has launched the *Be Kind Ballarat* campaign. In these tough and unprecedented times as the world deals with COVID-19, City of Ballarat is encouraging the community to band together and show kindness to one another.

The City of Ballarat is encouraging residents to show one another kindness, to support local business and to be kind to ourselves.

Core services - Response, Relief and Recovery

All decisions in regard to core services required as part of the Pandemic Plan are being informed by federal and state authorities, acting on advice from the Federal and State Chief Medical Officers.

It is our intention to continue to provide services to our community as long as is possible within federal and state guidelines. Essential services such as waste collection, Meals on Wheels and Environmental Health Services will continue. Other services as directed by Emergency Management Victoria and other response agencies will also be provided

Events

The City of Ballarat events staff are working with the organisers of numerous community-based events to see if these events can be rescheduled. On the advice of state and federal governments and Chief Medical Officers (CMO) Council cannot support public gatherings.

Many events have already been postponed or cancelled in the short to mid-term. The City of Ballarat is committed to carrying on with planning and working with these operators in the hope these events can return next year.

Business

Ramping up its support for local business, the City of Ballarat has established an Economic Response Package to assist the growing number of local businesses affected by the current situation and will continue to work with the business community as the event progresses.

LEGISLATION, COUNCIL PLAN, STRATEGIES AND POLICY IMPACTS

- *Charter of Human Rights and Responsibilities Act 2006*
- City of Ballarat Council Plan 2017-2021
- Ballarat Municipal Emergency Management Plan

REPORTING AND COMPLIANCE STATEMENTS

Implications	Considered in Report?	Implications Identified?
Human Rights	Yes	Yes
Social/Cultural	Yes	Yes
Environmental/Sustainability	No	No
Economic	Yes	Yes
Financial/Resources	Yes	Yes
Risk Management	Yes	Yes
Implementation and Marketing	Yes	Yes
Evaluation and Review	No	No

Human Rights – It is considered that this report has implications for human rights as identified in the *Charter of Human Rights and Responsibilities Act 2006*, and the establishment of the RRPan2020 Unit is designed to protect the health and wellbeing and rights of residents and workers.

Social/Cultural – The impact of the Pandemic will be significant and extensive. The establishment of the unit is designed provide a wholistic approach to coordinating effort across the city and region.

Economic – The impact of the Pandemic on the economy of Ballarat and region will be significant. Coordinating efforts and systems are in place to maintain direct contact with business and industry and to liaise with Regional Development Victoria, Commerce Ballarat, Committee for Ballarat, Ballarat Regional Tourism, the Australian Industry Group and other business groups and associations operating in the region.

Financial/Resources – Financial modelling of the impact of the Pandemic is being undertaken and will be reported to Council as the consequences become clearer.

Risk Management – The creation of the RRPan2020 is in direct response to a thorough risk assessment of the impact of the Pandemic on the organization.

Implementation and Marketing – Communication and messaging with regard to City of Ballarat services will be coordinated through the RRPan2020 Unit.

CONSULTATION

Consultation will continue with community, key organisations and associations throughout Ballarat as the event and incident unfolds.

OFFICERS DECLARATIONS OF INTEREST

Council Officers affirm that no direct or indirect interests need to be declared in relation to the matter of this Report.

REFERENCE DOCUMENTS

- Project Charter – Response and Recovery Pandemic 2020
- City of Ballarat Municipal Emergency Management Plan and Pandemic Subplan
- Local Government Victoria Bulletin: 11/2020 - Mass gathering directions from the Deputy Chief Health Officer
- Local Government Victoria Bulletin: 12/2020 - Mass gathering direction 2 and non-essential business closure direction from the Deputy Chief Health Officer
- Local Government Victoria Bulletin: 15/2020 - Mass gathering direction 3 and non-essential business closure direction 2 from the Deputy Chief Health Officer

ATTACHMENTS

Nil

10.2. LOAN REFINANCE

Division: Business Services
Director: Glenn Kallio
Author/Position: Glenn Kallio - Director Business Services

OFFICER RECOMMENDATION

Council resolves to:

1. Authorise the Chief Executive Officer to seek expressions of interest for loans funds totaling \$3,910,000
2. Authorise the Chief Executive Officer to accept the terms and conditions of the loan totaling \$3,910,000, sign and seal the documentation on behalf of Council.

EXECUTIVE SUMMARY

This report seeks Council to approve the refinancing of loans as per the 2019/20 Budget.

RATIONALE

The 2019/20 Budget sets down Council's decision to increase its borrowing by a net \$10,000,000 during the 2019/20 year. Council has raised the new loan of \$10,000,000, officers now seek authority from Council to refinance those loan repayments being made during this financial year in accordance with the 2019/20 budget and Council's Long Term Financial Strategy

LEGISLATION, COUNCIL PLAN, STRATEGIES AND POLICY IMPACTS

- *Charter of Human Rights and Responsibilities Act 2006*
- City of Ballarat Council Plan 2017-2021

REPORTING AND COMPLIANCE STATEMENTS

Implications	Considered in Report?	Implications Identified?
Human Rights	Yes	No
Social/Cultural	No	No
Environmental/Sustainability	No	No
Economic	No	No
Financial/Resources	Yes	Yes
Risk Management	No	No
Implementation and Marketing	No	No
Evaluation and Review	No	No

Human Rights – It is considered that this report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

Financial/Resources – The borrowing of \$3,910,000 to refinance loans is set down in the 2019/20 Budget and all costs associated with the borrowing of \$3,910,000 has been catered for in the current budget. Should the loan funds not be borrowed this will reduce Councils cashflow.

CONSULTATION

Consultation for the borrowing of \$3,910,000 occurred through the budget process carried out in May and June 2019.

OFFICERS DECLARATIONS OF INTEREST

Council Officers affirm that no direct or indirect interests need to be declared in relation to the matter of this Report.

REFERENCE DOCUMENTS

- 2019/20 Budget

ATTACHMENTS

Nil

10.3. PLP/2019/185 6 ROSE HILL ROAD MOUNT ROWAN USE AND DEVELOPMENT OF LAND FOR A MAJOR SPORTS AND RECREATION FACILITY (BALLARAT SHOWGROUNDS), PLACE OF ASSEMBLY, CREATION OF ACCESS TO A ROAD ZONE 1 AND DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE

Division: Infrastructure and Environment
Director: Terry Demeo
Author/Position: Stephanie Durant – Principal Statutory Planner

RECOMMENDATION

That Council resolves to:

Issue a Notice of Decision to Grant Planning Permit PLP/2019/185 for land located at 6 Rose Hill Road Mount Rowan for use and development of land for a major sports and recreation facility (Ballarat Showgrounds), place of assembly, creation of access to a road zone and display of business identification signage subject to the following conditions:

1. Amended Plans Required

Before the use and development of each stage starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will form part of the permit. The plans must be drawn to scale with dimensions and emailed to info@ballarat.vic.gov.au with the planning reference number. The plans must be generally in accordance with the Master Plan Study- Ballarat Agricultural and Pastoral Society dated May 2017 but modified to show:

- (a) Removal of on street parking on Rose Hill Road and Midland Highway
- (b) A Staging Plan
- (c) A full set of site, floor and elevation plans of all proposed development for each stage
- (d) Locations and dimensions of all signage
- (e) A Materials and Colours Schedule for each stage in accordance with condition 3
- (f) A Construction Management Plan in accordance with condition 4
- (g) A Patron Management Plan in accordance with condition 5
- (h) A Waste Management Plan in accordance with condition 6
- (i) An Emergency Management Plan in accordance with condition 7
- (j) A Parking and Traffic Management Plan in accordance with condition 8
- (k) A Landscape Plan for each stage in accordance with condition 12 and 13

Unless otherwise approved in writing by the Responsible Authority, all buildings and works are to be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority prior to the commencement of the use.

2. Buildings and works

The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. All buildings and works must be constructed and or undertaken in accordance with the endorsed plans to the satisfaction of the Responsible Authority prior to the

commencement of the use. All buildings and works must be located clear of any easements or water and sewer mains unless written approval is provided by the relevant authority.

3. Materials & Colour Details

Before the use and development starts of each stage commences, a schedule of construction materials, external finishes and colours must be submitted to and approved by the Responsible Authority. When approved, the schedule will be approved to form part of the permit.

4. Construction Management Plan

Prior to the commencement of works for each stage, a Construction Management Plan must be prepared to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must detail:

- (a) Hours of demolition and construction to accord with Local Laws
- (b) Management of Rose Hill Road and Midland Highway to ensure that they are kept free of parked or standing vehicles or any other obstruction, including building materials, equipment, etc. to maintain free vehicle passage to abutting benefitting properties at all times, unless with the written consent of the Responsible Authority
- (c) Methods to contain dust, dirt and mud within the site and the method and frequency of clean up procedures, including the management of on-site storage waste construction bins and vehicle washing
- (d) Management of parking of construction machinery and workers vehicles to prevent adverse impact on nearby properties
- (e) Management of staging of heavy vehicles, site deliveries and unloading and lifting points with expected frequency, and traffic management in the vicinity, ensure routes to and from the site minimise disruption to residential properties
- (f) Minimising disruption to pedestrian access along footpaths measures to minimise noise and other amenity impacts from mechanical equipment, including idling trucks, and demolition/construction activities, especially outside of daytime hours
- (h) the provision of adequate environmental awareness training for all on-site contractors and sub-contractors
- (i) a liaison officer for contact by the public and the Responsible Authority in the event of relevant queries or problems experienced.

All works on the land must be undertaken in accordance with the endorsed Construction Management Plan to the satisfaction of the Responsible Authority.

5. Patron Management Plan

Before the use starts, a Patron Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the permit. Three copies of the plan must be submitted. The plan must include but is not limited to:

- (a) Staffing and security arrangements for the premises designed to ensure the orderly arrival and departure of patrons;
- (b) Signage to be used to encourage responsible off-site patron behaviour;
- (c) The training of staff in the management of patron behaviour;

- (d) Measures to control noise emissions from the premises;
- (e) Measures to manage patrons queuing to enter the premises;
- (f) Collection of rubbish from roads, car parks and public reserves in the vicinity of the premise and external areas used by premise patrons.
- (g) A documented complaint response procedure to the satisfaction of the responsible authority including the provision of a
 - Contact point during hours of operation
 - Investigation and assessment process
 - Record management of complaints and corrective action taken to resolve the concern.

The Patron Management Plan must be implemented to the satisfaction the Responsible Authority. The patron management plan must not be modified unless with the further written consent of the Responsible Authority.

6. Waste Management Plan

Prior to the use commencing, a Waste Management Plan must be prepared to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must detail:

- a) The location and space allocated for storage of waste and recyclable materials, bins and containers;
- b) The type of waste and recyclable materials, bins and containers;
- c) The garbage and recycling equipment (e.g. vehicles and lifting equipment) to be used;
- d) The frequency and timing of waste collection;
- e) The path of access for both users and collection vehicles;
- f) Demonstrate how all collection vehicles can enter and exit the premises in a forward direction. Vehicles must not reverse from the site at any time; and
- g) Measures to manage and minimise noise, odour and litter.

Waste management must be undertaken in accordance with the approved Waste Management Plan to the satisfaction of the Responsible Authority. The endorsed Waste Management Plan shall have ongoing force or effect unless otherwise approved in writing by the Responsible Authority.

7. Parking and Traffic Management Plan

Prior to the commencement of the use and development, a traffic and parking management plan must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit. Traffic and parking operations on and adjacent to the site must conform to the approved plan. The plan must include:

- (a) The location of all areas on- and/or off-site to be used for staff and patron parking
- (b) Owner's permission and any required planning permission for parking on other land
- (c) Specification of staff numbers adequate to enable efficient operation of car parking areas both on and off-site
- (d) The number and location of all on- and off-site security staff
- (e) The means by which the direction of traffic and pedestrian flows to and from car parking areas will be controlled both on- and off-site

- (f) Measures to discourage patron car parking on Rose Hill Road and Midland Highway
- (g) Measures to preclude staff parking in designated patron car parking areas
- (h) Maintenance schedules for drainage and parking areas.

8. Acoustic Assessment

Before the use starts, an acoustic assessment of the development must be submitted to and be approved in writing by the Responsible Authority. The Acoustic Assessment must be prepared by a suitably qualified acoustic engineer and must detail recommended measures and/or treatments to ensure that noise emissions from the development do not impact adversely on the amenity of the adjoining residential properties. The development must be constructed in accordance with the approved acoustic assessment to the satisfaction of the Responsible Authority.

9. Limit on Number of Patrons

Without the prior written consent of the Responsible Authority, not more than 50 events per calendar year may be held on the subject land.

10. Hours of Operation

The uses may operate only between the following hours without the further written consent of the Responsible Authority:

Outdoor Events

- Monday to Sunday 6:00am-10:00pm

Indoor Events

- Monday to Sunday 6:00am-12:00am

11. Landscape Master Plans

Prior to the commencement of any works, a landscape master plan must be prepared for the entire site and be approved by the Responsible Authority. When approved, the plan will form part of the permit.

The Landscape Master Plan is broadly conceptual and should not show detailed design or specifications but must include:

- (a) An accurate survey of the entire site showing all existing vegetation, topography title boundaries, surrounding roads etc.
- (b) Proposed stages with road and lot layouts.
- (c) A detailed vegetation assessment survey showing all existing vegetation to be retained, protected and/or removed with accompanying report that is consistent with the requirements of the "Native Vegetation Management Framework, Department of Sustainability and Environment, 2002.
- (d) Locations, sizes and title designation of all public reserves (eg drainage, recreational, linear etc).

- (e) Proposed major features and concepts for reserves (eg playgrounds, water features, retention basins, , native vegetation offset plantings, footpaths, etc).
- (f) Concepts and locations for street tree plantings and landscaping treatments within road reserves (eg roundabouts, centre medians.
- (g) Proposed planting 'styles' and locations for all plantings in public reserves and streets. footpath locations and pathway linkages through the subdivision and public reserves.

12. Landscape Plan

Prior to the commencement of any works for each stage, a landscape plan must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit.

The landscape plan must include:

- (a) a survey (including botanical names) of all existing vegetation to be retained and/or removed;
- (b) details of surface finishes of pathways and driveways;
- (c) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, size at planting, sizes at maturity, and quantities of each plant.
- (d) Vegetation screen planting along all boundaries of the site

All landscaping works must be carried out in accordance with the approved landscape plan and Council's Landscape Design Manual (August 2012).

13. Completion and Maintenance of Landscaping Works

Prior to the use of the site commencing for each stage all landscape works forming part of the approved Landscape Plans must be completed to the satisfaction of the Responsible Authority. The landscaping shown on the approved landscape plan must be maintained to the satisfaction of the Responsible Authority for 18 months from the practical completion of the landscaping. During this period, any dead, diseased or damaged plants or landscaped areas are to be repaired or replaced during the period of maintenance and must not be deferred until the completion of the maintenance period.

14. Lighting

External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

15. No Flashing Light

The signage hereby permitted must not contain any flashing or intermittent flashing light.

16. Directional Sign

Signage to the satisfaction of the Responsible Authority must be provided directing drivers to the area(s) set aside for car parking and must be located at all entry points to the site and maintained to the satisfaction of the Responsible Authority. The area of each sign must not exceed 0.3 square metres.

17. Signs within Land Boundary

The signage hereby permitted must be located wholly within the boundaries of the land and must not impede the view of drivers exiting the site.

18. Signs Not Altered

The location and details of signs including those of the supporting structure, as shown on the approved plans must not be altered without the further written consent of the Responsible Authority.

19. Sign Maintenance

All signage must be constructed and maintained to the satisfaction of the Responsible Authority.

20. No Sign Illumination

The signage must not be illuminated by external or internal light except with the further written consent of the Responsible Authority.

21. Number of Car Spaces Required

No fewer than 1820 car spaces must be provided on the land for the use and development, including (spaces clearly marked for use by disabled persons and designed in accordance with Australian Standard AS 2890.6 – 2009.

22. Internal Access Ways and Car Parking

Prior to the commencement of the use, the areas set aside for the parking of vehicles and access lanes as shown on the approved plans must to the satisfaction of the Responsible Authority be:

- (a) Constructed with a flexible granular pavement and spray sealed or concrete or crushed rock;
- (b) Properly formed to such levels that they can be used in accordance with the plans;
- (c) Drained;
- (d) Line-marked to indicate each car space and all access lanes;
- (e) Clearly marked to show the direction of traffic along access lanes and driveways.

Car spaces and access lanes must be maintained and kept available for these purposes at all times.

Prior to the commencement of the use, all works shall be completed in accordance with plans submitted to and approved by the Responsible Authority.

23. Loading/Unloading

The loading and unloading of vehicles and the delivery of goods to and from the premises must at all times be conducted entirely within the site and/or the designated loading bay hereby approved and must not disrupt the circulation and parking of vehicles on the land or street network to the satisfaction of the Responsible Authority.

All Vehicle entry to and egress from the site shall be in a forward direction.

24. Regulation of Delivery Times

Deliveries to and from the site (including waste collection) must only take place between:

6:00	am and	8:00	pm Monday to Friday
6:00	am and	8:00	pm Saturday
6:00	am and	8:00	pm Sunday and public holidays

All ancillary motors or trucks are to be turned off whilst picking up or dropping off stock/materials

25. Drainage Plans and Construction

Prior to works commencing on site, drainage, stormwater detention and stormwater treatment plans must be submitted to and approved by the Responsible Authority. The drainage, stormwater detention and treatment plans must accord with the Infrastructure Design Manual and/or Council's WSUD guideline. All drainage works must be constructed in accordance with the approved plans and completed to a standard satisfactory to the Responsible Authority prior to the commencement of the development/use hereby approved.

At the completion of the works one set of 'as constructed' civil plans shall be submitted to the Responsible Authority.

Any proposed discharge of stormwater requiring a direct and/or modifying and existing connection to a designated waterway (as defined by the Water Act 1989) will require approval by the relevant Catchment Management Authority.

