



AGENDA APPENDIX
Council Meeting
Wednesday 28 October 2015

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND
EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY
CONTACTING COUNCIL ON 03 5662 9200.

E.4 PLANNING SCHEME AMENDMENT C89 - WALKERVILLE VILLAGE

This document includes a summary of the following Appendices:

- Appendix 1 – Walkerville Coastal Village - Economic Benefit Assessment May 2015
- Appendix 2 – Walkerville Coastal Village - Tourism Value Report July 2014
- Appendix 3 – Walkerville Coastal Village - Tourism Value Assessment addendum Sept 2014
- Appendix 4 – Walkerville Village Application August 2013
- Appendix 5 – Walkerville Village Application Addendum July 2014
- Appendix 6 – Walkerville Village Working Notes June 2014
- Appendix 7 – Walkerville Village Proposed Walking and Cycling Paths
- Appendix 8 – Walkerville Village Traffic Engineering Assessment Report Aug 2015
- Appendix 9 – Walkerville Village Drainage Management Plan March 2015
- Appendix 10 – Walkerville Village Concept Drainage Report Wastewater Services Jan 2015
- Appendix 11 – Walkerville Village Residential Layout 88 Lots



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Appendix 1 – Walkerville Coastal Village - Economic Benefit Assessment May 2015



ESSENTIAL ECONOMICS

Walkerville Coastal Village

Economic Benefits Assessment (1 May, 2015)

The *Walkerville Coastal Village* is a tourism and residential development proposed for the township of Walkerville, located in the South Gippsland Shire. The proposed development will consist of 80 architecturally-designed dwellings, of which a majority will be available for holiday rental or used as holiday homes.

In addition, the proposed development will also contain a traditional general store with petrol pump, a gallery space for local artists, a 100-seat restaurant/café and a cellar door which will enhance the sense of local community as well as encourage day-trippers to the area. A 'provedore' displaying and selling local produce will also form part of the community hub.

The proposal also includes new cycling and walking tracks, playgrounds and barbecue facilities. A 'whole of water management system' is an important component of the development and provides the opportunity for the adjoining Promontory Views estate to be sewered in the future.

Once developed, the Walkerville Coast Village will contribute significantly to the local and regional economies, including the following:

- Generate **overnight visitation of between 28,000 and 41,700 visitor nights and between 9,500 and 11,400 overnight visitors.**
- Generate **overnight visitor spending estimated at \$2.8 million to \$3.3 million** (excluding accommodation costs) that will be directed to other businesses in the region.
- **Contribution to the region's tourism product offering**, including addressing the need for high quality bookable accommodation and tourism products aimed at the food, wine and nature-based visitor segments.
- **Generate much needed private investment, in the order of \$52 million**, in the short-term accommodation sector.
- **Support an estimated 250 FTE construction-related job years, comprising 60 direct jobs and 190 indirect FTE jobs**, and this would be equivalent to approximately 25 jobs FTE each year over a ten-year construction period.
- The community hub has the potential to support, in broad terms, **approximately 20 direct ongoing jobs** (including full-time, part-time and casual positions).
- The community hub will **contribute to the level of services currently offered to residents and visitor to Walkerville**. These services will have a positive impact on the perception of Walkerville as a place to live and visit.
- The **provision of infrastructure valued at approximately \$1 million at no cost to Council, water authorities or the community**, that will facilitate the future provision of a sewer system for the Promontory Views Estate.
- The development **has the potential to contribute to the marketing and sales of local produce**, and **an increase in irrigation for surrounding agricultural areas**.
- It is broadly estimated that **annual rate revenues generated from the development (excluding the community hub) to Council would be in the order of \$235,000.**

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This paper provides an overview of the economic benefits that could be derived from the future development of the proposed Walkerville Coastal Village, as described on the previous page. The paper builds upon a previous assessment prepared by Essential Economics (*Walkerville Coastal Village – Residential Market and Economic Assessment*, July 2013). The focus of the proposed development has changed since our previous report, from a residential development to one which has a stronger tourism focus.

1 Estimated Overnight Visitation

The Walkerville Coastal Village will eventually contain 80 architecturally-designed dwellings. Architecturally-designed plans will accompany the sale of all lots.

Peter McIntyre and Associates are the architects for the Walkerville Coastal Village and were involved in development of the Dinner Plain Alpine Village, near Mount Hotham in Victoria's High Country. The proposed Walkerville Coastal Village model is based on the experience of the Dinner Plain Alpine Village.

According to the ABS 2011 Census, Dinner Plain currently contains a total of approximately 370 private dwellings and only a small share (18%) of these dwellings are permanently occupied. While Walkerville also has a similarly low share of dwelling being currently occupied at only 19%, the quality of dwellings at Dinner Plain and those which will be developed at the Walkerville Coastal Village will lend themselves to owners seeking an opportunity to recoup a proportion of their investment through letting dwellings out as visitor accommodation.

It is understood that up to 80% of dwellings at Dinner Plain are available for holiday rentals or used as holiday homes. Potential exists that this may also be situation at the Walkerville Coastal Village. Having regard for the experience of Dinner Plain, the existing low dwelling occupancy rate in Walkerville and the provision of a holiday booking service provided for property owners, it would be reasonable to expect 70-80% of dwellings (or 55-65 dwellings) at Walkerville Coastal Resort will available as commercial visitor accommodation or used as holiday homes.

On this basis, it is estimated that the Walkerville Coastal Village will generate **overnight visitation of between 28,000 and 41,700 visitor nights and between 9,500 and 11,400 overnight visitors**. These visitor estimates are based on the following assumptions which have been informed by a variety of tourism datasets and analyses (refer Reference at the end of this Paper):

- Occupancy rate of 45%
- An average of 3.5 guests per visitor group
- An average length of stay of 3.3 days.

Table 1 summarises the above analysis.

Table 1: Walkerville Coastal Village – Estimate of Visitors and Visitor Nights (at full-development)

Category	Low Scenario	High Scenario
Total dwellings	80 dwellings	80 dwellings
Share of dwellings available for visitor accommodation	70%	80%
Properties available for visitor accommodation	55 dwellings	65 dwellings
Occupancy rate	45%	45%
Occupied property nights per year (i.e. visitor groups)	9,000	10,700
Assumed guest per visitor group	3.5 persons	3.5 persons
Total estimated visitor nights	31,500 visitor nights	37,500 visitor nights
Average length of stay	3.3 days	3.3 days
Total visitor	9,500 visitors	11,400 visitors

Source: ABS, Tourist Accommodation – Victoria, 2013-14; The university of Queensland, Prom Country Economic Impact and Visitor Profile, 2012/13; Essential Economics

Note: Figures are rounded

2 Estimated Overnight Visitor Spending

The University of Queensland undertook a detailed assessment (*Prom Country Economic Impact and Visitor Profile, 2012/13*) of the profile of visitors to the ‘Prom Country’ and the economic implications arising from tourism in the region in 2012/13. The assessment was prepared for South Gippsland Shire Council and involved surveying more than 1,000 visitors to the Prom Country during the months of summer, autumn and winter.

Based on the survey results presented in the *Prom Country Economic Impact and Visitor Profile, 2012/13*, the average spending by overnight visitors (excluding accommodation) to the Prom Country was approximately \$310 per visitor group per stay (in constant 2015 dollars).

Having regard for the estimated 9,000 to 10,700 overnight visitor groups that may be attracted to the Walkerville Coastal Village (refer Table 1), the **visitor spending generated by overnight visitors is estimated to be in the order of \$2.8 million to \$3.3 million a year** (excluding accommodation).

A proportion of this spending will support the general store/provedore/restaurant that will form part of the Walkerville Coastal Village and this hub will also provide additional services to existing residents at Walkerville who currently have limited access to such facilities. In addition, a large proportion of visitor spending will be directed to local businesses in the region, including business in Fish Creek, Foster, Venus Bay and Inverloch.

3 Contribution to the Region’s Tourism Product

The proposed Walkerville Coastal Village has the potential to contribute significantly to the Prom Country tourism product. Tourism Victoria undertook an independent ‘Tourism Assessment’ of the proposed Walkerville Coastal Village 2014 (Tourism Victoria, *Walkerville Coastal Village Project Proposal – Tourism Assessment, 2014* and Addendum dated 3

September 2014). Some of the key quotes and findings relating to how the proposed development could contribute to the tourism offering of the region are reproduced below:

- 1 *“The tourism proposal is consistent with the strategic priorities and objectives of the region to: focus on supporting nature based infrastructure and product development; increase overnight visitation; increase visitor expenditure; increase length of stay; increase dispersal; and increase visitor satisfaction.”*
- 2 *“...the provision of high quality accommodation combined with a restaurant and winery has the potential to deliver a significant new tourism experience for the region”*
- 3 *“Tourism trends demonstrate that visitation to Gippsland is increasing from both domestic and international visitors. Within these visitors there is significant growth in food and wine and nature based tourists. The proposal is appealing to both domestic and international visitors. The proposal could leverage Gippsland’s nature base and food and wine appeal and attract more visitors from these segments into the Gippsland region”.*
- 4 *“...there is currently a shortage of quality, bookable tourist accommodation in the Gippsland region. The proposal for additional bookable tourist accommodation significantly enhances the yield and tourism outcomes for the development and the wider Gippsland tourism region.”*

Importantly, the Walkerville Coastal Village, including both the accommodation and the community hub, has the potential to contribute the following to the region’s tourism industry:

- An increase in overnight visitors and associated spending (refer Section 1 and 2).
- An increase in the number of visitor experiences in the region, which can contribute to longer length of stays by overnight visitors and attract additional day visitors to the region.

4 Private Investment

The *Prom Country Economic Impact and Visitor Profile, 2012/13* noted the majority of businesses interviewed as part of that study had not made any substantial recent investment in their businesses and that most operators interviewed had no plans to invest in the near future.