26. Engineering Plans and Construction

Prior to the commencement of works or use hereby approved, engineering plans and specifications must be submitted to and approved by the Responsible Authority. The engineering plans must accord with the Infrastructure Design Manual and Council's Standard Cross-Sections. All engineering works must be constructed in accordance with the approved plans and completed to a standard satisfactory to the Responsible Authority prior to the commencement of the development/use hereby approved.

At the completion of the works one set of 'as constructed' civil plans shall be submitted to the Responsible Authority.

The engineering plans must also detail:

- i. Kerb and channel construction (including pavement details) for the frontage of the subject site, along Rose Hill Road;
- ii. Construction of right of way providing access to the site
- iii. Underground drainage

27. Disposal of Waste/Soiled Water

No waste or soiled water shall be permitted to be discharged from the site to the stormwater drainage system to the satisfaction of the Responsible Authority.

28. Dust Suppression

Dust suppression must be undertaken in the form of constant water spraying or other natural based proprietary dust suppressant to ensure that dust caused by vehicles does not cause nuisance to surrounding properties to the satisfaction of the Responsible Authority.

29. Noise from Premises SEPP N1 and N2

The licensee shall ensure that the level of noise emitted from the premises shall not exceed, to the satisfaction of the Responsible Authority:

- (a) the permissible noise level from mechanical equipment as specified in the State Environment Protection Policy N-1 (Control of Noise Industrial, Commercial and Trade Premises within the Melbourne Metropolitan area); and
- (b) the permissible noise levels for entertainment noise as specified in the State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2;

30. Sediment Control Measures

Prior to the commencement of any works on site, a Sediment Control Plan detailing sediment control measures during construction must be submitted to the Responsible Authority for approval. Control measures should be consistent with the EPA publication 480 'Environment Guidelines for Major Construction Sites'. When approved the Sediment Control Plan shall form part of this permit. All sediment control measures shall be undertaken and remain in place until the completion of site works to the satisfaction of the Responsible Authority.

31. Flood Levels

Prior to works commencing on site plans detailing the 1% Annual Exceedance Probability Flood Level for the site and surrounding properties shall be prepared by a suitably qualified Engineer and submitted to the Responsible Authority for approval.

32. Amenity

The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:

- (a) transport of materials, goods or commodities to or from the land;
- (b) appearance of any building, works or materials;
- (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
- (d) presence of vermin or otherwise;

In the event of any nuisance being caused to the neighbourhood by activities related to the use and development the Responsible Authority may direct, in writing, such actions or works, as deemed appropriate, to eliminate or mitigate such nuisance be undertaken.

33. Sediment on Roadways

No material shall be deposited on any road external to the site by any means including construction vehicles or associated plant entering or leaving the land subject to this permit. Any material deposited on the road shall be removed by mechanical or manual means to the satisfaction of the Responsible Authority.

Note 1: Depositing such material on Responsible Authority's Roads is an offence under the Environment Protection (Resource Efficiency) Act 1970 and penalties may apply.

Note 2: Any costs associated with a clean up of road surfaces borne by the Responsible Authority must be met by the permit holder.

34. Filling of Land

Prior to the filling of land commencing a detailed topographical plan of the site shall be submitted to the Responsible Authority for approval.

The plan shall show:

- i. existing contours at 0.5 metre intervals;
- ii. existing natural features including water courses, trees and rock outcrops;
- iii. existing improvements on the land including buildings, roads, drainage pipes, sewer pipes and septic tanks;
- iv. proposed soil stockpile areas;
- v. proposed finished surface levels and contours at 0.5 metre intervals;
- vi. all of the above features on adjacent lands within 50 metres of the proposed filling site.

Once approved the filling operation shall be undertaken in accordance with the plan in the following way.

- (a) Prior to the commencement of filling commencing on any particular area of the site, topsoil shall be stripped and stockpiled on the site. Topsoil is not to be removed from the site but stored to be used and spread over the site on the completion of the filling operation, with additional soil if needed, to a depth of 100 millimetres.

- (b) The land shall be shaped so as not to concentrate water onto adjoining land.
- (c) Only clean inert filling shall be deposited on the site.
- (d) No material shall be stored or dumped on any area not approved for filling or stockpiling.
- (e) No damage shall be caused to kerb and channel, road pavement, nature-strips, drainage infrastructure or any other Responsible Authority asset due to the filling operation. If any damage is caused, the damage shall be repaired immediately to the satisfaction of the Responsible Authority.
- (f) Deposited material shall be shaped in accordance with the approved detailed plan or as directed by the Responsible Authority.

Any land proposed to be further developed by the construction of buildings, roadways or drainage lines shall be compacted to 95% Modified (In accordance with Australian Standard 1289.5-2.1).

Appropriate dust suppression measures shall be implemented to ensure that a nuisance is not caused to adjoining landowners or the general public to the satisfaction of the Responsible Authority.

All works required to comply to this condition shall be completed to the satisfaction of the Responsible Authority.

35. Litter Traps

An approved litter trap shall be included in the design and construction of the proposed drainage system, and must be installed prior to connection to the existing Council drainage network.

36. Country Fire Authority REF: 15000-685945-89824

1. Hydrants

Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 the following requirements must be met to the satisfaction of the CFA:

1.1 Above or below ground operable hydrants must be provided. The maximum distance between these hydrants within the site must be no more than 120 metres apart.

1.2 The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

Note –CFA’s requirements for identification of hydrants are specified in ‘Identification of Street Hydrants for Firefighting Purposes’ available under publications on the CFA web site (www.cfa.vic.gov.au)

2. Roads

Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.

2.1 The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.

2.2 Curves must have a minimum inner radius of 10 metres.

2.3 Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.

37. Environment Protection Authority REF: 5009497

(a) Effective noise levels from the use of the premises must not exceed the recommended levels as set out in Noise from Industry in Regional Victoria (NIRV; EPA Publication 1411, 2011) or as amended.

(b) Effective noise levels from the use of the premises must comply with the requirements of the State Environment Protection Policies (Control of Music Noise from Public Premises) No. N-2.

38. Glenelg Hopkins Catchment Management Authority REF:F-2019-00108

(a) Detailed design plans for the proposed flood mitigation channels shall be submitted to Ballarat City Council and Glenelg Hopkins CMA for approval prior to commencement of construction the flood mitigation channels.

(b) The detailed design plans for the flood mitigation channels shall be Certified by CARDNO TGM as fully replicating the flood water storage and conveyance capacities and on-ground location of the conceptual channel features as represented in the final iteration of the hydraulic model used to derive the mapping provided in the final Flood Impact Assessment V01(issue date 7/02/2020)

(c) Following construction of the flood mitigation channels the proponent shall submit "as constructed" (feature survey) plans to Ballarat City Council and Glenelg Hopkins CMA to verify that the dimensions and surface levels of the constructed channels match the approved plans. These "as constructed" plans must be completed by a licensed surveyor and meet the following specifications:

- i. Minimum point density of 2 metres
 - ii. Levels expressed in Australian Height Datum (AHO)
 - iii. All point co-ordinate data to be collected in MGA 94 Zone 54 Eastings and Northings
 - iv. Data to be provided in dxf and GIS (MapInfo .tab or esri shapefile) format, including generation of detailed contours or a digital terrain model (dtm) using the surveyed topographic point data.
-

- (d) In the event that earthworks are not completed as per the approved design plans, rectification earthworks shall be done to the satisfaction of Ballarat City Council and Glenelg Hopkins CMA.

Note:

Whilst the CMA considers that granting a planning permit can now be supported, as stated in the CMAs 4 September 2019 response, modification of the central waterway traversing this site will trigger the need for a Works on Waterways (WoW) Licence issued by Glenelg Hopkins CMA. A WoW licence for these works will not be granted in the absence of the detailed design plans required by the recommended planning permit condition 1 (stated above). Further to this, it is the CMAs understanding that crossings of the modified central channel may be required. Full design details of any structures with potential to affect flow of water must also accompany the WoW Licence application to avoid delay in the CMAs WoW licence application determination. Please allow a minimum of 25 working day turnaround for WoW licence application determination. This timeframe will be extended if supporting information is lacking and further information is required.

39. Regional Roads and Transport Victoria

To the satisfaction of the Responsible Authority the development and use hereby approved must be generally in accordance with the recommendations of the Traffic Impact Assessment Report provided by ERS Transport dated 19 December 2019 Ref: FO331.

40. Expiry Date Signage

The signage approved by this permit expires 15 years from the date of issue. All signage must be removed to the satisfaction of the Responsible Authority by this date.

41. Permit Expiry – Use and Development

Development and use of land expires if:

- (a) The development or any stage of it does not start within two (2) years of the date of this permit; or
- (b) The development or any stage of it is not completed within four (4) years of the date of this permit; or
- (c) The use does not start within two (2) years after the completion of the development; or
- (d) The use is discontinued for a period of two years.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards (for a request to extend the time to commence the development) or twelve months after the permit expires (for a request to extend the time to complete the development).

Notes:**Building Act****Building Approvals**

This permit does not constitute any authority to carry out any building works or occupy the building or part of the building unless all relevant building permits are obtained. The works hereby approved must accord with the requirements of the Building Act 1993, Building Regulations 2018 and Building Code of Australia 2019.

Cultural Heritage – Approved Cultural Heritage Management Plan

All works required and specified in the approved Cultural Heritage Management Plan must be undertaken in accordance with the approved plan approved by Wathaurung Aboriginal Corporation.

Works within Road Reserve

The construction or altering of a vehicle crossing, footpath and/or any other works or alterations within a road reserve or any other Council asset may require either a Crossover Permit (which includes a driveway and new crossover), a Road Opening Permit (ie. opening up a road for installation of infrastructure), Asset Protection Permit (Temporary Crossing Permit i.e. providing for temporary site access) or other approval to be obtained from the City of Ballarat. This Planning Permit does not constitute such approval. Failure to obtain an appropriate permit or damaging Council infrastructure, including footpaths, kerbs, drains, street trees, nature strips etc or failing to remove redundant crossings and reinstate the kerb, drain, footpath, nature strip or other part of the road is a breach of the Ballarat City Council Community Local Laws (10 Penalty Units). For further information, please contact Council's Asset Protection Officer in relation to Road Opening or Asset Protection permits and Council's Infrastructure Planning & Development Unit via Council's Customer Service Officers and the Arborist relating to Street trees.

Food Act 1984

An application for, and assessment of, food premises construction compliance under the Victorian Food Act 1984 must be made with Council's Environmental Health Unit prior to its construction and use. Detailed floor and elevation plans will form the basis of that assessment and must be submitted for initial approval. A schedule of fixtures fittings and materials used for the fit out is also required.

Any proposed alteration to a food premises must be designed in accordance with requirements of the FSANZ Food Standards Code and Australian Standard 4674

EXECUTIVE SUMMARY

On 20 March 2019 an Application was lodged for Use and Development of Land for a major sports and recreation facility (Ballarat Showgrounds), place of assembly, creation of access to a road zone 1 and display of business identification signage on land at 6 Rose Hill Road Mount Rowan. The application was advertised, and Council has received twelve (12) objections. A consultation was held with objectors on 24 October 2019. It is recommended that Council issue a Notice of Decision to Grant a Planning Permit subject to conditions.

RATIONALE

Applicant	Cardno TGM
Date Lodged	20 March 2019
Subject Site	6 Rose Hill Road Mount Rowan
Current Use	Federation University Mount Rowan Equestrian Centre
Zone	Farming Zone
Overlays	Flood Overlay (FO) Land Subject to Inundation (LSIO) Environmental Significance Overlay Schedule 1 -Invermay Land Protection Area (ESO1)
Permit Triggers	<p>Farming Zone</p> <ul style="list-style-type: none"> 35.07 Use and development of land for major sports and recreation facility and place of assembly <p>Environmental Significance Overlay</p> <ul style="list-style-type: none"> 42.01-2 Buildings and works <p>Flood Overlay</p> <ul style="list-style-type: none"> 44.03-2 Buildings and works <p>Land Subject to Inundation Overlay</p> <ul style="list-style-type: none"> 44.04-2 Buildings and works <p>Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road</p> <ul style="list-style-type: none"> 52.29 Creation of access to a Road Zone 1 <p>Signs</p> <ul style="list-style-type: none"> 52.05 Display Business Identification Signage
Ward	North
Number of Objections	12
Mediation Meeting	Yes- 24 October 2019
Council Referral Trigger	Significant proposal of public interest
Covenant or Section 173	No
CHMP Area	Yes- Cultural Heritage Management Plan Approved 28 March 2019

PROPOSAL

The proposal seeks planning approval for use and development of land for a major sports and recreation facility (Ballarat Showgrounds), place of assembly, creation of access to a road zone 1 and display of business identification signage.

The application proposes to relocate the Ballarat Showgrounds which currently operates at 701-723 Creswick Road Wendouree to the subject site at 6 Rosehill Road, Mount Rowan. The proposal includes the retention and integration of the existing equestrian centre with the proposed use and development of the site. The proposal is based on a masterplan developed for the Showgrounds in May 2017. The key details of the proposal are as follows:

- A 5700sqm exhibition and functions centre which caters for exhibitions, functions, shows and events
- A 2000sqm cattle pavilion and associated showing areas for the cattle
- Conversion of the existing offices, training rooms and amenities onsite into Ballarat Agricultural and Pastoral Show (BAPS) Offices and Training Rooms. The facility will provide meetings rooms, training rooms, offices, a kitchen and amenities. An outdoor undercover reception area will be integrated into the administration building.
- Two existing sheds of 240sqm in size will be converted into exhibition halls. The buildings are located along the Rose Hill Road interface in close proximity to the office building.
- An area set aside for short term camping for Ballarat Show and equestrian participants
- Multiple outdoor exhibition areas in the central area of the site. These areas are proposed to be built-functional and can be used interchangeably as exhibition space or parking.
- A main oval with dimensions of 160m by 130m which will be used as a large outdoor space for events or exhibitions. Stepped seating is to be provided along the western boundary of the oval.
- A food court centrally located on the site.
- Two amenity blocks service the site with Block A located in close proximity to the Cattle Pavilion and services in the western section of the Site. A second Block 'B' is centrally located on the Site and services the central and eastern sections of the site.
- Three ticket booths are proposed to service the main entrances of the site.
- A perimeter fence is proposed around the site with gates both vehicle and pedestrian proposed at the entrances.
- Three permanent access points are proposed for the development. The sites main access point will be from Rose Hill Road utilising the existing two access points. A new permanent access point is also proposed from Midland Highway.
- Two temporary access points predominantly to service the overflow car parking area for large events are proposed with one access point coming from Midland Highway and located along the southern boundary of the site and one coming from Rose Hill Road located at the eastern boundary of the site.
- Formal dedicated on-site car parks are proposed along the northern site boundary adjacent to Rose Hill Road and will provide for approximately 250 car parks. These car parks will directly service the administration building and the indoor equestrian centre as well as providing car parking for events. A dedicated car park for the Equestrian Centre which provides car parking for approximately 90 spaces is proposed within the frontage of the exhibition centre along the Midland Highway frontage.
- Approximately 430 semi-formal on-site car parks are provided in the centre of the site and can be utilized when these multi-use spaces are not used for exhibition purposes. A dedicated overflow parking area on the south eastern section of the Site is proposed to accommodate approximately 1050 car parking spaces.
- Additional on-street parking is proposed along the Rose Hill Road frontage and along the Midland Highway frontage.

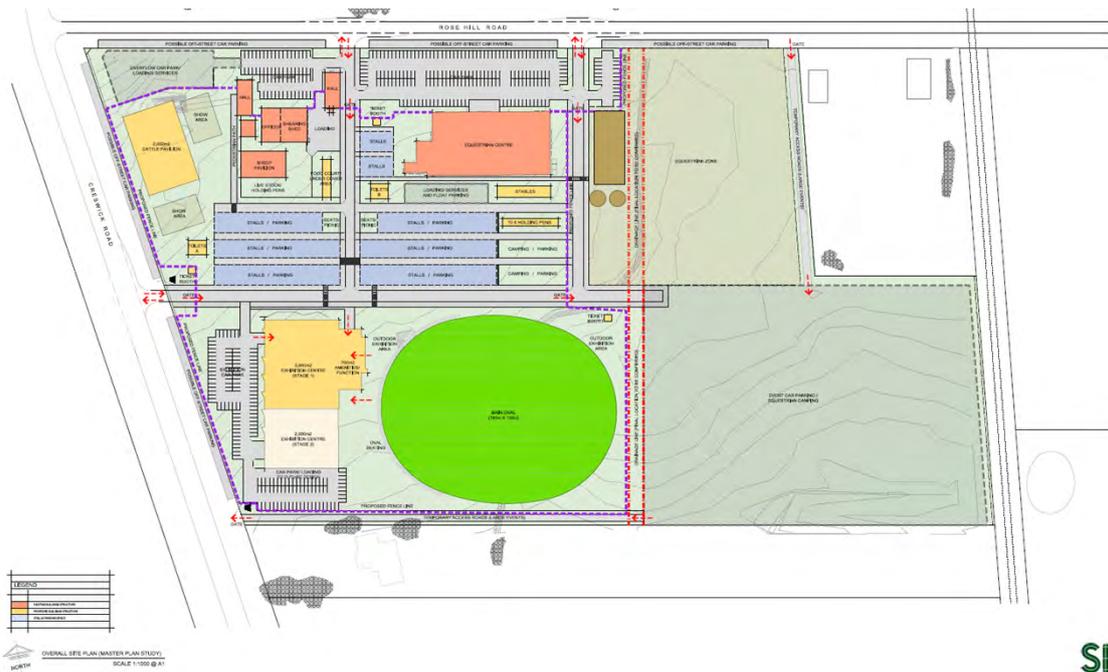


Figure 1- Ballarat Showgrounds Masterplan

SITE AND SURROUNDS

The subject site is located in Mount Rowan on the southern side of Rose Hill Road between the Midland Highway and the Maryborough- Melbourne railway line. The rectangular site has a frontage of approximately 480 metres to Rose Hill Road and a depth of approximately 340 square metres, giving an overall area of 16.2 hectares. The land slopes with the topography falling from the intersection of Rose Hill Road and Midland Highway in the north west to the Maryborough- Melbourne railway line to the south east.

The site currently consists of a 3,800sqm equestrian centre which is operated by Federation University and provides for riding for the disabled. This building is located centrally in the site and is accessed via a vehicle crossover from Rose Hill Road. There is a gravel area to the rear of the centre which provides for informal car parking.

To the west of the equestrian centre are a cluster of buildings which include an amenities building which consists of an office, training rooms, toilets/ changing rooms and a kitchen area. There is also a sheep shearing facility, holding yard and loading bay in this area. These buildings have their own access, separate to the equestrian centre from Rose Hill Road. The remainder of the site is cleared, vacant grazing land, with the exception of scattered vegetation along the western boundary of the site and to the east of the equestrian centre and a dam to the east of the centre. There are two watercourses, tributaries of the Burrumbeet Creek which traverse the site as shown in **Figure 2** below. Watercourse 1 is classified as a designated watercourse and watercourse is not classified.



Figure 2- Watercourses

The land is located and surrounded by land within the Farming Zone with surrounding land uses a mix of agricultural land and rural residential development. There are a cluster of houses located within proximity to the site along Rose Hill Road and the Midland Highway. Areas of Rural Living zoned land is located approximately 430 metres north of the site and approximately 1.16km to the east of the site.

There is industrial development approximately 441 metres further south along the Midland Highway which consists of a mix of warehouse type development as well as the Boral Asphalt.



Figure 3- Photo Subject Site



Figure 4 Aerial Subject Site

RESPONSE TO NOTICE OF APPLICATION

The application was required to be advertised pursuant to Section 52 of the *Planning and Environment Act 1987*. The following forms of advertising were undertaken:

- Notices sent to owners and occupiers of adjoining land (includes opposite)
- A2 signs were placed on the land.

Council has received 12 objections including a petition in response to advertising.

- The key issues raised in the objections can be summarised as follows:
 - Flooding
 - Traffic and parking
 - Zoning
 - Strategic justification
 - Amenity
 - Infrastructure
 - Planning application process
 - Devaluation of property
- A mediation meeting was undertaken on 24 October 2019. The mediation meeting did not result in any resolutions being reached.
- The grounds of objection will be addressed throughout the discussion on the key issues relating to the proposal.

REFERRAL OF APPLICATION

External Referral

Referral (S55)	Advice/Response/Conditions	Response
Glenelg Hopkins CMA	<p>A revised Flood Impact Assessment Report for this development was received by Glenelg Hopkins CMA on 11 February. It is noted that some details in this latest report (e.g. Figure 1.4 - Channel Long Section, and the immediately following statement re discharge to Watercourse 2) have not been updated in line with the currently proposed flood mitigation channel morphology. These errors are not of material importance to the following determination.</p> <p>The report received on 11 February provides revised flood risk mapping for an altered flood mitigation works concept. The</p>	Acknowledged. Include conditions as recommended.

	<p>revised concept of a north-south running collector channel with outfall immediately south of proposed oval, in addition to an east-west running channel in SE corner of the site provides for improved on-site retardation of flood water flow compared to the original concept. The latest modelling for the revised concept also accounts for the CMAs concern that the original modelling may have underestimated the estimated 1% AEP flood flow across the site.</p> <p>The latest flood level difference mapping demonstrating the estimated change in flood levels as a consequence of the proposed development is provided at Figure 1 below. The difference mapping shows that there should be no offsite worsening of 1% AEP flood levels as a result of the mitigation works. Figure 2 provides the difference mapping for the originally proposed (August 2019) mitigation concept. Given the results of the revised flood impact mapping, Pursuant to Section 56 of the <i>Planning and Environment Act 1987</i> the CMA recommends that a permit be granted subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Detailed design plans for the proposed flood mitigation channels shall be submitted to Ballarat City Council and 	
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	<p>Glenelg Hopkins CMA for approval prior to commencement of construction the flood mitigation channels.</p> <p>2. The detailed design plans for the flood mitigation channels shall be Certified by CARDNO TGM as fully replicating the flood water storage and conveyance capacities and on-ground location of the conceptual channel features as represented in the final iteration of the hydraulic model used to derive the mapping provided in the final Flood Impact Assessment V01(issue date 7/02/2020)</p> <p>3. Following construction of the flood mitigation channels the proponent shall submit "as constructed" (feature survey) plans to Ballarat City Council and Glenelg Hopkins CMA to verify that the dimensions and surface levels of the constructed channels match the approved plans. These "as constructed" plans must be completed by a licensed surveyor and meet the following specifications:</p>	
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	<ul style="list-style-type: none"> a. Minimum point density of 2 metres b. Levels expressed in Australian Height Datum (AHO) c. All point co-ordinate data to be collected in MGA 94 Zone 54 Eastings and Northings a. Data to be provided in dxf and GIS (MapInfo .tab or esri shapefile) format, including generation of detailed contours or a digital terrain model (dtm) using the surveyed topographic point data. <p>4. In the event that earthworks are not completed as per the approved design plans, rectification earthworks shall be done to the satisfaction of Ballarat City Council and Glenelg Hopkins CMA.</p>	
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Whilst the CMA considers that granting a planning permit can now be supported, as stated in the CMAs 4 September 2019 response, modification of the central waterway traversing this site will

	<p>trigger the need for a Works on Waterways (WoW) Licence issued by Glenelg Hopkins CMA. A WoW licence for these works will not be granted in the absence of the detailed design plans required by the recommended planning permit condition 1 (stated above). Further to this, it is the CMAs understanding that crossings of the modified central channel may be required. Full design details of any structures with potential to affect flow of water must also accompany the WoW Licence application to avoid delay in the CMAs WoW licence application determination. Please allow a minimum of 25 working day turnaround for WoW licence application determination. This timeframe will be extended if supporting information is lacking and further information is required.</p>	
Transport Victoria	Condition specified	Adopt the conditions as specified.
Regional Roads Victoria	Condition specified	Adopt the conditions as specified.

Referral (S52)	Advice/Response/Conditions	Response
Country Fire Authority	<p>CFA, acting as a Referral Authority pursuant to Section 52 of the Planning and Environment Act does not object to the grant of a permit for the above proposal subject to the following comments being attached to any permit which may be issued and a copy of the permit being forwarded to CFA.</p>	<p>Acknowledged. Include conditions as recommended.</p>

	<p>1. Hydrants Prior to the issue of a Statement of Compliance under the <i>Subdivision Act 1988</i> the following requirements must be met to the satisfaction of the CFA:</p> <p>1.1 Above or below ground operable hydrants must be provided. The maximum distance between these hydrants within the site must be no more than 120 metres apart.</p> <p>1.2 The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority. Note –CFA’s requirements for identification of hydrants are specified in ‘Identification of Street Hydrants for Firefighting Purposes’ available under publications on the CFA web site (www.cfa.vic.gov.au)</p> <p>2. Roads Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.</p> <p>2.1 The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.</p> <p>2.2 Curves must have a minimum inner radius of 10 metres.</p> <p>2.3 Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.</p>	
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Central Highlands Water	No response	Noted
<p>Environment Protection Authority</p>	<p>Thank you for your correspondence in relation to the above planning permit application, referred to EPA on 12 April 2019.</p> <p>EPA is not a statutory referral Authority under Section 55 of the <i>Planning and Environment Act 1987</i>, since this proposal:</p> <ul style="list-style-type: none"> (a) does not require a licence or works approval or amendment to a licence or works approval; (b) is not proposed to be used for an industry or warehouse for a purpose listed in the table to Clause 52.10 shown with Note 1 or for which the threshold distance cannot be met; and (c) is not a proposed extractive industry intended to be used at a later date for landfill. <p>EPA does not object to Council issuing this planning permit according to the information that has been provided. However, to consider the potential noise impacts associated with the variety of events proposed, we recommend Council considers the following conditions for inclusion in the planning permit:</p> <ul style="list-style-type: none"> • Effective noise levels from the use of the premises must not exceed the recommended levels as set out in Noise from Industry in Regional Victoria (NIRV; EPA Publication 1411, 2011) or as amended. • Effective noise levels from the use of the premises must comply with the requirements of the <i>State Environment Protection Policies (Control of Music Noise from Public Premises) No. N-2</i>. 	<p>Acknowledged. Include conditions as recommended.</p>

	<p>Council can also refer to EPA Publication 1254, <i>Noise Control Guidelines, 2008</i> for additional guidance. Relevant sections may include Section 7. Mobile Vendors, 10. Noise from shops, 13. Public Address Systems. Advice within this guideline can be translated into appropriate planning controls as necessary.</p> <p>EPA Publications can be found on EPA's website https://www.epa.vic.gov.au/our-work/publications.</p>	
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Internal Referral	Advice/Response/Conditions	Response
Engineering	Consent subject to conditions	Acknowledged. Include conditions as recommended.
Traffic and Transport	<p>Consent subject to conditions.</p> <p>Recommendations</p> <p>1. That the proposed staged development of a major sports and recreation facility (showgrounds) at 6 Rose Hill Road, Mount Rowan is supported in principle.</p> <p>2. That road upgrade and access works are undertaken along the site frontages to VicRoads or Council requirements as necessary.</p> <p>3. That accessways, loading bays and parking layouts are generally as indicated on the site plans, staged and constructed to council approval and set out generally in compliance with Clause 52.06-9 Design Standards and Australian Standards as appropriate.</p> <p>4. That a separate application is made to Council for a crossing permit for all access points proposed. All works</p>	Acknowledged. Include conditions as recommended.

	required shall be arranged by the Applicant and be at his/her cost.	
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KEY ISSUES

The proposal; generally accords with the PPF including the LPPF of the Ballarat Planning Scheme. The principal issues are as follows:

- Strategic Justification;
- Flooding;
- Amenity;
- Traffic and Car Parking
- Cultural Heritage
- Objections

Strategic Justification

The following strategies are of relevance in the consideration of this application:

Clause 11.01S Settlement- Central Highlands

- *Support Ballarat as the main centre for regional growth, services and employment with major growth focused to the west.*

Clause 13.03-1S Floodplain Management

- *Avoid intensifying the impact of flooding through inappropriately located use and development.*

Clause 13.05-1S Noise Abatement

- *Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

Clause 13.07-1S Land Use Compatibility

- *Ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by: Directing land uses to appropriate locations. Using a range of building design, urban design, operational and land use separation measures*

Clause 14.01S Protection of agricultural land

- *In considering a proposal to use, subdivide or develop agricultural land, consider the:*
 - *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
 - *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
 - *Compatibility between the proposed or likely development and the existing use of the surrounding land.*
 - *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
 - *Land capability.*

Clause 18.02-4S Car Parking

- *Allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.*

Farming Zone

The purpose of the Farming Zone is to

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

It is considered that there is strategic basis for the relocation of the showgrounds to the subject site. Whilst the site is located within a rural location outside of a town centre it is considered that the given the current the uses onsite (Equestrian Centre), its location on a highway and its location amongst a range of non-agricultural uses such, industrial land to the south and rural living land to the north and east make the site suitable for a non-agricultural use.

Whilst the farming zones use is primarily for agricultural purposes it is not exclusively for agricultural purposes. Whilst the proposal does not directly support agriculture, the showgrounds are considered to broadly support agriculture given the substantial proportion of the show that involves agricultural produce and animals. It is considered that this use plays a secondary role in supporting agricultural activity. It should be further noted that the site is already being used for a non-agricultural use, that being the equestrian centre.

Flooding

The subject site is located within the floodplain of tributaries to Burrumbeet Creek. A significant portion of the property is identified as being subject to inundation during 1% AEP floods. Given this, the site is partially covered by both a Flood Overlay and a Land Subject to Inundation Overlay. Both overlays purpose, amongst other things is *“to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.”* Both overlays require that any comments from the relevant floodplain management authority are considered in decision making.

The applicant has submitted a Flood Impact Assessment prepared by Cardno TGM which concludes that based on the flood impact assessment results the proposed development will have no adverse impacts on flood characteristics external to the site and that the development does not result in a loss of flood storage, or an increase in flood impacts offsite.

Furthermore, the application has been referred to the Glenelg Hopkins Catchment Management Authority (GHCMA) who are the local floodplain management authority. GHCMA have consented to the application subject to conditions relating to detailed design plans for flood mitigation channels.

Amenity

Issues such as anti-social behaviour and crime can be legitimate concerns with applications of this nature. A condition of the permit will require a Patron Management Plan to be submitted that details measures to manage patron behaviour. It is considered that a permit appropriately conditioned can reasonably address the issues raised, however it is acknowledged that broader management options and policing are available to address these issues in the event they escalate.

In relation to noise management, it is considered that given the size of the site and activities proposed to occur that there will be some noise impacts on adjoining properties. However, it is considered that there are a range of conditions that will be applied to the planning permit which will ensure that noise emissions are kept to an acceptable level. These include restrictions on hours of operation, numbers of events and patron, traffic and car parking management plans. Landscaping screen planting along all boundaries will also be a requirement of the permit as this will provide both a visual and noise buffer to adjoining residential properties.

The applicant has not provided detail of the number of events they anticipate will occur on the site during the year, nor the anticipated hours of operation, however they have advised that the majority of outdoor events will occur during daylight hours with most night events being held in the indoor facilities onsite. Given the size of the proposed use and its location in a rural residential area a cap on the number of events held and hours of operation is considered appropriate. A cap of 50 events per year, which equates to approximately 1 event a week will be applied as a condition of the permit as will hours of operation which will be restricted to 6:00am-10:00pm for outdoor events and 6:00am-12:00am for indoor events.

A fireworks display during one of the evenings of the annual Ballarat Show is proposed to occur onsite. The applicant has stated that to reduce the impact of the fireworks on adjoining properties they would consult with adjoining residents around the time and duration of the fireworks display as well as consult with the CFA prior to any fireworks display occurring. An emergency management plan and patron management plan will be required as part of conditions of the planning permit and will require details of measures to be put in place to ensure that the amenity impact on adjoining properties is not unreasonable and that appropriate safety measures are put in place.

Traffic and Car Parking

The applicant has submitted a Traffic Impact Assessment Report (TIA) with the application. The report investigates the following:

- Existing transport conditions in the vicinity of the site
- Statutory transport planning requirements
- Parking demands generated by the proposed land use
- Traffic movements generated by the proposed land use
- Site access arrangements
- Anticipated impacts on the surrounding road network

The TIA made the following recommendations:

1. With some intersection mitigating works, traffic associated with the proposed use can be accommodated by the surrounding road network without unreasonable impacts to the efficient operation of the surrounding road network
2. Plans be prepared to show how approximately 1,800 car parking spaces can be accommodated on-site and surrounds.
3. With appropriate design plan modifications, anticipated peak parking demand generated by the proposed use are expected to be accommodated satisfactorily

4. Should a permit be issued for the proposed development it is recommended that there be a permit condition for plans to be prepared to the satisfaction of the responsible authority that show details of proposed transport infrastructure including parking, accessways and external road works.

The specific recommendations of Regional Roads Victoria will further be imposed on any Planning permit issued.

Car and bicycle parking requirements are designated in Clause 52.06 and Clause 52.34 of the planning scheme, and these provisions require that a use must not commence, or the floor area of an existing use must not be increased, until the required car spaces have been provided on the land.

The purpose of Clause 52.06 (Car Parking) is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *The purpose of Clause 52.34 (Bicycle Facilities) is:*
- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities*

As the proposed use does not have a statutory parking requirement listed under Clause 52.06-5 the parking requirement must be provided to the satisfaction of the responsible authority.

The application proposes to provide approximately 1820 car parking space onsite. The TIA includes an empirical parking generation assessment for the proposed use which found this number of car parks would be able to satisfactorily accommodate peak parking demands generated by the proposal. The TIA did recommend that specific areas for short term drop/pick up, motorcycle parking, bicycle parking and larger vehicles is accommodated for. It also recommended that Rose Hill Road and Midland Highway are used for short term parking however this is not supported as detailed below

In response to concerns raised by objectors and council in relation to on street on Rose Hill Road, this aspect of the proposal will be removed from the masterplan. Removal of car parking from the Midland Highway will also be removed from the masterplan due to concerns raised by Regional Roads Victoria. It is considered that there is ample car parking available onsite to service the proposed development. As part of the Parking and Traffic Management Plan methods to ensure that parking does not occur on Rose Hill Road and Midland Highway will be required.

Objections

In response to the grounds of objection not already discussed in the report, the following comments are made:

Infrastructure

The site is to be fully serviced including the provision of reticulated sewer. The application is supported by a Flood Impact Assessment Report which makes recommendations in relation to managing stormwater flows to avoid increasing impacts on flows to adjoining properties. There will be requirements from Council and Regional Roads Victoria in relation to upgrades to both Rose Hill Road and Midland Highway. Flooding impacts are discussed earlier in the report. Conditions relating to servicing will be included on the planning permit as will conditions requiring drainage plans and engineering and construction plans.

Failure to adequately notify affected parties

The Application has been advertised by mail notifying owners/occupiers who live within the vicinity of the site. Two signs were erected on site. The Application documentation was posted online on Council's website. A notice of the Application was also placed in The Ballarat Times. The extent of notification exceeds Council's Advertising Policy and satisfies the statutory obligations contained within the Planning and Environment Act 1987.

Loss of property values

It is a well-established planning principle that depreciation of land or property values as a result of a proposed development is not a relevant planning consideration. As stated in *Skunca v Mornington Peninsula SC [2004]*: "If adjoining land is devalued because of detriment to its amenity, it is the detriment to the amenity that is considered in relation to town planning, not the resulting devaluation." Therefore, property value is not, in itself, a planning consideration. Amenity impacts are relevant and the potential amenity impacts have been addressed earlier in this Report.