ABS Building Approvals data supports the limited extent of investment in the broader region in recent years. Since July 2012, the total value of building approvals in the Gippsland South-West Region (which includes much of the Bass Coast and South Gippsland municipalities) relating to ‘short-term accommodation buildings’ was only \$970,000. This figure includes building approvals for new building and renovations.

The proposed Walkerville Coastal Village will attract significant private investment to the region. For instance, total private investment in the purchase of land and the construction of dwellings is estimated to be in the order of \$52 million, including approximately \$28 million in

construction costs. This estimate assumes an average lot price of \$300,000 and an average construction cost of \$350,000 per dwelling.

Additional investment will also be associated with the construction of the community hub and costs associated with civil construction works (e.g. roads and services).

The proposed Walkerville Coastal Village is a unique development in the context of the South Gippsland property market, and therefore it is unlikely that this level of investment would be attracted to the region without the proposed development.

5 Construction-Related Employment

Construction of 80 dwellings at the Walkerville Coastal Village would cost in the order of \$28 million (assuming an average construction costs of \$350,000). This estimate is based on information provided by Peter McIntyre and Associates.

Construction costs of approximately \$450,000 generate an estimated one full-time equivalent (FTE) job year in the residential construction industry, based on research undertaken by Essential Economics in respect to employment costs and multiplier effects. This average figure allows for the costs associated with building materials and labour. Thus, the \$28 million construction cost would generate an estimated 60 **direct** FTE construction job years. Thus, if the project construction phase takes (say) 10 years, then 6 FTE jobs would be directly involved over that period.

In terms of **indirect (or flow-on)** construction employment, the multiplier for residential construction is 4.1. Thus, for every 10 FTE residential construction job years, 31 FTE indirect jobs are created in the wider economy, giving a total of 41 FTE jobs. On this basis, the 60 direct construction jobs (for a one-year construction period) would generate a further 190 indirect FTE jobs in the local and wider economy over the life of the construction project. These indirect jobs associated with construction would be spread around the local, metropolitan, State and national economies, and would be found in a wide range of industries, thus representing the complex linkages between industries that supply the construction sector.

In total, the construction phase would support an estimated 250 FTE job years (comprising 60 direct jobs and 190 indirect FTE jobs), and this would be equivalent to approximately 25 jobs FTE each year over a ten-year construction phase. Having regard for the labour force profile for South Gippsland and nearby Bass Coast, where 10% and 17% of employed residents work in the construction industry respectively, the development of the proposed Walkerville Coastal Village will provide opportunities for local builders and tradespeople to be involved in this development.

Additional construction-related employment would also be associated with the construction of the community hub and the shares walking/bicycle paths.

6 Ongoing Jobs

The proposed Walkerville Coastal Village will also provide opportunities for direct ongoing permanent employment associated with the following:

- 100-seat restaurant/cafe: in the order of 10-15 positions (including full-time, part-time and casual positions)
- General store/provedore: in the order of 5 positions
- Visitor accommodation booking service and cleaning services: in the order of 2-5 positions.

Combined, the above features of the development have the potential to support, in broad terms, approximately 20 direct ongoing jobs (including full-time, part-time and casual positions).

7 Contribution to Community Facilities and Services

Walkerville currently has very limited community facilities, and this has been identified as a constraint on property values in the Walkerville residential market by local real estate agents.

The community hub associated with the proposed Walkerville Coastal Village will provide the Walkerville community with new community facilities that are currently lacking, including the following:

- General store, including provision of day-to-day convenience items and a place to display local produce.
- A location for local tourism providers to display their promotional material.
- A café/restaurant for local residents and visitors.
- A cellar door for the vineyard adjoining the community hub.
- Outdoor places for the community to visit and interact, including playgrounds, BBQ areas and walking paths.

From an economic perspective, the community hub will provide an opportunity for local employment, contribute to local business promotion, and potentially have a positive impact on the perception of Walkerville as a place to live and visit.

It is also intended that the community hub will have a tourism focus and will heavily promote local produce.

8 Implications of the Proposed Waste Water System

The Walkerville Coastal Village is proposing to incorporate a wastewater system that will involve the collection and transfer of wastewater in the development to an off-site lagoon system wastewater treatment plant and storage area. This treatment plant and storage area will be in a location that is remote from residential areas and on the developer's adjoining land holdings.

According to a report prepared by EPS Consultants (*Walkerville Eco Village Development, Concept Design Report for Wastewater Services*, January 2015), the township of Walkerville is located outside the South Gippsland Water Corporation gazetted sewerage service area, and there are no plans or funding identified for the provision of sewerage services to Walkerville. However, South Gippsland Shire Council has identified Walkerville as a high priority in its "*Draft Domestic Wastewater Plan 2012-2022*".

The wastewater system proposed for the Walker Village Coastal Village will be developed to a size that would suit the capacity requirements for the adjoining Promontory Views Estate. In essence, the proposed wastewater system will provide the required infrastructure, valued at approximately \$1 million (EPS Consultants, January 2015), that will enable the opportunity for the future servicing of the adjoining residential areas.