LEGISLATION, COUNCIL PLAN, STRATEGIES AND POLICY IMPACTS

- *Charter of Human Rights and Responsibilities Act 2006*
- City of Ballarat Council Plan 2017 – 2021
- *Planning and Environment Act 1987*
- Ballarat Planning Scheme

REPORTING AND COMPLIANCE STATEMENTS

Implications	Considered in Report?	Implications Identified?
Human Rights	Yes	Yes
Social/Cultural	Yes	Yes
Environmental/Sustainability	Yes	Yes
Economic	Yes	Yes
Financial/Resources	No	Yes
Risk Management	No	Yes
Implementation and Marketing	No	Yes
Evaluation and Review	No	Yes

Human Rights/Social/Cultural- The application has been assessed in accordance with the requirements of the Planning and Environment Act 1987 and the Ballarat Planning Scheme.

The assessment is considered to accord with the Charter of Human Rights and Responsibilities Act 2006. Specifically:

- Freedom of Expression (part 2 section 15)
- A fair hearing (part 2 section 24)
- Entitlement to participate to public life (part 2 section 18)

Environmental/Sustainability – The use and development proposed meets the environmental and sustainability standards set out in the Ballarat Planning Scheme.

Economic – The proposed use and development will positively contribute to the prosperity of the Ballarat economy as it will facilitate the expansion of the Ballarat Showgrounds and allow for increased patronage of the event.

Financial/Resources – Council's assessment of the application and management of the planning permit process has been partially met by the fees paid pursuant to the Planning and Environment Act 1987.

Risk Management – There are no significant risks associated with the issue of a planning permit for this proposal. The construction program will necessitate risk assessment at each stage which will be factored into the required construction management plan. The concerns raised by objectors in relation to construction impacts are matters that have been considered and have been reasonably dealt with, such that there are no major risks identified.

Implementation and Marketing – The advice of Council's decision in this regard will be made public through a press release following the Council meeting.

Evaluation and Review – The construction process will be subject to review throughout the course of the program and the specific build form will further be reviewed upon completion.

OFFICERS DECLARATIONS OF INTEREST

Council Officers affirm that no direct or indirect interests need to be declared in relation to the matter of this Report.

REFERENCE DOCUMENTS

- Ballarat Planning Scheme
- *Planning and Environment Act 1987*

ATTACHMENTS

1. PL P 2019185 6 Rose Hill Road Mount Rowan Planning Report [**10.3.1** - 30 pages]
2. PL P 2019185 6 Rose Hill Road Mo~n Plan of Proposed Development [**10.3.2** - 1 page]
3. PL P 2019185 6 Rose Hill Road Mo~vised Flood Impact Assessment [**10.3.3** - 41 pages]
4. PL P 2019185 6 Rose Hill Road Mo~tural Heritage Management Plan [**10.3.4** - 103 pages]
5. PL P 2019185 6 Rose Hill Road Mo~ffic Impact Assessment Report [**10.3.5** - 43 pages]



**6 Rosehill Road,
Mount Rowan**

**Planning Permit Application for the Use
and Development of the Ballarat
Showgrounds, Construction of Access to a
Category 1 Road and Display Business
Identification Signage**

Reference: 18244-02

March, 2019

TGM Group Geelong

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Use of land as Ballarat Showgrounds and associated Buildings and Works,
Alter access to a Road Zone Category 1 Road and Display Business Identification Signage
6 Rosehill Road, Mount Rowan



Prepared for:

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Quality Information

Document:	Planning Application
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Revision No.	1
Prepared by	Chris Marshall
Reviewed by	Nicole Dixon

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ATTACHMENTS

Attachment 1	Copy of Title
Attachment 2	Plan of Proposed Development
Attachment 3	Flood Impact Assessment



1. INTRODUCTION

TGM Group Pty. Ltd. has been engaged by Ballarat Agricultural & Pastoral Society to submit a Planning Permit Application on their behalf for the use and development of the Ballarat Showgrounds and at 6 Rosehill Road, Mount Rowan, together with alter access to a road zone category 1 Road and the display of business identification signage.

2. PERMIT TRIGGERS

A permit is required for the above proposal under the following provisions of the Planning Scheme:

- **Farming Zone**
 - 35.07-1 Use of the Ballarat Showgrounds
 - 35.07-4 Construction of Buildings or Works

- **Environmental Significance Overlay** 42.01-2 Construction of Buildings or Works

- **Flood Overlay** 44.03-2 Construction of Buildings or Works

- **Land Subject to Inundation Overlay** 44.04-2 Construction of Buildings or Works

- **Particular Provisions**
 - Advertising Signs 52.05-14 Display of an advertising sign
 - Land adjacent to RZ1 52.29-2 Create or Alter access

Other than the sheds associated with these uses the site is described as predominantly cleared rural land that is fenced along the boundary with a post and wire fence. The site is traversed by a small drainage channel in a north-south direction which contains some scattered vegetation. The site has two road frontages; the Midland Highway along the western frontage and Rose Hill Road along the northern frontage. There are three separate crossover access points into the site from Rosehill Road.

Surrounding land is developed in the wider context for farming and industrial development which specifically includes farming allotments varying in lot size, majority of which containing a dwelling.



The subject site and all surrounding land are included within the Farming Zone. The subject site and surrounding land to the north, east and south in its entirety are included within Schedule 1 to the Environmental Significance Overlay. The subject site and surrounding land to the north, east and south are also included within the Floodway Overlay and Land Subject to Inundation Overlay.

Rose Hill Road is constructed with a bitumen seal, grass/gravel shoulders and open drains. Above ground power is available along its northern side. Midland Highway is fully constructed and is a Road Zone Category 1 road. Above ground power is available along its western side of this road.

4. PROPOSAL

The proposal seeks approval to relocate the current showgrounds operation from 701-723 Creswick Road, Wendouree to the 16.2 hectare site at 6 Rosehill Road, Mount Rowan. The proposal involves the development and use of a multi-purpose showgrounds facility to facilitate the ongoing historic showgrounds uses and to meet the additional demands of the Ballarat and district community.



Proposed Masterplan

The proposal includes the retention and integration of the existing equestrian centre with the proposed use and development of the site. The proposal is based on a masterplan developed for the Showgrounds in May 2017 which includes state of the art Ballarat Showgrounds incorporating the following main uses and developments:

- Showgrounds developments to facilitate the use of the Ballarat Show



- An Exhibition Centre that caters for a broad ranges of exhibitions, functions, shows and events.
- Agricultural/primary industry promotions, training and education events
- Markets
- Equestrian Facility and related uses
- Administration and meeting rooms for uses and the community.

The site will also facilitate short term camping for those Ballart Show and Equestrian participants who often come from regional areas in Victoria and interstate.

Other facilities include:

Pavilion 'A' and 'B' - Two existing sheds of 240m² each to be converted into exhibition halls. The buildings are strategically located along the Rose Hill Road interface in close proximity to the office building.

BAPS Offices and Training Rooms - Existing offices, training rooms and amenities (approx. 295m²) will be utilized as the new BAPS offices. The facility will provide meetings rooms, training rooms, offices, a kitchen and amenities. An outdoor undercover reception area is integrated into the administration building.

Food Court - Provision is made for a food court centrally located on the site with good vehicle and pedestrian access.

Amenity Blocks- Two amenity blocks service the site. Block 'A' is located in close proximity to the Cattle Pavilion and services the western section of the Site. A second Block 'B' is centrally located on the Site and services the central and eastern sections of the site.

Ticket Booths and Entrances -Three ticket booths service the main entrances of the site. A perimeter fence ensures event management, with gates (both vehicle and pedestrian) designed to provide welcoming entrance points and effective access management.

Outdoor Exhibition Space - Multiple outdoor exhibition areas form the central spine of the Site. These areas are multi-functional and can be used interchangeably as exhibition space or parking. Over 250 stalls of 5m by 5m or informal parking for over 400 cars can be accommodated, and service pedestals at strategic intervals provides power to exhibitors.

The main oval with dimensions of 160m by 130m provides a large outdoor space for events or exhibitions. Stepped seating is provided along the western boundary of the oval.

Access and Parking - The site's main access is from Rose Hill Road; two permanent access points provide excellent site access to the showground, on-site parking and the administration centre. A temporary access point located at the eastern boundary of the site provides access to overflow parking for larger events or equestrian events.

Access from the Midland Highway for larger events will ensure flexibility and permeable traffic movement. One permanent entrance located centrally along the western boundary provide access to the central spine of the showground, and one informal entrance along the southern boundary of the Site provides access to overflow parking for larger events.

The internal road layout ensures excellent permeability throughout the Site, and the network allows for partial closure of access ways to enable concurrent events or the creation of temporary pedestrian only areas.

Ample car parking within convenient walking distance from facilities are provided in multiple locations on the Site. Formal dedicated on-site car parks along the northern site boundary provide over 250 car parks. These car parks also directly service the administration building and the indoor equestrian centre. The Exhibition Centre has a dedicated car park providing almost 90 spaces.

Over 430 semi-formal on-site car parks are provided in the centre of the site, when these multi-use spaces are not used for exhibition purposes.



A dedicated overflow parking area on the south eastern section of the Site can accommodate over 1,050 cars. The equestrian oval could also accommodate over 500 cars when used for overflow car parking. The main oval could also accommodate overflow parking as required.

Additional on-street parking can be accommodated along the Rose Hill Road frontage (140 spaces potentially). Measures along the west side of the Midland Highway and along neighbouring property frontages will manage parking on these road reserves.

Dedicated service access to all the facilities are provided at locations that enables separation of traffic. Emergency vehicle access is accommodated from multiple locations.

Pedestrian access to the site is managed via three pedestrian gates. On-site pedestrian permeability and ease of navigation are facilitated by a network of pedestrian paths open space areas.

Design and Staging

The attached Masterplan illustrates the proposed developments and uses intended for the site. The staging of the development of the site is not fixed as the development of this land will be subject to receiving external funding from a number of sources. However early works are likely to include the provision of services to the site including drainage and some road works to prepare the site for development.

Therefore should the planning permit be issued for this proposal we seek a condition that requires the endorsement of individual stages and buildings as the detailed design for these elements are completed.

5. PLANNING CONTROLS

5.1 ZONING

The subject site is situated within the Farming Zone.



The purpose of the Farming Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

***Comment:** The proposal is considered to be consistent with the Farming Zone in that it will continue encourage and promote agriculture via the staging of the annual show and individual agricultural events and the continued use of this site for rural industry education.*

5.2 USE

The use of the Ballarat Showgrounds is an undefined use.

Therefore, the use of the Ballarat Showgrounds is a Section 2 (any use not listed within Section 1 or 3), Permit required, and use under the table of uses to Clause 35.07-1 to the Farming Zone.

***Comment:** The use of the Ballarat Showgrounds on the subject site will consist of educational, entertainment, recreational, commercial and community activities. The Ballarat Showgrounds is recognised as an event of major cultural and social significance to the local community.*

5.3 BUILDINGS AND WORKS

Under Clause 35.07-4 of the Planning Scheme, a permit is required to construct a building or construct or carry out works on land included within the Farming Zone.

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

***Comment:** As advised, this application seeks a planning permit for the proposed uses and buildings and works required to develop the site as the Ballarat Show Grounds in general accordance with the masterplan supporting this application. The buildings and works component of this application is based on the developments proposed in the attached masterplan. As the design details of the proposed buildings and civil works are still to be drafted we request conditional planning permit be issued that*

will require the endorsement by the responsible authority of the individual buildings and proposed works proposed in general accordance with the attached masterplan.

Decision guidelines relevant to this proposal are as follows:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.

Environmental Issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.

- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimize the impact of nutrient loads on waterways and native vegetation.

***Comment:** The proposal is considered to be consistent with the Farming Zone in that it will continue to encourage and promote agriculture via the staging of the annual show and individual agricultural events and the continued use of this site for rural industry education. The proposal is supported by a Flood Impact report that demonstrates that the land can be developed whilst mitigating on-site and off-site flooding effects. It is proposed that the land will be serviced by reticulated sewerage and has access to all other services.*

The use and development of the site is considered to be compatible with the surrounding land uses which are described as low density farming lots of varying sizes each containing dwellings and sheds. The masterplan shows that the majority of the buildings are located centrally on the subject land and thus there is a considerable distance between these uses and the surrounding dwellings to reduce the impact of this development on neighbouring properties.

6. OVERLAYS

6.1 ENVIRONMENTAL SIGNIFICANCE OVERLAY

The subject site is also included within the Environmental Significance Overlay – Schedule 1.



The purpose of Clause 42.01, Environmental Significance Overlay, is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development of compatible with identified environmental values.

Under the provisions of Clause 42.01-2, a Planning Permit is required to construct a building or construct or carry out works.

The relevant objectives to be achieved by this Schedule are:

- Environmental – inappropriate development within the Invermay area has created a number of environmental problems. This area therefore requires careful management to ensure these problems are not exacerbated by new development.

- To control salinity and erosion in the Invermay area and to ensure suitable development occurs on the land.

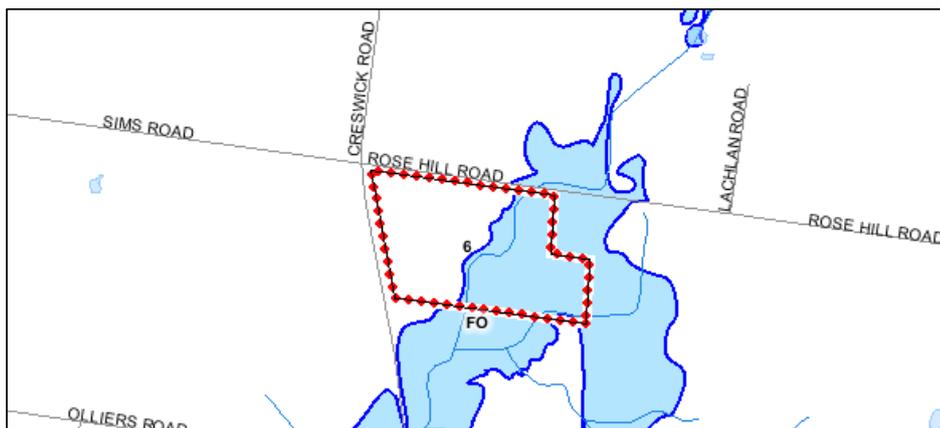
Before deciding on an application the Responsible Authority must consider, as appropriate:

- The proposals and recommendations contained in the “Invermay Regional Study and Land Management Plan 1991”.
- The proposal and recommendations contained within the separate land management plan submitted with the application.
- The means of treatment and disposal of all sewage, sullage and other perishable wastes.
- The siting of existing and proposed houses, driveways and effluent disposal systems.
- The measures which are to be taken to rehabilitate degraded land and to prevent the degradation of other land.
- The means by which it is proposed to improve the productivity of existing cleared land.
- The measures which are to be put in place in respect to the management of native vegetation, and (where applicable) the planting of additional vegetation.
- Any other management measures considered necessary, including fire protection, stream protection and habitat protection. The time period over which all aspects of the land management plans(s) are to be implemented.

***Comment:** The majority of these provisions are not relevant to this application as the land is proposed to be fully developed. However the land will be fully serviced including connection to the reticulated sewerage scheme and thus will not impact on the health of the nearby water courses. Landscaping will be incorporated as part of the future development of the site which will utilise vegetation of local provenance to improve the aesthetics of the development particularly in carparking areas and surrounding buildings. The site will also be managed and developed in accordance with the requirements of the CFA.*

6.2 FLOODWAY OVERLAY

The subject site is also included within the Floodway Overlay



The purpose of Clause 44.03, Floodway Overlay, is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- To ensure that the development maintains the free passage and temporary storage of floodwater, minimizes flood damage and its compatible with flood hazard, local drainage conditions and the minimization of soil erosion, sedimentation and silting.
- To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.
- To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Under the provisions of Clause 44.03-2, a Planning Permit is required to construct a building or to construct or carry out works.

Before deciding on an application the Responsible Authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The local floodplain development plan or flood risk report.
- Any comments of the relevant floodplain management authority.
- The Victorian River Health Strategy (2002) and any relevant regional river health strategy and associated wetland plan.

Comment: As advised, the application is supported by a flood impact assessment which demonstrates that the flooding of the site can be confined to prevent the widespread flooding of the site and the development will not cause off-site flooding impact on neighbouring properties.

6.3 LAND SUBJECT TO INUNDATION OVERLAY

The subject site is also included within the Land Subject to Inundation Overlay – Schedule 1 Burrumbeet Creek Catchment.



The purpose of Clause 44.04, Land Subject to Inundation Overlay, is:

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

- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Under the provisions of Clause 44.04-2, a Planning Permit is required to construct a building or to construct or carry out works.

Before deciding on an application the Responsible Authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any local floodplain development plan.
- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and access way.
 - The flood warning time available.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or access way is flooded.
- The effect of the development on redirecting or obstructing floodwater, storm water or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effect of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.

Comment: As advised the application is supported by a flood impact assessment which demonstrates that the flooding of the site can be confined to prevent the widespread flooding of the site and the development will not cause off-site flooding impact on neighbouring properties.

7. PARTICULAR PROVISIONS

7.1 SIGNS

Under Clause 52.05, sign requirements within the Farming Zone are a Category 4. Clause 52.05-14 of the Planning Scheme specifies that a business identification sign is a Section 2 sign. The total display area must not exceed 3 square metres.

***Comment:** The proposal is likely to require signage to ensure the community can appropriately identify the location of the Showgrounds and access the site accordingly. At this stage, details of signage is not known.*

7.2 CARPARKING

Under the provisions of Clause 52.06.2, before a new use commences, or the floor area of an existing use is increased, or an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use, the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority.

No specific carparking ratio is specified under the table contained in Clause 52.06-5 for showgrounds.

***Comment:** Parking has been designed so as to ensure it is not visually dominant, is architecturally pleasing, with practical entry/exit points. The spaces are appropriate lit with sufficient surveillance to ensure public safety. In addition to this, regard has been given to pedestrian safety has within and around the parking areas. Landscaping is provided, where appropriate, of a type and standard suitable for use within parking facilities.*

7.3 NATIVE VEGETATION

Under the provisions of Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

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

***Comment:** No native vegetation will require removal in order to facilitate the development as proposed, therefore the provisions of this Clause are not applicable in this instance.*

7.4 LAND ADJACENT TO A ROAD ZONE, CATEGORY 1, OR A PUBLIC ACQUISITION OVERLAY FOR A CATEGORY 1 ROAD

Under the provisions of Clause 52.29, a permit is required to create or alter access to a road in a Road Zone, Category 1 or land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Under the provisions of Clause 52.29-3, a permit is not required to:

- Realign a boundary.
- Subdivide an existing building, provided the building is already connected to services and no new access is required.
- Subdivide land into two lots, provided no new access is required.

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

***Comment:** Access is proposed from the Midland Highway for larger events to ensure flexibility and permeable traffic movements. One permanent entrance located centrally along the western boundary to provide access to the central spine of the showgrounds, and one informal entrance along the southern boundary of the site to provide access to overflow parking for larger events. Approval is sought as a part of this application to alter access to a road zone category 1 road.*

7.5 STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

The purpose of Clause 53.18 is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

An application to construct a building or construct or carry out works should meet all of the standards of Clauses 53.18-5 and 53.18-6 and must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

Clause 53.18-5, stormwater management for buildings and works, aims to:

- Minimise damage to properties and inconvenience to the public from stormwater.
- Ensure that the street operates adequately during major storm events and provides for public safety.
- Minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.
- Encourage stormwater management that maximises the retention and reuse of stormwater.
- Encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Standard W2 states that the stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).

- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

Comment: Approval for this project is yet to be obtained. As a result, site management during the construction phase is currently unknown as no contracts have been entered into at this early stage. Having said that, it is anticipated that appropriate measures will be undertaken during construction works to ensure that the site and surrounding area, including erosion and sediment, stormwater, litter, concrete and other construction wastes and chemical contamination are appropriately managed during the construction stage as required by Clause 53.18-6.

8. DECISION GUIDELINES

Under the provisions of Clause 65.01, before deciding on an application or approval of a plan, the responsible authority must also consider the following relevant decision guidelines:

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

***Comment:** The proposed buildings and works associated with the relocation of the Ballarat Showgrounds is considered to be appropriate having regard to the site and surrounding area. The proposal will enhance and develop the site to provide for the ongoing use of the Ballarat Showgrounds for community benefit. It is not considered that the removal of native vegetation would be required to facilitate the proposal. As previously mentioned the application is supported by a flood impact assessment to address flood mitigation, and landscaping is to be provided.*

9. POLICY CONTEXT

It is considered the proposal is consistent with the relevant State and Local Planning Policies as outlined below:-

9.1 PLANNING POLICY FRAMEWORK

11.02 – MANAGING GROWTH – Relevant policies include the supply of urban land and the sequencing of development. Objectives of which are to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses and to manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

***Comment:** It is considered that the development is consistent with the relevant objectives of this clause as it will facilitate an appropriate location of the proposed Ballarat Showgrounds.*

11.03-6S – REGIONAL AND LOCAL PLACES – Amis to facilitate integrated place-based planning.

12.01 – BIODIVERSITY – Contains policies relating to the protection of biodiversity and native vegetation management. Relevant objectives of these policies are:

- To assist the protection and conservation of Victoria’s biodiversity.
- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

12.05 – SIGNIFICANT ENVIRONMENTS AND LANDSCAPES – Contains policies relating to environmentally sensitive areas and landscapes. Objectives of these policies are:

- To protect and conserve environmentally sensitive areas.
- To protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.

13.03 – FLOODPLAINS – This policy aims to assist the protection of:

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

***Comment:** The proposal is considered to accord with the clauses listed above in that consideration has been given to the existing environmental values on the site. It is also considered that the proposal will be in an appropriate location to provide for the Ballarat Showgrounds which will be highly accessible to the community. As previously mentioned, the application is also supported with a flood impact assessment demonstrating that the land can be development whilst mitigating on-site and off-site flooding effects.*

11.03-1 – ACTIVITY CENTRES – Aims to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

13.07 – AMENITY – The objective of which is to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects by ensuring the compatibility of a use or development as appropriate to the land use functions and character of the area by directing land uses to appropriate locations and by using a range of building design, urban design, operational and land use separation measures.

17.01-1R – DIVERSIFIED ECONOMY – CENTRAL HIGHLANDS – Strategies of which are to:

- Support greater economic self-sufficiency for the region.
- Support growth through the development of employment opportunities in towns identified for population growth.
- Support the growth of key regional employment assets including the Ballarat Technology Park, Ballarat Central Business District and Ballarat West Employment Zone.
- Recognise the need for new employment opportunities in Ballarat’s peri-urban settlements to promote sustainable growth.
- Support infrastructure investment where it will support business investment, including Stage 1 of the Ballarat Western Link Road, which will improve access to the Ballarat West Employment Zone.

17.02 – COMMERCIAL – Contains policies relating to business and out-of center development and aims to encourage development that meets the communities’ needs for retail, entertainment, office and other commercial services and to manage out-of-centre development.

17.03 – INDUSTRY – Contains policies relating to industrial land supply, industrial development siting and State significant industrial land. Objectives include ensuring the availability of land for industry, facilitating the sustainable development and operation of industry and protecting industrial land of state significance.

Comment: The proposal is considered to accord with the policies above in that it will continue to encourage and promote agriculture, entertainment, educational, recreational, and commercial and community activities. The Ballarat Showgrounds is recognised as an event of major cultural and social significance to the community.

15.01-6 – DESIGN FOR RURAL AREAS – This policy aims to ensure development respects valued areas of rural character by:

- Ensuring that the siting, scale and appearance of development protects and enhances rural character.

- Protecting the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
- Siting and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

14.01 – AGRICULTURE – Contains policies relating to the protection of agricultural land and sustainable agricultural land use. Objectives include protecting the state’s agricultural base by preserving productive farmland and encouraging sustainable agricultural land use.

***Comment:** The proposal is considered to be consistent with the policies relating to agriculture and rural areas in that it will continue encourage and promote agriculture via the staging of the annual show and individual agricultural events and the continued use of this site for rural industry education.*

15.03 – HERITAGE – Contains policies relating to heritage conservation and aboriginal cultural heritage. The objectives of these policies are:

- To ensure the conservation of places of heritage significance.
- To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

***Comment:** Under the Aboriginal Heritage Act, 2006, the subject site is identified as being within an area of possible cultural heritage sensitivity, as indicated on the following map extract from the Department of Environment, Land, and Water and Planning data base. A Cultural Heritage Management Plan has been drafted and submitted for approval.*



13.02 – BUSHFIRE – This policy aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land which is within a designated bushfire prone area.

Strategies include giving priority to the protection of human life, identifying bushfire hazards and undertake appropriate risk assessment, planning to strengthen the resilience of settlements and communities and prioritise protection of human life.

In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for any application for development that will result in people congregating in large numbers.

When assessing a Planning Permit application for the above use and/or development :

- Consider the risk of bushfire to people, property and community infrastructure.
- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.

- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

Comment: The subject site is identified as being within the Designated Bushfire Prone Area Map, however, is surrounded to the north and west by road and railway line.

19.03 – DEVELOPMENT INFRASTRUCTURE – Contains policies relating to development and infrastructure contributions plans, infrastructure design and provision, stormwater supply, sewerage and drainage, telecommunications.

Comment: All services in the form of water, sewer, electricity, telecommunications and gas will be made available to the site as required. The site will be drained using current best practice water sensitive urban design principles and Council standards as required. It is not anticipated that approval of the buildings and works proposed would place any undue pressure on the delivery of these services.

9.2 LOCAL PLANNING POLICY FRAMEWORK

9.2.1 MUNICIPAL STRATEGIC STATEMENT

21.03 ENVIRONMENTAL AND LANDSCAPE VALUES – Policies include the protection of biodiversity and the enhancement of landscapes.

21.04 ENVIRONMENTAL RESILIENCE – Aims to ensure that the natural functions and values of the floodplain environments are preserved and to ensure that the risks associated with flooding and inundation are addressed.

21.05 NATURAL RESOURCE MANAGEMENT – Contains policies relating to agriculture and water within the Ballarat region.

Comment: The proposal is considered to accord with the relevant objectives within the above clause as it will encourage and promote agriculture via the staging of the annual show and individual agricultural events and the continued use of this site for rural industry education.



9.2.2 LOCAL PLANNING POLICIES

There are no Local Policies relevant to this application.

10. CONCLUSION

The proposal is consistent with the State and Local Planning Policy context in relation to buildings and works, together with a new use. The relocation of the Ballarat Showgrounds is considered to be appropriate having regard to the location and surrounding land.

The proposal is considered to be consistent with the purpose of the Farming Zone and satisfies all the relevant application requirements and decision guidelines.

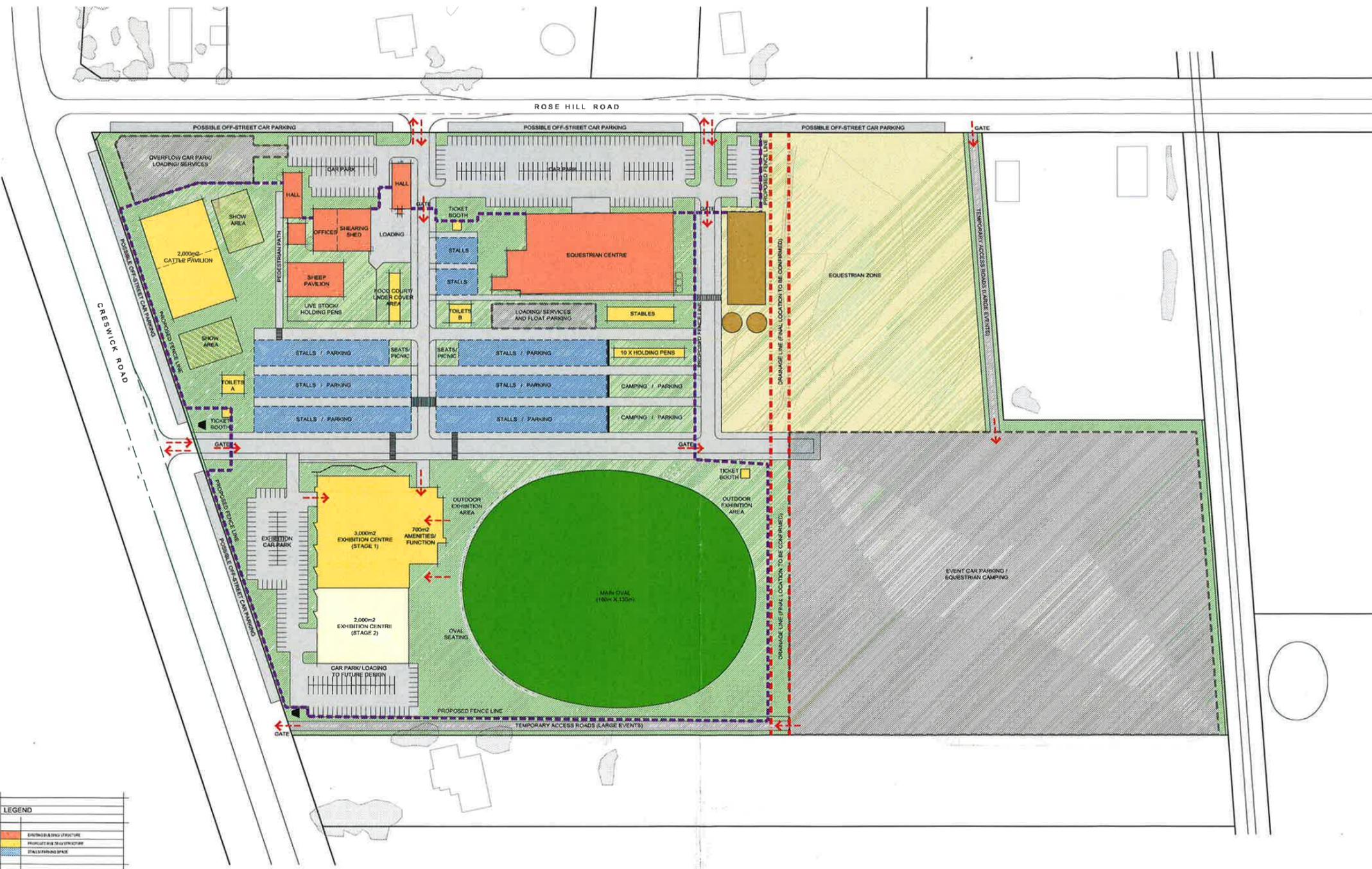
As mentioned throughout the report, the proposal will continue to encourage and promote agricultural, entertainment, recreational, commercial, and educational and community activities.

The Ballarat Showgrounds is recognised as a major cultural and social significance to the local community.

For the reasons outlined in this report, it is considered the development and use of the Ballarat Showgrounds is appropriate and should therefore be supported by Council.

A handwritten signature in blue ink, appearing to read 'Chris Marshall', is positioned above a dotted line.

.....
Chris Marshall
Manager - Town Planning



LEGEND	
[Orange Box]	EXISTING BUILDING STRUCTURE
[Blue Box]	PROPOSED BUILDING STRUCTURE
[Blue Box]	STALL/PARKING SPACE

OVERALL SITE PLAN (MASTER PLAN STUDY)
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6 ROSE HILL ROAD, MOUNT ROWAN

FLOOD IMPACT ASSESSMENT REPORT

TGM GROUP PTY. LTD.

Level 1, 27-31 Myers Street

Geelong, Victoria 3220

Phone: (03) 5202 4600

Reference: 18231-01
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Client: Ballarat Agricultural and Pastoral Society

Project: 6 Rose Hill Rd, Mount Rowan

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The information provided represents the best estimate based on currently available information as described; this information is subject to change as new information becomes available as further studies or significant alterations to the proposed development are carried out.

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1. INTRODUCTION

TGM Group were engaged by Ballarat Agricultural and Pastoral Society (BAPS) to prepare a Flood Impact Assessment (FIA) for the land parcel located at 6 Rose Hill Rd, Mount Rowan VIC (the Site) to assess its suitability as the site of the new Ballarat Showgrounds and provide support for a possible planning permit application.

1.1 Background

The Glenelg Hopkins Catchment Management Authority (GHCMA) provided flood advice (GHCMA-F-2018-00118) for the site, in relation to the proposed Ballarat Show Grounds concept layout plan. The advice indicated the predicted 1% AEP and 10% AEP flood characteristics impacting the Site.

GHCMA flood advice indicates that the Site is subject to stormwater flooding generated by two (2) minor tributaries of the Burrumbeet Creek. The predicted 1% AEP flood extent is shown, in relation to the proposed BAPS development, in Figure 1.1.

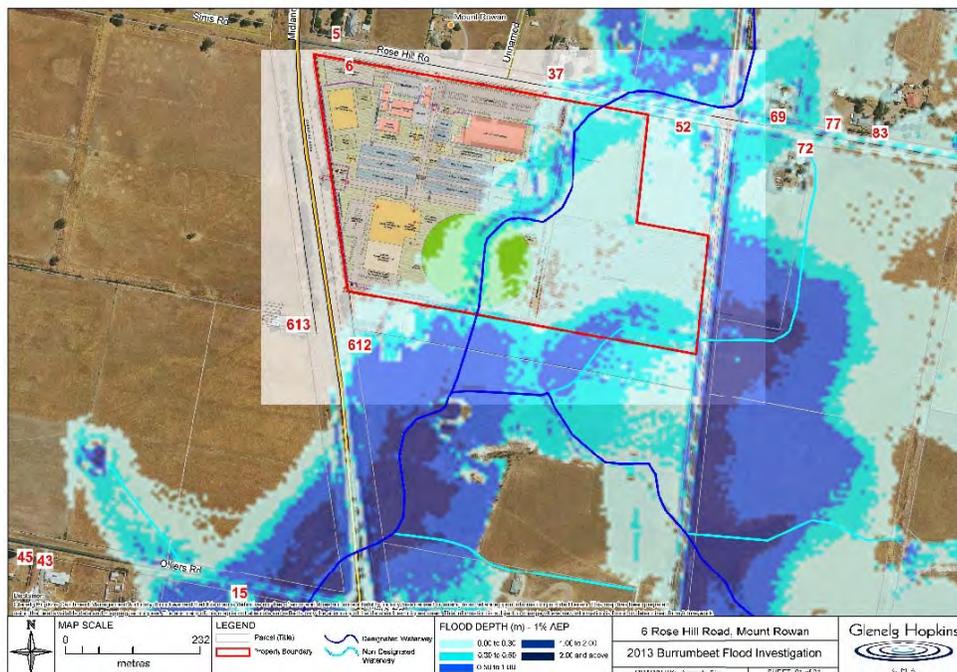


Figure 1.1: Developed subject property (red outline) showing 1% AEP flood depth (GHCMA)

1.1.1 Previous Studies

The flood mapping presented by GHCMA was generated during the 2013 Burrumbeet Creek Flood Study. The Burrumbeet Creek Flood Study (BCFS) reflects a conservative assessment of flooding throughout greater regional context.

The study is underpinned by flood rainfall and flood estimation processes, defined in Australian Rainfall and Runoff 1987 (ARR87). These processes are now considered outdated.

The GHCMA flood study is based on a regional model that adopted a 5-metre analytical grid resolution. A 5-metre grid is considered too coarse to represent flooding within the Site, as it is unable to accurately define key topographical features (such as the waterway channels).

This can be observed in Figure 1.1, where a clear discontinuation of flood flow within the waterway alignment can be seen resulting in a broader flood extent.

1.1.2 Analysis Update

TGM has prepared a detailed flood assessment of the Existing Conditions and a Flood Impact Assessment (FIA) of the proposed BAPS development layout using rainfall and flood estimation processes as defined in Australian Rainfall and Runoff 2016 (ARR2016).