The following quote from the EPS Consultant's report summarising the potential implications arising from the proposed wastewater system:

"Effectively, the developer is offering to provide land and facilities which will provide an "avoided cost" saving to South Gippsland Water Corporation and the Walkerville Promontory Views community of approximately \$1M for the provision of a wastewater system. The major cost and risk issue in establishing a wastewater scheme is in obtaining an appropriate location for treatment and discharge, and constructing those assets. The proposed solution offered by the developer of the Walkerville Eco Village provides surety for the adjacent Promontory Views community in this regard." (p3)

The implications arising from the proposed wastewater systems include the following:

- Potential cost saving of \$1 million to the South Gippsland Water Corporation and the Walkerville community for the provision of wastewater infrastructure
- Positive implications of providing sewer services to the adjoining Promontory Views Estate which may include the following:
 - the opportunity to remove existing on-site wastewater systems and use a more reliable and efficient system
 - potential cost savings for properties with regular pump-out and maintenance costs
 - fewer potential odours from on-site systems and pump-out trucks
 - reduced public health risks from leaking on-site systems
 - the removal of dampness and seepage

- the opportunity to reuse existing on-site systems to collect stormwater and/or greywater
- a potential increase in property values.

Although limited research has been undertaken on the impact the provision of sewer services to a community will have on property values, it is reasonable to expect that this will result in a positive impact on the value of residential properties in the Promontory Views Estate.

9 Implications for Agriculture

The proposed Walkerville Coastal Village will require a rezoning of approximately 93ha of land away from the Farm Zone (FZ), and this represents just 0.04% of the 250,000+ha of FZ land in South Gippsland.

The Client has operated a 1,000+ acre farming property at Walkerville for more than 40 years. While cattle and sheep grazing account for the majority of agricultural activities, the Client established a vineyard approximately eight years ago on five acres of land located in close proximity to the proposed Walkerville Coastal Village. The grapes from the vineyard are currently transported to a winemaker on the Mornington Peninsula.

The Client recently constructed a new irrigation dam and plans to continue agricultural activities on the land adjoining the subject site. In addition, plans exist for agricultural activities to be accommodated on the site of the proposed Walkerville Coastal Village, which may include orchards or crops in areas of the site subject to buffers or wetlands. Vineyards are also planned to be planted in close proximity to the community hub.

Although the proposed development will result in a loss of agricultural land, the development of the community hub will provide an opportunity to display and market the agricultural products produced on site. For instance, the community hub will include a cellar door which will provide an additional outlet for the wine produced from the grapes of the adjoining vineyard. In addition, the store will also provide an opportunity to sell other agricultural products, including free-range beef and lamb, and any products produced from on-site orchards or crops. The community hub will also provide an outlet and marketing for other local producers.

In addition, potential exists that the development of the proposed wastewater system at the Walkerville Coastal Village which will result in additional water being available for irrigation purposes on surrounding agricultural properties. The Tomkinson Group estimate that this may be in the order of 67ML/year. The additional irrigation will contribute to an increase in the productivity of agricultural land due to increased irrigation levels.

While the proposed development will result in a decline of just 0.04% of South Gippsland's FZ land, the development has the potential to contribute to the marketing and sales of local produce which, in turn, has positive implications for agricultural businesses in the region. In addition, the development of the proposed wastewater system will contribute to increased irrigation for surrounding agricultural land.

10 Contributions to Municipal Rates Income

South Gippsland Shire Council determines property rates using the Capital Improved Value (CIV) method, where the valuation of a property includes land and buildings.

In terms of the proposed Walkerville Coastal Village, the average CIV for each lot is approximately \$650,000 (i.e. land value: \$300,000 plus building value: \$350,000). On this basis, the residential value of the proposed residential development, including land value and buildings, would be approximately \$52 million.

Applying the South Gippsland Shire Council current general rate (0.00452857 cents in the dollar) to this figure, it is broadly estimated that annual rate revenues generated from the development (excluding the community hub) to Council would be in the order of \$235,000. Although it is recognised that Council will incur some costs in servicing this development.

References

ABS, *Census of Population and Housing*, 2011

ABS, *Building Approvals Data (Cat No: 8731)*, Annual

ABS, *Small Area Tourist Accommodation (Cat No: 8635.0)*, Annual

EPS Consultants, *Walkerville Eco Village Development – Concept Design Report for Wastewater Services*, January 2015

Essential Economics, *Walkerville Coastal Village (2075 Walkerville Road, Walkerville) – Residential Market and Economic Impact Assessment*, July 2013

South Gippsland Shire Council, *Economic Development and Tourism Strategy 2012-2017*, June 2012

Tomkinson Group, *Estimate of Irrigation Volumes*

Tourism Victoria, *Walkerville Coastal Village Project Proposal – Tourism Assessment*, 2 July 2014

Tourism Victoria, *Addendum to the Tourism Value Assessment of the Walkerville Coastal Village Project*, 3 September 2014

University of Queensland, *Prom Country Economic Impact and Visitors Profile 2012/13*, November 2013