The latest version of ARR (ARR2016) incorporates an additional 30 years of data within resources to support the estimation of stormwater runoff including a Regional Flood Frequency Estimator (RFFE) for use in rural areas, ensembles of updated peak rainfall bursts and full volume storms, and continuous simulation.

The following analysis uses ensembles of rainfall patterns generated from ten (10) temporal patterns for 24 event durations. A total of 240 storm events were analysed as part of this study.

The following report details the analytical process adopted in this study and design outcomes.

1.1.3 Analysis Revision

Subsequent to the update described in Section 1.1.2 above, the GHCMA requested further clarification of the differences in the 1% AEP flood extent indicated by the analysis update undertaken for Version 00 of this report and the Burrumbeet Creek Flood Study. Notwithstanding the discussion provided in Section 1.1.2 above, the GHCMA advised the rainfall continuous loss (CL) obtained from ARR2016, refined through calibration to the RFFE and using 2016 IFD data¹ may be high when compared to the figures used in the BCFS and this may explain the difference in flood extent shown in the two studies. As the BCFS was undertaken prior to the publication of ARR 2016 a direct comparison of CL values in each study is not possible, however a re-calibration of the BCFS using 2016 IFD data determined a CL value of 1.7mm/hr, as opposed to the CL value of 4.4mm/hr used in Version 00 of this report.

This report represents a revision of the hydrologic and hydraulic modelling based on the revised CL value of 1.7mm/hr. GHCMA confirmed all other hydrologic parameters could remain unchanged.

¹ <http://www.bom.gov.au/water/designRainfalls/ifd/> Bureau of Meteorology 2016 Rainfall Intensity-Frequency-Duration

1.2 Study Area

1.2.1 Existing Site Context

The Site is located at the corner of Rose Hill Road and the Midland Highway in Mount Rowan, approximately five kilometres north of the Ballarat CBD. It has been partially developed (~ 20%) by Federation University Australia (FUA) as a primary industries training centre and equestrian facility. It is proposed to expand upon the existing facility to create the new showgrounds.

The zoning of the Site and all abutting land is Farming Zone (FZ), with the Midland Highway being Road Zone (RDZ1). Surrounding land uses in the Farming Zone include farming land, dwellings, the Ballarat Grammar Mount Rowan campus and the Maryborough railway line along the eastern boundary.

There are two (2) watercourses, tributaries of the Burrumbeet Creek, which traverse the Site (refer Figure 1.2). Watercourse 1 is classified (GHCMA-F-2018-00118) as a “designated watercourse” – meaning that it has environmental significance and will require a works on waterway permit; Watercourse 2 is not classified”.



Figure 1.2: Existing Site and Watercourses

1.2.2 Site Morphology

The overall Site ranges in elevation of approximately 5.4 metres (447.9 m AHD to 442.5 m AHD). However, the primary flow path (watercourse 1) has a change in elevation of 1.3 metres at a grade of ~ 0.34 %.

Site morphology was characterised using a Digital Elevation Model (DEM) generated from Light Detection and Ranging (LiDAR) data. Refer Section 0 for more details.

For the purpose of this study the Site was delineated into two catchments based on topography. Catchment delineation can be seen in Figure 1.3.

The West (S1) and East (S2) catchments, having an area of 12.17 ha and 4.11 ha, respectively.

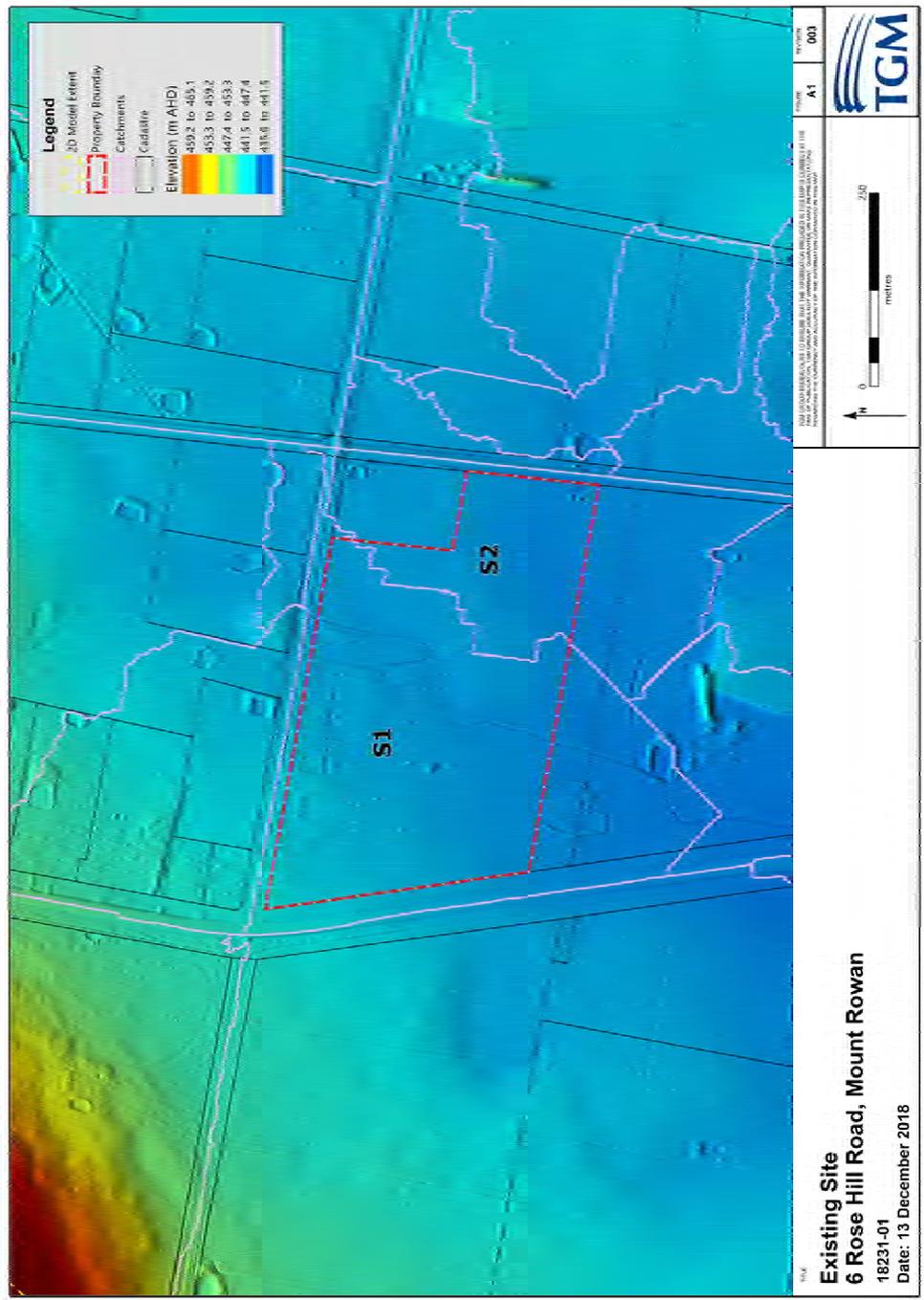


Figure 1.3: Existing Site Morphology

1.2.3 Developed Site Context

The proposed development of the site will include construction of a new Ballarat Showground, including exhibition centres, carparks, campsites, a main oval and equestrian areas. The proposed development layout analysed in this study can be seen in Figure 1.5.

Part of the proposed development works is the realignment of the existing waterway. A north-south channel alignment has been modelled to reflect the proposed drainage layout plan (Figure 1.5). The channel is designed to capture and convey stormwater flows through the site more efficiently and reduce encumbered land.

For the purpose of this assessment a 10-metre wide channel was integrated into the DEM to replace the existing waterway and analysed in the 2d-hydraulic model.

The channel runs along a north-south alignment from the existing waterway inlet on the northern boundary to the southern boundary. The long-section of the modelled channel can be seen in Figure 1.4.

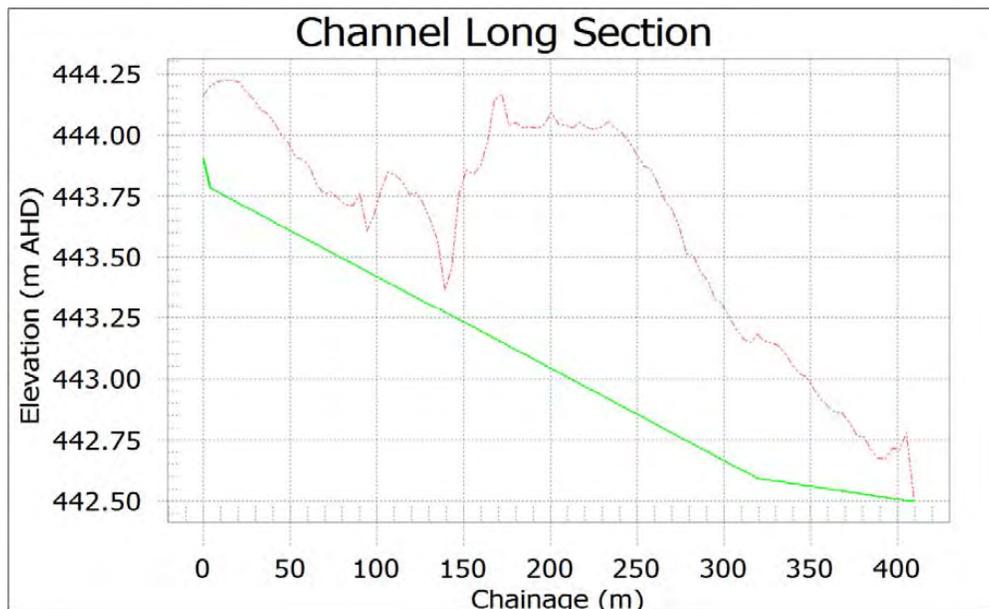


Figure 1.4: Modelled Developed Site – Surface Morphology

To avoid the concentrated discharge of stormwater flows across the southern boundary, the channel discharges to the eastern watercourse (Watercourse 2), where it is conveyed downstream.

The developed surface modelled in the analysis can be seen in Figure 1.6.

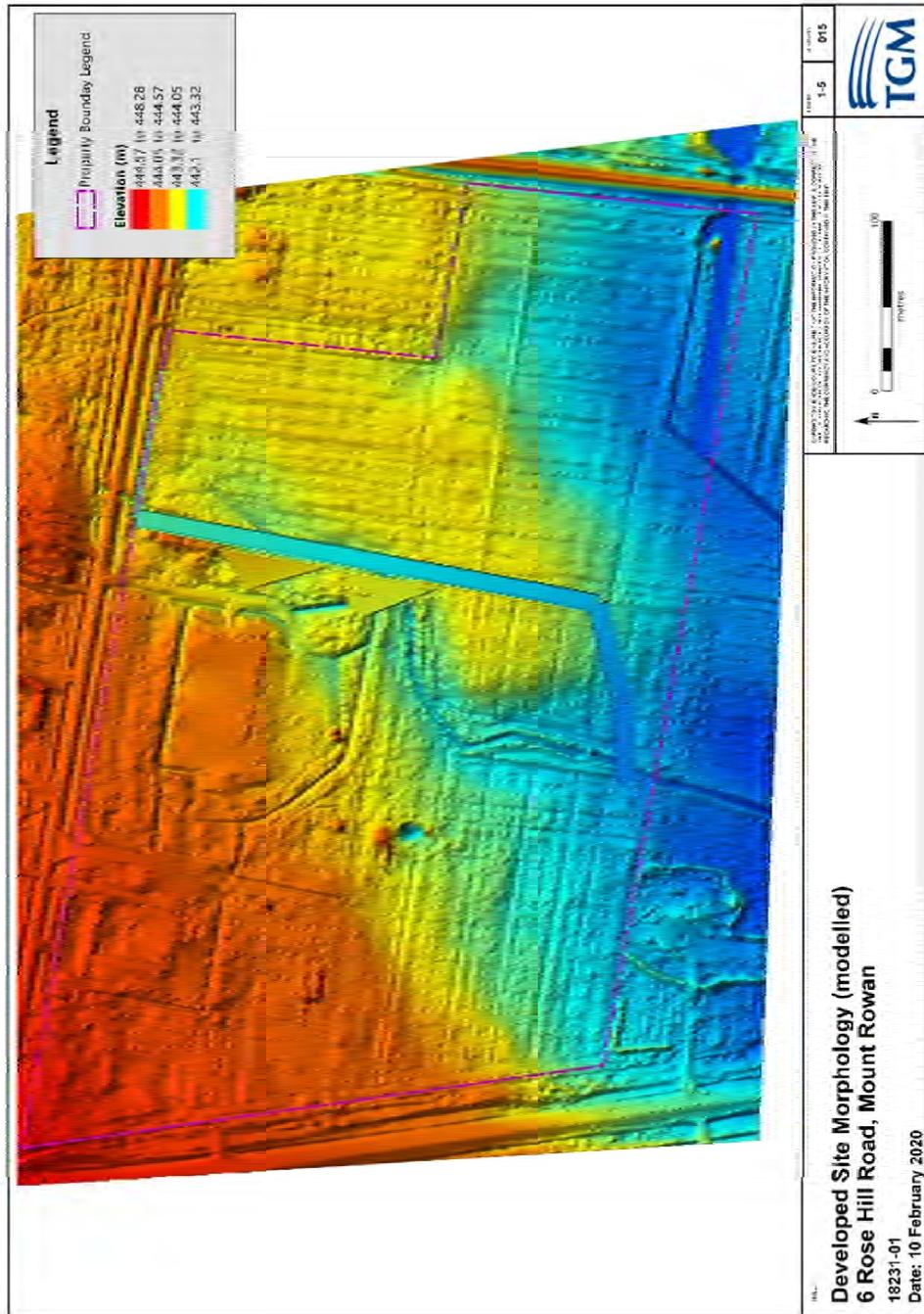


Figure 1.6: Modelled Developed Site – Surface Morphology

2. OBJECTIVES

The study objectives were set to address the requirements nominated in the GHCMCA advice. GHCMCA stated that:

“A permit application for the proposed development will be referred to the CMA. The CMA is unlikely to recommend that a permit be granted in absence of 2D hydraulic modelling results showing proof that the proposed development and ground level manipulations will not result in adverse floodplain impacts outside the property boundary and that matters such as safe access during flood events have been adequately addressed.”

Establishing a more sophisticated existing flood conditions allows an understanding of the availability of developable land and identification of regional stormwater constraints associated with the development site. The defined predeveloped existing flood characteristics will form the ‘base-case’ for the FIA analysis of the proposed site development. Specific objectives of this report are detailed below.

2.1 Study Objectives

Development of the site must not have an adverse impact on the surrounding and downstream area and allow safe access/egress to and from the site during flood events with a 1% Annual Exceedance Probability (AEP).

The impact of the development will be assessed in regards to the following:

- Flood extents – No worsening of flood extents;
- Cumulative flooding impact – No worsening of overall flood impacts.
- Velocities and flow characteristics – Flood depths, velocity and the velocity-depth product must not exceed safety limits for people and vehicle movement.

3. REGIONAL HYDROLOGICAL MODEL

The hydrological analysis was undertaken using XP-STORM 2017.2 by applying the rainfall-runoff and Laurenson routing techniques based on the ARR2016 methodology. XP-STORM provides features to efficiently interface with the ARR Data Hub and Bureau of Meteorology (BOM) to obtain IFD and rainfall data to generate temporal patterns for a range of event probabilities.

3.1 Catchment Delineation

A regional catchment area of 11.08 km² was identified as contributing stormwater runoff to the two waterway passing through the site. The study catchment area was delineated into 40 sub-catchment for this analysis.

Catchment and sub-catchment delineation was achieved by applying a mathematical algorithm called TauDEM (Terrain Analysis Using Digital Elevation Models) to topographic data sets.

The delineation was further refined according to site boundary, existing drainage and road/rail networks. Figure 3.1 illustrates the analysed sub-catchment areas.

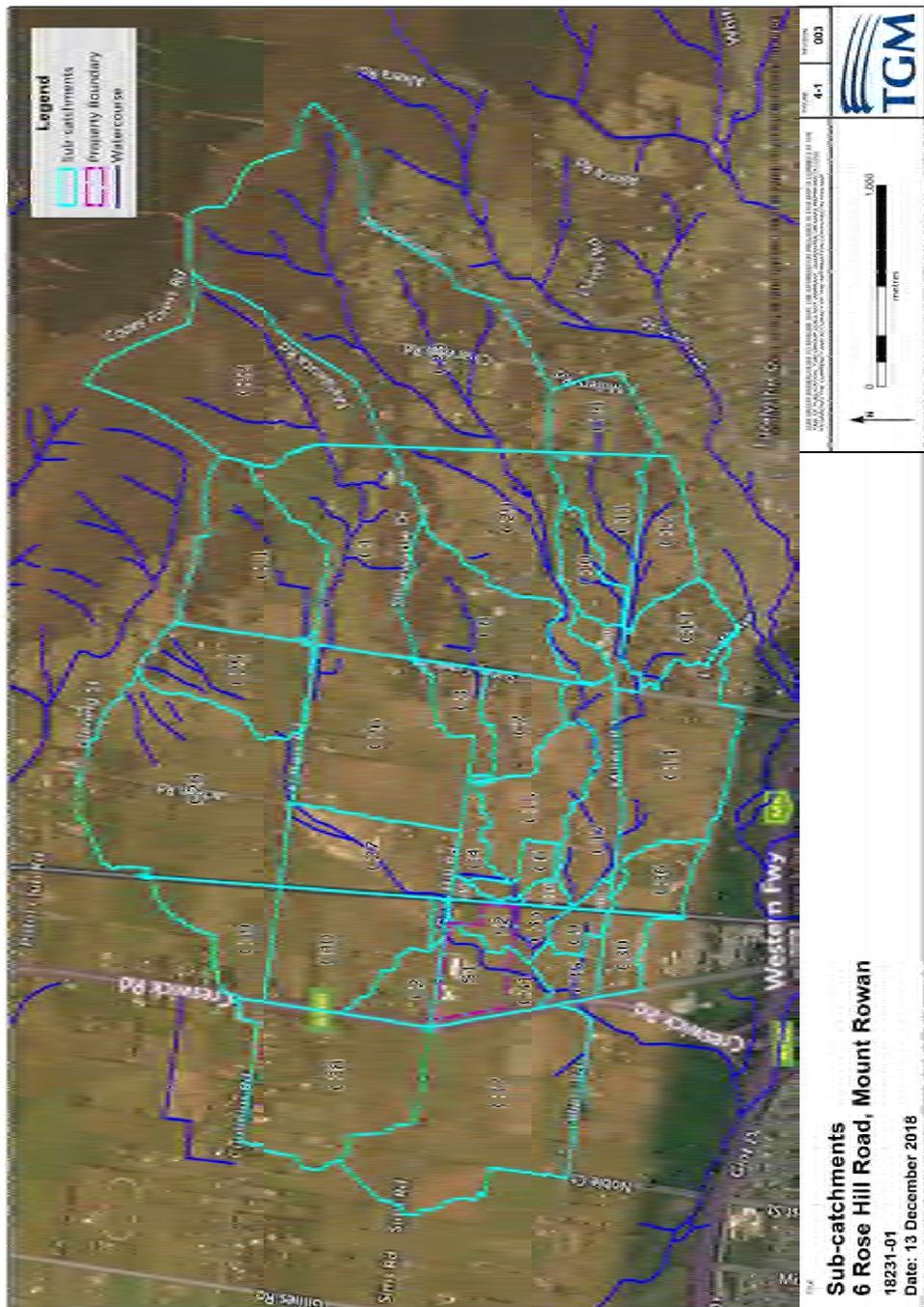


Figure 3.1: Catchment Delineation for the Study Area

3.2 Model Parameters

3.2.1 Permeability and Fraction Impervious

The total impervious area (TIA) within each sub-catchment was defined using satellite imagery and GIS data. In rural catchments such as this, impervious surfaces are rarely directly connected to drainage systems (natural or otherwise).