Urban Enterprise, *The Economic Impact of Tourism in Prom Country*, 2004

Authorship

Report stage	Author	Date	Review	Date
Draft report	Nick Brisbane	30 April 2015	John Noronha	30 April 2015
Final report	Nick Brisbane	1 May 2015		

Disclaimer

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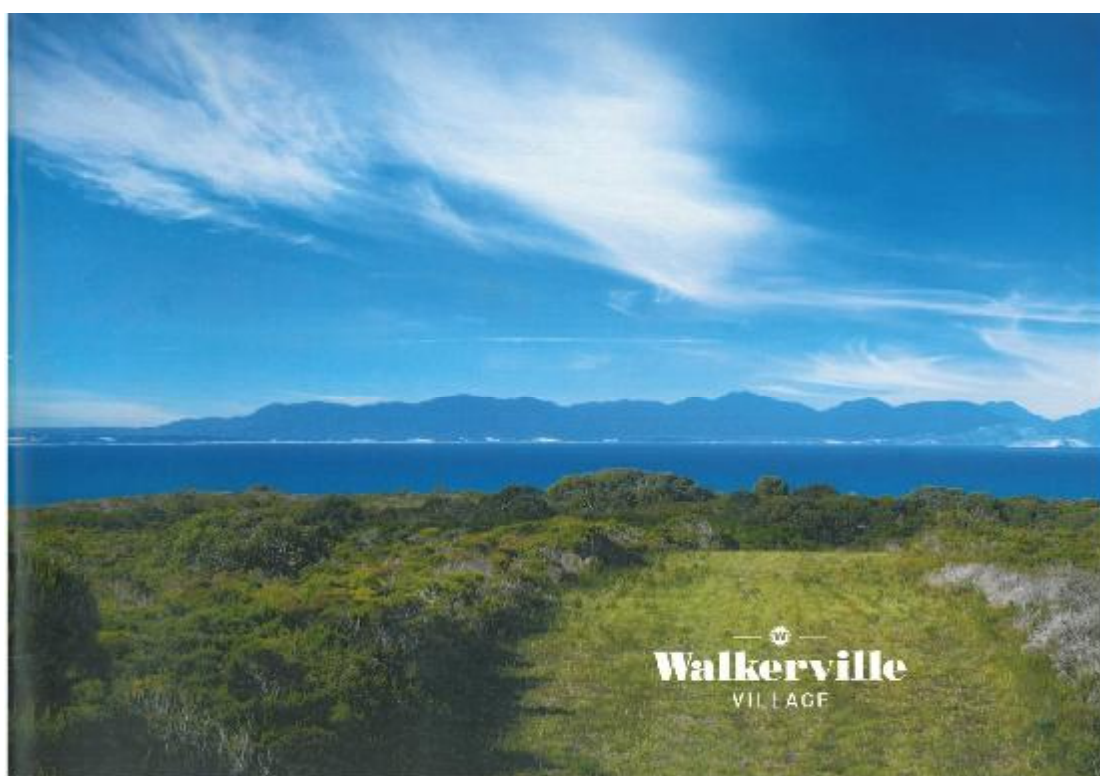
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E.4 PLANNING SCHEME AMENDMENT C89 - WALKERVILLE VILLAGE

Appendix 2 – Walkerville Coastal Village - Tourism Value Report July 2014

Walkerville Coastal Village Project Proposal

Tourism Assessment



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Disclaimer

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The opinions, estimates and projections contained in this report are based on various assumptions and involve significant elements of subjective judgement and analysis which may or may not be correct. Accordingly, the recipient should undertake their own independent review of the opinions, estimates and projections and, where there is express reference to assumptions, those assumptions.

This report focuses on the tourism aspects of the proposal and does not encompass other considerations such as environmental and community factors.

1. OUTLINE OF PROPOSAL

Tourism Victoria met with the proponent who advised us that the key tourism components of the proposed development at Walkerville includes a wood fired pizzeria café with outdoor dining for 100 patrons. It has a 100 seat restaurant serving bistro food during the day that can be converted and utilised as a restaurant for events in the evening. The proposal also has a cellar door, local produce and general store, a tourist information and booking service and gallery space for artists.



The proposal features infrastructure that supports nature based activities such as walking tracks with links to national parks, wetlands with viewing areas, a horse riding area, winery and olive grove. The second stage of the development incorporates a health and recreation centre with a swimming pool, tennis court and health spa.

The proponent has indicated that bookable accommodation will be provided via a model similar to that operating at Dinner Plain. This has the potential to cater for overnight accommodation demand.

Should the proponent's vision for the site as a place to congregate for jazz events, farmers' markets, appreciate art and participate in a cooking school be realised, this will enhance tourism outcomes of the development.

1.1 The Site

The proposed development is located at 2075 Walkerville Road, Walkerville, 190km south east of Melbourne (2½ hours' drive). Walkerville is located along the coast in the Gippsland region and close to Wilsons Promontory.

The current site is farmland with a number of dwellings and a vineyard with frontage to Walkerville Road.

2. ABOUT THE REGION

The Gippsland region is one of Victoria's largest regions. It has spectacular beaches and many national parks that encourage nature based touring. Walkerville, being in close proximity to Wilsons Promontory, would be a suitable location for tourists to stay overnight and explore this national park. Gippsland is also famous for its farm-fresh produce, cool-climate cellars and laid-back country pubs.

2.1 Priorities for Gippsland¹

¹ Victoria's Regional Tourism Strategy 2013-2016; Gippsland Tourism Strategic Direction 2013-2018.

A number of priorities/objectives have been identified for the Gippsland region, including:

- To continue to focus on supporting nature based infrastructure and product development;
- To increase overnight visitation;
- To increase visitor expenditure;
- To increase length of stay;
- To increase dispersal; and
- To increase visitor satisfaction.

The tourism proposal is consistent with the strategic priorities and objectives of the region in that these could all be realised with the addition of this development in the Gippsland region.

3. TOURISM PERFORMANCE

Victoria's domestic and international tourism performance is relevant to the Gippsland proposal as it provides insight into the existing tourism market and trends.

3.1 Victoria's Domestic Performance²

Overnight Visitation

For the year ending (YE) December 2013 there were 18.3 million domestic overnight visitors to Victoria with 7.1 million visiting Melbourne.³ This number is anticipated to grow with 20.3 million domestic overnight visitors forecast to visit Victoria by YE June 2023.⁴

Since YE December 2008 the number of overnight visitors to Melbourne has grown by 1.3% per annum (pa). Of the 7.1 million visitors to Melbourne 4.4 million are from interstate (2.7 million are intrastate visitors).

Overnight Visitor Nights

Domestic visitor nights to Victoria have increased by 0.6% pa while visitor nights for Melbourne have increased by 0.1% pa since the YE December 2008. In the YE December 2013 there were 55 million domestic visitor nights to Victoria with 22.7 million from interstate visitors.

Daytrip Visitors

There were an estimated 42.5 million daytrip visitors to Victoria with 16.1 million visiting Melbourne in the YE December 2013. There has been a 3.6% pa increase in daytrip visitation to Victoria since YE December 2008 and a 6.1% pa increase in domestic daytrips to Melbourne during this same period.

² National Visitor Survey (NVS), Tourism Research Australia (TRA), Year Ending (YE) December 2013

³ Melbourne refers to Melbourne Tourism Region as defined by the Australian Bureau of Statistics (ABS). This region includes all local governments in Metropolitan Melbourne. See ABS for more details.

⁴ TRA Tourism Forecasts Autumn 2014 Issue

Total tourism expenditure (combined overnight and daytrip expenditure) in Victoria decreased by 3.4% year-on-year to reach \$14.4 billion in the YE December 2013.

3.2 Gippsland Domestic Performance⁵

In terms of visitation, in the YE December 2013, the Gippsland region recorded:

- 1.62 million (m) domestic overnight visitors;
- 5.1 m visitor nights; and
- 2.86 m daytrip visitors.

Since YE December 2008 there has been a 1.8% pa increase in domestic overnight visitation to the Gippsland region.

Daytrip visitation to the Gippsland region has increased by 0.1% pa during this period while visitation to regional Victoria and Victoria overall has also increased (2.3% and 3.6% per annum respectively).

Total domestic expenditure in the Gippsland region has increased by 1.7% pa since YE December 2008 to reach a total of \$789 million in YE December 2013 (\$561 million expenditure by domestic overnight visitors).

3.3 Victoria's International Performance⁶

International visitation to Victoria has grown significantly since YE December 2008 to reach 2.0 million visitors in YE December 2013. Visitation has grown at 6.1% pa over this time.

The majority of international visitors to Victoria visit Melbourne (1.86 million). Since YE December 2008 international visitors to Melbourne have grown by 6.6% per annum.

In the YE December 2013 there were approximately 42.8 million international visitor nights to Melbourne with an average annual increase of 8.5% since YE December 2008.

Recent forecasts estimate that international visitors to Victoria will increase to 3 million by YE June 2023. Planning for this future growth is important to ensure that Victoria has suitable infrastructure to meet growing demands.

For the YE December 2013 International visitors spent an estimated \$4.8 billion in Victoria. Of this amount 92.3% of expenditure was in Melbourne (\$4.5 billion). International expenditure in Melbourne has grown at 8.4% pa since YE December 2008.

⁵ NVS, TRA, YE December 2013; A number of local governments make up the Gippsland region (refer to ABS for further details).

⁶ International Visitor Survey (IVS) YE December 2013, TRA Tourism Forecasts Autumn 2014 Issue

3.4 Gippsland International Performance⁷

For the YE December 2013 the region received 56,000 international overnight visitors. The Gippsland region has recorded a 19.2% increase in visitors since YE December 2012.

Between YE December 2008-2013 there was a 2% average annual increase in international visitors to the region. The increase for Regional Victoria was 1.6% during this same period.

International visitors are high yielding and increasing international visitation is consistent with Tourism Victoria objectives.