In fact most impervious surfaces, within a rural setting, are indirectly connected, meaning runoff will flow across pervious surfaces before reaching primary drainage systems. The indirectly connected surfaces do not affect stormwater runoff in the same way.

Losses from impervious surface runoff are significantly higher in a rural setting, therefore, for this assessment the effective impervious area (EIA) was determined for each sub-catchment.

3.2.2 Manning's Roughness Coefficients

Sub-catchments within the hydrological model are also characterised by Manning's 'n' coefficients, which describe the hydraulic roughness properties of the soil surfaces.

The Manning's coefficients adopted in this study are summarised in Table 3.1.

Table 3.1: Manning's Coefficients 'n' Adopted in the Hydrological Model

Surface		Manning's Coefficients 'n'
Pervious	Forest	0.15
	Pasture	0.035
Impervious		0.018

3.3 Temporal Pattern Selection

3.3.1 Temporal Pattern Concept

In order to properly understand the concept of temporal patterns, it is necessary to understand the components of a storm event and how they relate to Intensity Frequency Duration Data (IFD) and catchment response.

It is important to note the components can be characterised either by IFD relationships or by catchment response and are highly dependent on the definitions used. The components of a storm include:

1. Antecedent rainfall - is rainfall that has fallen before the storm event and is not considered part of the storm but can affect catchment response. This is important to understand when calibrating to or modelling historic events.
2. Pre-burst rainfall - is storm rainfall that occurs before the main burst. With the exception of relatively frequent events, it generally does not have a significant influence on catchment response but is very important for understanding catchment and storage conditions before the main rainfall burst. Pre-burst rainfall often accounts for a proportion of the initial losses within a catchment. Pre-burst depths need to be quantified when only modelling storm burst patterns.
3. The burst - represents the main part of the storm but is very dependent on the definition used. Bursts have typically been characterised by duration. The burst could be defined as the critical rainfall burst, the rainfall period within the storm that has the lowest probability, or the critical response burst that corresponds to the duration which produces the largest catchment response for a given rainfall Annual Exceedance Probability (AEP).
4. Post-burst rainfall - is rainfall that occurs after the main burst and is generally only considered when aspects of hydrograph recession are important. This could be for drawing down a dam after a flood event or understanding how inundation times affect flood recovery, road closures or agricultural land.

For this study, the Bureau of Meteorology's 2016 IFD data and ARR2016 temporal patterns were used to produce an ensemble of storm burst patterns which were analysed for a whole catchment response.

3.3.2 IFD Data

The 2016 rainfall intensity frequency duration (IFD) climatic data used in the hydrological model was extracted from the Bureau of Meteorology (BOM) website² on 11 Dec 2018.

The IFD curves are shown in Figure 3.2.

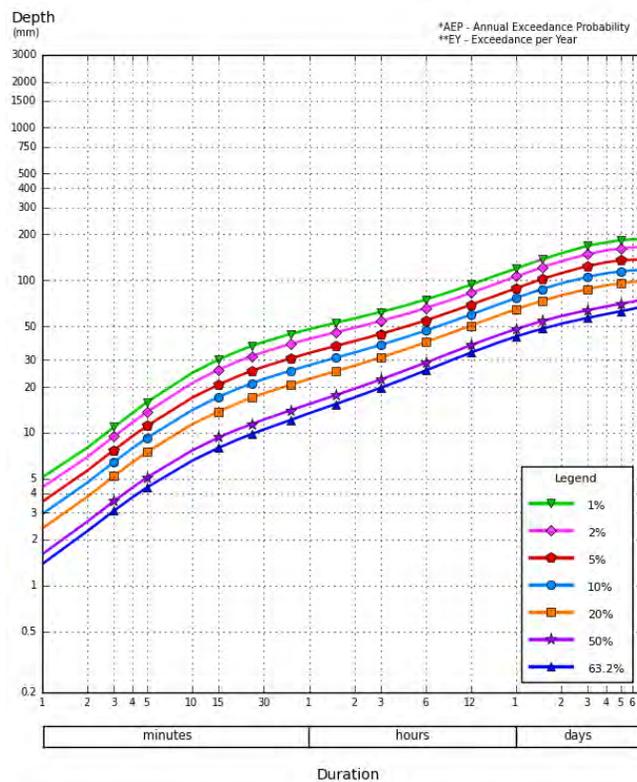
3.3.3 Critical Storm Burst Pattern Selection

The historical process of using peak flows derived from a single critical storm burst does not account for the hydrological processes generated by the reality of complete (full volume) storms. It is important to

² <http://www.bom.gov.au/water/designRainfalls/>

understand the hydrological losses within the catchment and the relationship of the losses to both full storms and storm bursts.

For this analysis, 10 storm burst temporal patterns were extracted for 24 duration periods, for each event AEP. By analysing the hydrological response to the ensemble temporal patterns, one critical pattern was selected for each of the 24 durations. The lumped XP-STORM model was used for temporal pattern selection. The fixed temporal patterns over the entire study area for design flood estimation were implemented and the spatial variation was not considered. The analysed events and durations are shown in Table 3.2.



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Figure 3.2: 2016 IFD Curves – Bureau of Meteorology 11 Dec 2018

Note:

- The 50% AEP IFD does not correspond to the 2-year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
- The 20% AEP IFD does not correspond to the 5-year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

Table 3.2: Analyzed Rainfall Patterns, Durations and Events

Number of Storm Burst Patterns in Ensemble (per event duration)	Storm Durations Analysed (minutes)			Event Probability Range Analysed (AEP)	
				(%)	(1 in x)
10	10	120	1,800	1	100
	15	180	2,160	2	50
	20	270	2,880	5	20
	25	360	4,320	10	10
	30	540	5,760	20	5
	45	720	7,200	50	2
	60	1,080	8,640		
	90	1,440	10,080		

The median value of the peak discharges generated for 10 temporal patterns under pre-developed conditions has been calculated. The critical temporal pattern was selected by identifying the temporal pattern characterised by the peak discharge closest to the median for each of the 24 durations. The procedure has been then repeated for each event probability.

3.3.4 Loss Parameters

XP-STORM was run as an Initial Loss and Continuing Loss (IL/CL) model using parameters provided from the ARR Data Hub³.

The ARR Data Hub is a tool which utilises all the research of the updated ARR2016 methodology to provide design inputs for modelling. The ARR Data Hub uses prediction equations to define the IL/CL parameters for all of Australia.

The prediction equations used to develop the recommended loss values utilised attributes from the Australian Water Resource Assessment – Landscape (AWRA-L) model system which was developed by CSIRO and the Bureau of Meteorology⁴.

³ <http://data.arr-software.org/>

⁴ Ball, J, and Weinmann, E, 2016, Flood Hydrograph Estimation, Chapter 3 Book 5 in Australian Rainfall and Runoff - A Guide to Flood Estimation, Commonwealth of Australia

The full storm IL/CL parameters from the ARR Data Hub are shown in Table 3.3 for pervious surfaces.

Table 3.3: Hydrological Pervious Surface Loss Parameters

Source	Storm Initial Loss (mm)	Storm Continuing Loss (mm/hr)
ARR Data Hub	25	4.4

The ARR2016 parameters derived using the loss prediction equations and the AWRA-L model were adopted for this analysis in conformance with the ARR2016 flood estimation methodology and processes applied in this study.

It is noted that the identified ARR initial losses reflect the full storm IL values and should only be applied to hydrological models that are running full storm patterns.

The following study analysed storm burst pattern ensembles, therefore, the storm initial loss (IL_s) nominated in Table 3.3 was adjusted to account for the impact of pre-burst rainfall to create a burst initial loss (IL_b) using the following simple equation –

$$IL_s - \text{Pre-Burst} = IL_b \quad [\text{equation 1}]$$

ARR2016 states⁵ that in locations and for durations that do not have significant pre-burst, the pre-burst depth can be ignored when applying temporal patterns. Therefore, the Burst IL (IL_b) can be taken as the Storm IL (IL_s).

The Pre-Burst depths of different AEPs and durations were obtained from ARR Data Hub, and the median of the pre-burst, 1.75 mm, was then applied to equation 1, so as to obtain the IL_b , **23.2 mm**.

The hydrologic losses adopted in this study are summarised in Table 3.4.

Table 3.4: Adopted Hydrological Loss Parameters

Surface	Storm Initial Loss (mm)	Pre-burst Depth (mm)	Adopted Losses	
			Burst Initial Loss (mm)	Continuing Loss (mm/hr)
Pervious	25	1.8	23.2	1.7 ⁶
Impervious	0		0	0

⁵ Babister, M, Retallick, M, Loveridge, M, Testoni, I, and Podger, S, 2016. Temporal Patterns, Chapter 5 Book 2 in Australian Rainfall and Runoff - A Guide to Flood Estimation, Commonwealth of Australia

⁶ GHCMA Email to CardnoTGM 16th January 2020

3.4 Hydrological Model Simulations

The box-plot for 1% AEP event is shown in Figure 3.3 as an example to illustrate the variation of the discharge predicted by the ensemble patterns.

The adopted storm burst patterns are shown in Table 3.5.

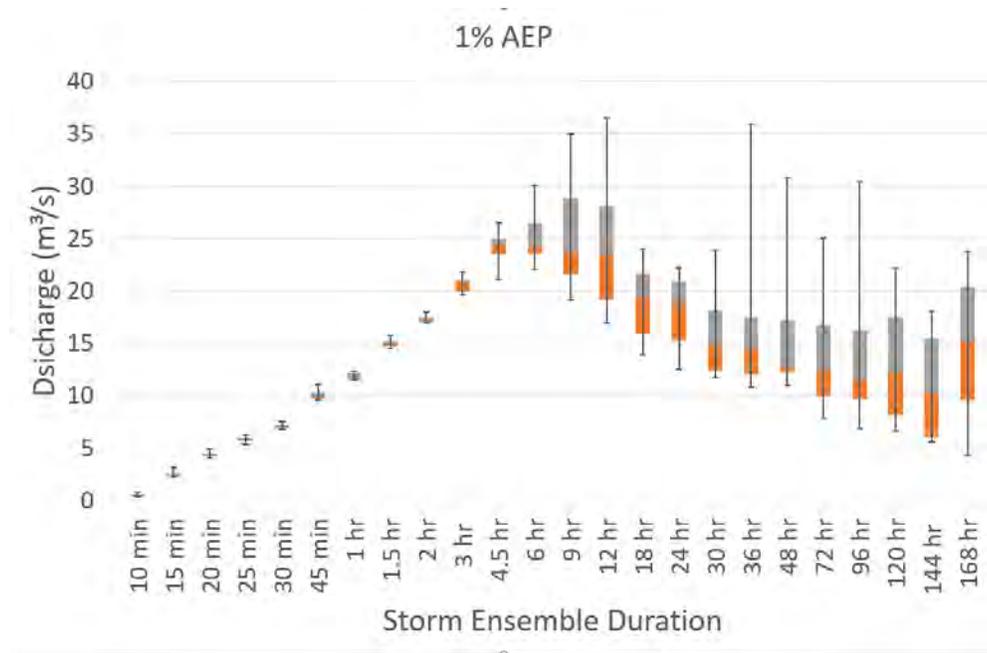


Figure 3.3: Temporal Pattern Box and Whiskers Plots for 1% AEP events

Table 3.5: Adopted Storm Burst Patterns

Duration	Temporal Pattern No.					
	1% AEP	2% AEP	5% AEP	10% AEP	20% AEP	50% AEP
10 min	3	1	1	1	1	1
15 min	3	5	1	1	1	1
20 min	8	1	5	1	1	1
25 min	3	4	4	1	1	1
30 min	6	2	4	1	1	1
45 min	10	9	6	8	1	1
1 hour	2	7	2	2	1	1
1.5 hours	1	1	6	9	6	1
2 hours	7	7	7	3	1	1
3 hours	8	5	7	5	5	1
4.5 hours	2	8	5	1	2	2
6 hours	9	6	6	7	5	5
9 hours	1	1	5	2	7	4
12 hours	2	2	8	3	5	6
18 hours	10	10	7	9	2	4
24 hours	6	5	3	6	1	1
30 hours	3	1	7	7	9	3
36 hours	3	2	3	3	2	2
48 hours	4	8	2	1	7	1
72 hours	7	7	3	3	5	5
96 hours	7	7	3	5	10	7
120 hours	8	8	10	2	2	2
144 hours	1	5	3	4	4	3
168 hours	5	5	4	8	6	2

The hydrological analysis was performed for each sub-catchment for 1% AEP event. Runoff hydrographs were generated for each of the 40 sub-catchment areas to be used as inputs (boundary conditions) to the 2D hydraulic model.

4. HYDRAULIC MODEL

The characteristics of flooding within the study area was evaluated by employing outputs from the hydrological model in the two-dimensional hydraulic model TUFLOW HPC (build 2017-09-AC-ISP-w64) using Graphics Processing Unit (GPU).

A 2-metre analytical grid resolution was adopted for the analysis of the study catchment.

4.1 Digital Elevation Model - Existing

A digital elevation model (DEM) was generated using LIDAR data from the *Vicmap Digital LiDAR Elevation DEM (Melbourne & Surrounds Forest- LiDAR Project)*.

The LiDAR data had a datum with a projection in MGA Zone 55. The study site is located in Zone 54, to avoid projection issue with other data sets, the DEM was reprojected to MGA Zone 54.

The LIDAR DEM (Figure 4.1) has a resolution of 5 m with a horizontal accuracy of ± 30 cm and a vertical accuracy of ± 20 cm.

4.2 Digital Elevation Model - Design

Modifications to the existing DEM described above were implemented with the use of 2d_zsh polygons within the 2D domain to represent the proposed morphology of the developed site. It is proposed that a 10m to 15m wide channel and at least 0.5m deep be excavated through the centre of the site. The section of the channel with a north to south alignment shall be approximately 270m long and 10m wide, whilst the section at the south east corner of the proposed oval shall be approximately 100m long and 15m wide.

Another channel approximately 10m wide and 0.5m deep and 140m long is also proposed adjacent to the southern boundary of the site.

Internal road crossings, to be finalised in detailed design, shall ensure full conveyance of flows through the channel.

The proposed site morphology is represented in Figure 1.6: Modelled Developed Site – Surface Morphology.