3.5 Project Relevance

Tourism trends demonstrate that visitation to Gippsland is increasing from both domestic and international visitors. Within these visitors there is significant growth in food and wine and nature based tourists. The proposal is appealing to both domestic and international visitors. The proposal could leverage the nature base and food and wine appeal of the region and attract more visitors from these segments into the Gippsland region.

The development as proposed would add a new facility to the region, particularly close to existing key natural attractions. Domestic and international visitors have a need for accommodation of a suitable quality so as to increase length of stay and yield to the region. The proposal could be enhanced with the development of bookable accommodation that will encourage overnight visitation to the region.

4. ACCOMMODATION

4.1 Gippsland Supply

Based on the Australian Bureau of Statistics (ABS) Survey of Tourist Accommodation, June Quarter 2013, there are 60 hotels, motels and serviced apartments with 15 or more rooms in the Gippsland region. Total takings from accommodation in the region from these establishments were \$8 million.

The majority of hotel, motel and serviced apartments in the Gippsland region are of a lower star rating. Currently Gippsland lacks bookable, quality accommodation of a sizeable scale to attract significant numbers of tourists. This, along with a lack of tourism product that can capture yield, will not fully capture the tourism benefits from visitors to the region.

⁷ IVS, TRA, YE December 2013

Table 2: Accommodation Performance for the Gippsland Tourism Region⁸

June Quarter 2013	Gippsland region
Establishments (no.)	37
Rooms (no.)	1,199
Bed spaces (no.)	3,349
Persons employed (no.)	319
Room occupancy rate	40.7
Takings from accommodation (\$ m)	5.31
Average takings per room night occupied (\$)	119.53

Source: ABS, *Tourist Accommodation, Small Area Data, Victoria, June Quarter 2013*

The table above shows the accommodation performance of the sub region ‘Gippsland’ within the overall Gippsland tourism region. The ‘Gippsland’ accommodation subregion generally incorporates the areas of central, south and west Gippsland.

5. THE MARKETS

The relevant markets for consideration are:

5.1 Nature based Tourism

In the YE June 2013, approximately 1.31 million international visitors to Victoria participated in nature based activities while in the state (representing a 8.3% increase on the previous year). International nature based visitors accounted for an estimated 35.3 million nights to Victoria. During the same period Victoria received 3.3 million domestic overnight nature based visitors (8.5% increase on the previous year), accounting for 12.2 million visitor nights.

There were also 3.7 million daytrips undertaken by domestic nature based visitors.

The proposal is located along the coast near a number of coastal towns and Cape Liptrap Coastal Park. The proposal is approximately 30 km from the entrance to Wilsons Promontory National Park which provides a number of nature based experiences. The proposal has the ability to link in effectively with the nature based tourism market and those wanting to experience Wilsons Promontory.

5.2 Food and Wine Tourism Market

Food and wine tourism encompasses a variety of winery, cuisine and agricultural/produce experiences which demonstrate diversity due to Victoria’s varied landscape, climate, and multiculturalism. Food and wine tourism experiences may include winery cellar doors, winery tourism experiences including accommodation, restaurants and activities, festivals and events that feature local food and wine, farmers markets, dining in Victoria’s regional restaurants or food and wine tours.

⁸ The Gippsland region contains two subregions (Lakes and Gippsland). Review of accommodation is for the Gippsland region only.

In YE June 2013, approximately 1.7 million International visitors to Victoria participated in food and wine activities while in the state. These visitors accounted for an estimated 42.2 million nights to Victoria in the period. Compared to YE June 2012, International food and wine visitors to Victoria have increased by 6.9% and international visitor nights have increased by 7.2%.

For the YE June 2013 Victoria received 10.5 million domestic overnight food and wine visitors, accounting for 35.2 million visitor nights. The average length of stay for food and wine visitors to Victoria was 3.3 nights. Compared to the previous year, domestic overnight food and wine visitors to Victoria increased by 2.9%, while visitor nights increased by 9.2%. The proposal has the potential to capitalise and grow this important yield contributor for Victoria and the region.

During this same period in Victoria, there were 18.2 million daytrips undertaken by domestic food and wine visitors. The food and wine segment accounts for 41.5% of all domestic daytrips in Victoria.

Gippsland is known for its agricultural produce. Over the last ten years the region has seen the development of its food and wine tourism offering. The proposal to add a cellar door and a local produce offering should enhance and leverage the cluster of good food and wine options that are available in Gippsland.

6. SUMMARY

The key tourism features of the proposal comprise of a winery, outdoor pizzeria café, cellar door, local product store and 100 seat restaurant.

The proposal is located along the coast near a number of coastal towns and Cape Liptrap Coastal Park. The proposal is approximately 30 km from the entrance to Wilsons Promontory National Park which provides a number of nature based experiences. The proposal has the ability to link in effectively with the nature based tourism market and those wanting to experience Wilsons Promontory.

The tourism proposal is consistent with the strategic priorities and objectives of the region to: focus on supporting nature based infrastructure and product development; increase overnight visitation; increase visitor expenditure; increase length of stay; increase dispersal; and increase visitor satisfaction.