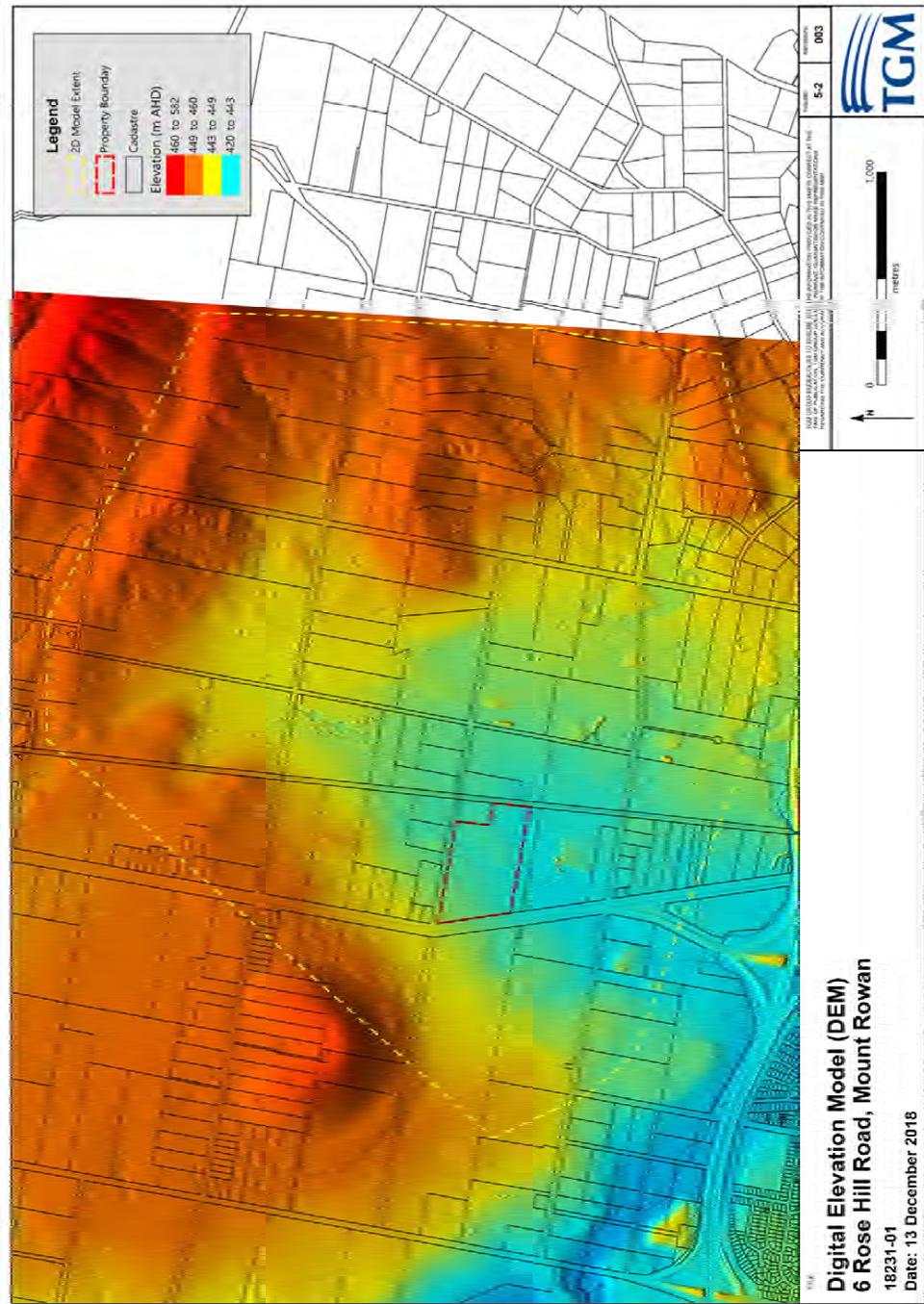


Figure 4.1: Digital Elevation Model (DEM)

4.3 Manning's Roughness Coefficients

Manning's roughness coefficients were adopted for the TUFLOW hydraulic model with variation in roughness to reflect the vegetated waterway, water bodies, urban development and sealed/asphalt road networks. The Manning's roughness coefficients applied in this study are shown in Table 4.1.

Table 4.1: Manning's Roughness Coefficients 'n'

Land Use Zoning	Manning's <i>n</i>
Pasture / maintained grass	0.035
Asphalt roads / road reserve	0.016
General residential	0.3
Rural living / low density residential	0.045
Industrial/Commercial or large buildings on site	0.3
Public use zone - railway	0.045

4.4 Boundary Conditions

The output hydrographs from the XP-STORM hydrological model were applied as inflow boundary conditions into the TUFLOW hydraulic model. A series of stage-discharge relationships along the outflow cross-sections of the hydraulic model have been adopted as outflow boundary conditions. The locations of the inflow and outflow boundary conditions are shown in Figure 4.2.

Note: *Where the Inflow Boundary Conditions (2d_sa) hydrographs have already included routing effects, although the whole catchment area is considered as a boundary condition, this feature will tend to place more inflows in the deeper areas (ie. the creeks, rivers and downstream areas of the 2d_sa region), and hence reduce any routing duplication effects⁷.*

⁷ TUFLOW User Manual Build 2016-03-AA

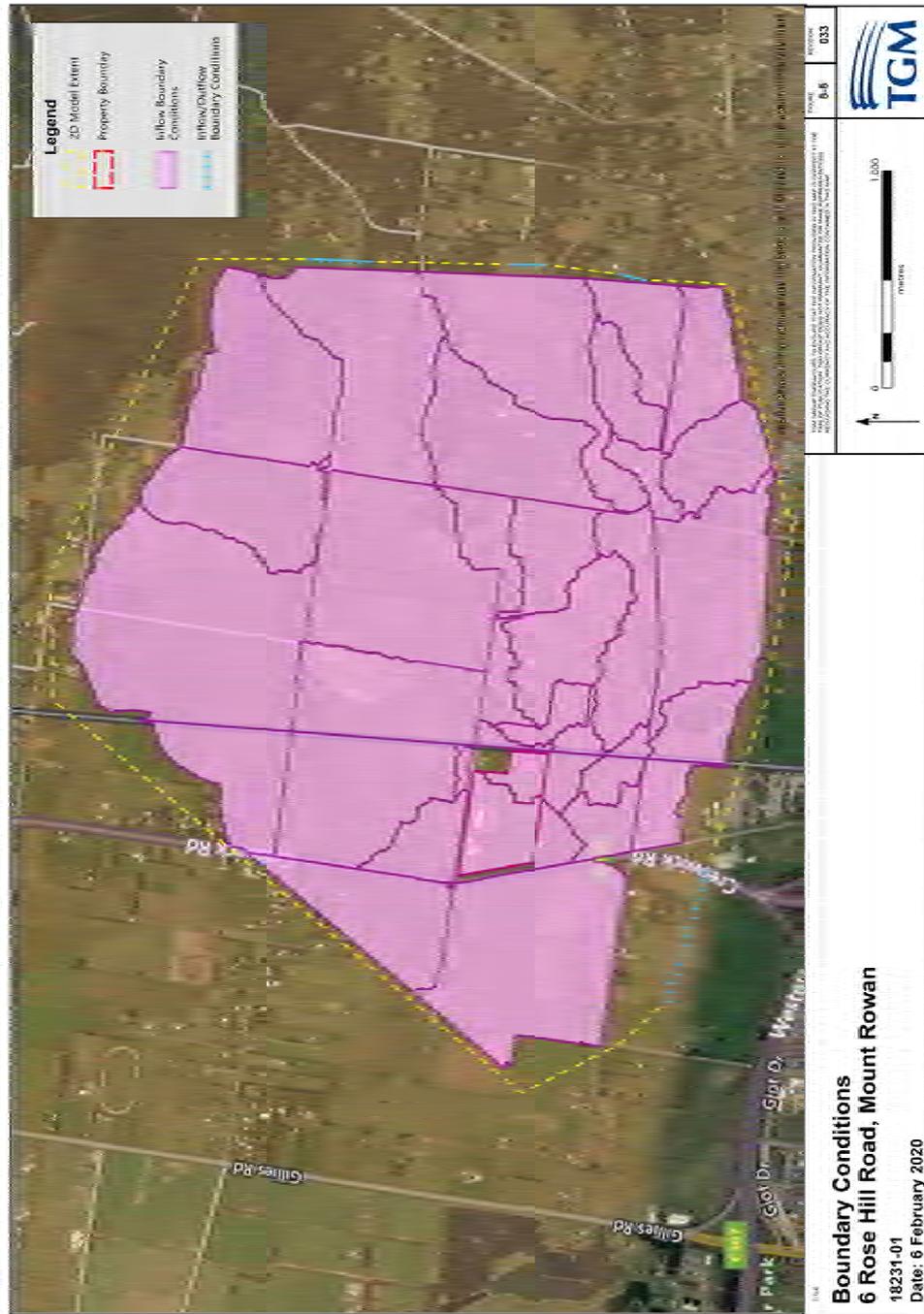


Figure 4.2: 2D Hydraulic Model – Boundary Conditions and Initial Water Levels

5. HYDRAULIC RESULTS

5.1.1 Critical Duration Selection

Runoff hydrographs, for each of the 24 event durations, were extracted from the regional hydrological model, and modelled as inflow boundary conditions in a 2 m grid 2D hydraulic TUFLOW model to identify the critical duration(s) impacting the site for each event probability.

The critical storm durations generating the greatest 1% AEP flood extent within the study catchment are depicted in Figure 5.1.

Based on the critical duration maps, the most relevant critical durations were selected for further investigation of developed conditions, to reduce analytical processing times.

Critical storm durations selected for further flood impact assessment are summarised in Table 5.1.

Table 5.1: Critical Durations and Time to Peak

Storm Duration (hours)	Time to Peak (hours)
2	2.3
3	3.2
4.5	4.4
9	11
12	8
24	20

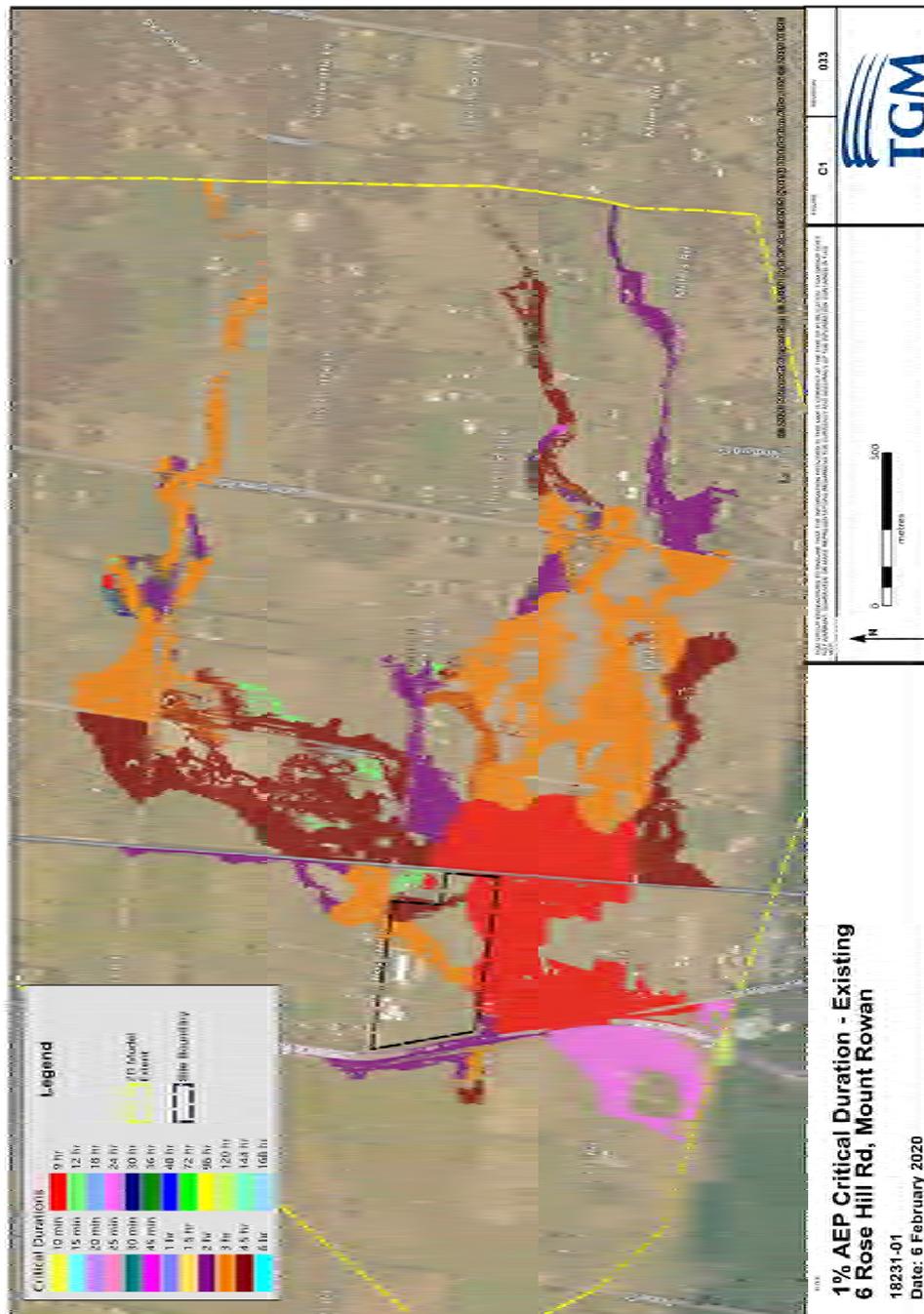


Figure 5.1: 1% AEP Critical Storm Durations

5.1.2 Flood Extent Mapping

The flood mapping shown in this report is an envelope made up of the flood durations that create the critical flood impacts.

The critical flood extent envelopes for the existing conditions 1% AEP event are shown in Figure 5.2 (full flood extent) and Figure 5.3 (depths ≥ 50 mm).

Developed condition mapping is shown in Figure 5.4 to Figure 5.5.

5.1.3 Flood Impact Mapping

The change in the flood level of the entire study area between the existing and developed conditions is shown for the 1% AEP critical duration event in Figure 5.6, and for the site in Figure 5.7.

It can be seen that no adverse impacts are generated in neighbouring properties as a result of the proposed development and waterway realignment works.

5.1.4 Flood Hazard Mapping

The hazard maps have been created in accordance with the Safety and Hazard Criteria defined by ARR2016⁸, which state that flow velocity, depths and the product of velocity and depth must not exceed safety limits for people and vehicle access (egress) to (from) the site. The criteria is as follows:

1. Site Safety (People)
 - Depth must be no greater than or equal to 0.5 metres;
 - Velocity must be no greater than or equal to 3.0 m/s; and
 - The product of depth multiplied by velocity must be no greater than or equal to 0.4 m²/s.
2. Access Safety (Vehicles)
 - Depth must be no greater than or equal to 0.3 metres;
 - Velocity must be no greater than or equal to 3.0 m/s; and
 - The product of depth multiplied by velocity must be no greater than or equal to 0.3 m²/s.

The overall hazards, with the consideration of all the criteria listed above, related to stormwater runoff generated during a predicted 1% AEP critical duration storm event for existing and developed conditions are presented in Figure 5.8 and Figure 5.13: **Developed Conditions - 1% AEP Velocity x Depth Hazard**, respectively.

It is noted that the flood hazards are driven by flood depths around the site. All access locations to the site (permanent and temporary) are free of flood hazards.

It can be seen that access (egress) to (from) the site is maintained for all events up to and including the 1% AEP.

⁸ Smith, G, Cox, R, 2016. Safety Design Criteria. Chapter 7 Book 6 in Australian Rainfall and Runoff - A Guide to Flood Estimation, Commonwealth of Australia

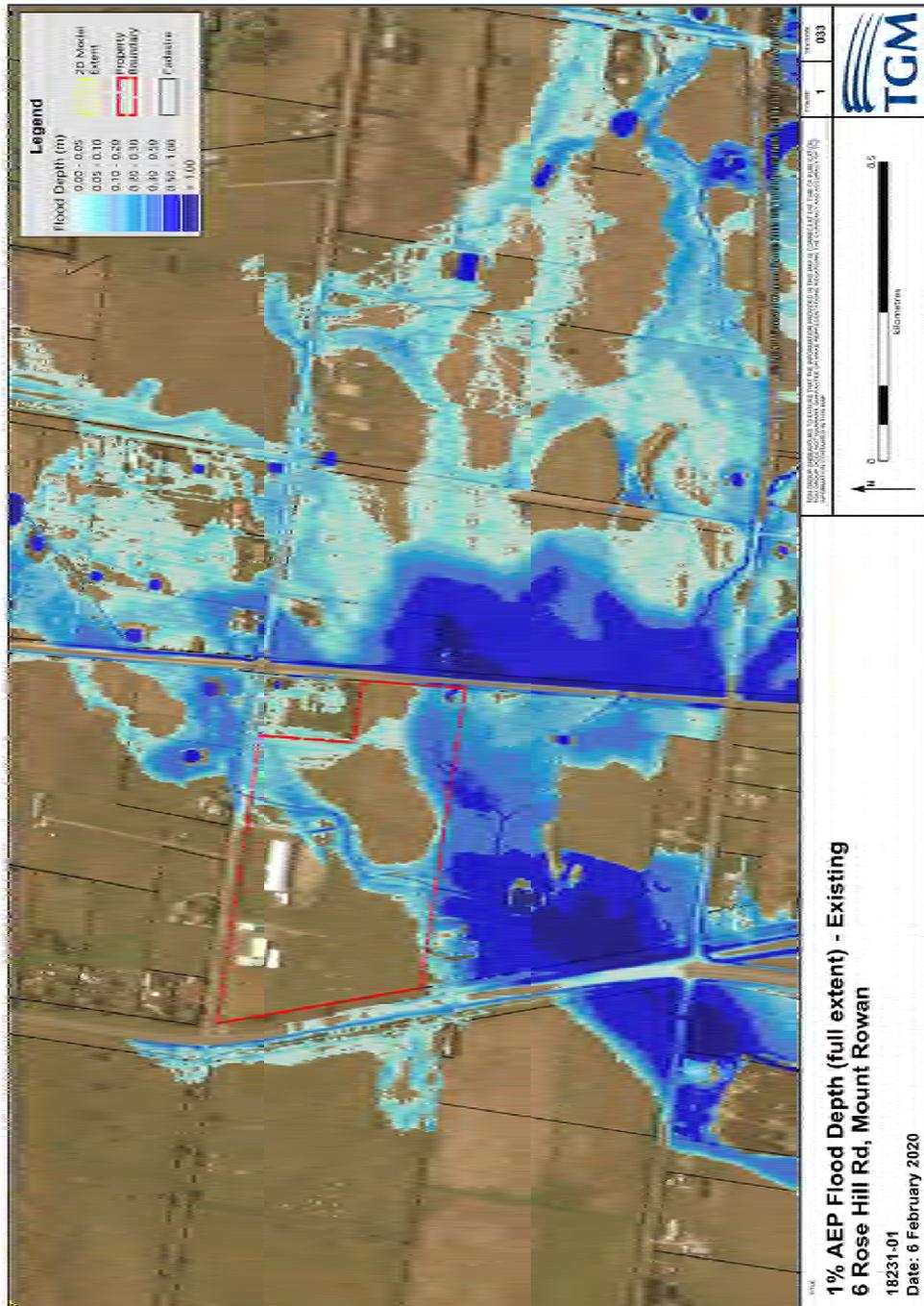


Figure 5.2: Existing Conditions - 1% AEP Flood Extent and Depths