Tourism trends demonstrate that visitation to Gippsland is increasing from both domestic and international visitors. Within these visitors there is significant growth in food and wine and nature based tourists. The proposal is appealing to both domestic and international visitors. The proposal could leverage Gippsland's nature base and food and wine appeal and attract more visitors from these segments into the Gippsland region.

The development as proposed would add a new facility to the region, particularly close to existing key natural attractions. Domestic and international visitors have a need for accommodation of a suitable quality so as to increase length of stay and yield to the region. The proposal could be enhanced with the development of bookable accommodation that will encourage overnight visitation to the region.



AGENDA APPENDIX
Council Meeting
Wednesday 28 October 2015

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND
EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY
CONTACTING COUNCIL ON 03 5662 9200.

E.4 PLANNING SCHEME AMENDMENT C89 - WALKERVILLE VILLAGE

Appendix 3 – Walkerville Coastal Village - Tourism Value Assessment addendum
Sept 2014



Tourism Victoria



Level 32, 121 Exhibition Street
Melbourne VIC 3000 Australia
GPO Box 2219T
Melbourne VIC 3001 Australia
Tel 03 9653 9777
Fax 03 9653 9755
ABN 18 381 772 530
tourismvictoria.com.au

[Redacted]
[Redacted]
South Gippsland Shire Council
Private Bag 4
Leongatha Vic 3953

3 September 2014

Dear [Redacted],

ADDENDUM TO THE TOURISM VALUE ASSESSMENT OF THE WALKERVILLE COASTAL VILLAGE PROJECT

As per our discussion, please find an addendum to Tourism Victoria's tourism value assessment dated 2 July 2014. This addendum is provided after additional information was provided to Tourism Victoria following a meeting with the proponent on 20 August 2014.

The proponent, Mr Jeremy Rich, has advised that the Walkerville Village project will be modelled on the Dinner Plain development that Peter McIntyre (the architect) was previously involved with. In the case of Dinner Plain, 80% of the houses are leased for tourist accommodation through a booking agent and a further 10% are leased out by the individual owners. The remaining 10% do not lease out their properties. The proponent anticipates that 90% of the accommodation stock will be made available for tourist accommodation.

The properties in Dinner Plain are rented out for a minimum of \$240 a night and the tariff varies throughout the year. The proponent has advised that a booking office will be set up on site in the 'Providore building' and rooms can also be let out via other booking channels such as 'Stayz' and 'Promaccom'.

On this basis, Tourism Victoria believes that the development would provide viable and suitable accommodation facilities for prospective tourists and will assist in leveraging the associated activities on the site. The provision of high quality accommodation combined with a restaurant and winery has the potential to deliver a significant new tourism experience for the region.

As previously identified in Tourism Victoria's tourism value assessment, there is currently a shortage of quality, bookable tourist accommodation in the Gippsland region. The proposal for additional bookable tourist accommodation significantly enhances the yield and tourism outcomes for the development and the wider Gippsland tourism region.

Yours sincerely

Nigel Aldons
Manager Investment & Infrastructure Projects



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E.4 PLANNING SCHEME AMENDMENT C89 - WALKERVILLE VILLAGE

Appendix 4 – Walkerville Village Application August 2013

SongBowdenPlanning

WALKERVILLE COASTAL VILLAGE 2075 WALKERVILLE ROAD, WALKERVILLE

**PLANNING SCHEME AMENDMENT
REZONING REQUEST**

**PREPARED FOR:
J RICH**

August 2013

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Executive Summary

Walkerville is a small coastal township located approximately 190km southeast of Melbourne. The township is separated into North Walkerville and South Walkerville. Walkerville South is extremely secluded and only accessible via gravel roads. Walkerville North is less secluded and accessed by sealed roads; this area of Walkerville is provided with views across Waratah Bay to Wilsons Prom.

Walkerville is within the South Gippsland Shire the site is approximately 45km southeast of Wonthaggi and 30km southeast of Inverloch.

The subject site is located on at 2075 Walkerville Road and is made up of two parcels of land with a total area of 93.1 hectares. The land adjoins existing residentially used land to the east that is within the Township Zone (TZ).

The proposal is to rezone the land from Farming Zone (FZ) to Rural Living Zone (RLZ), introduce a schedule to the zone and introduce a Development Plan Overlay (DPO) which contemplates the subdivision of the land into eighty (80) rural residential allotments of approximately 0.8 hectares in size.

The key motivator of this project is to add value to the region and the regions produce, while also achieving allotments for an ecologically sustainable rural residential lifestyle in a highly desirable coastal location.

It is our submission that the proposal is worthy of planning approval as:

- The proposal will add value through:
 - Private investment and construction related employment.
 - New community facilities and services for residents and visitors to Walkerville.
 - Wider housing choice in the South Gippsland region.
 - Support for local businesses throughout the spending of new residents and visitors.
 - Promotion of the region's accommodation and food and wine tourism products.
- It will allow for an appropriate level of rural 'lifestyle' development.
- It will be consistent with the proper and orderly planning of the area.

The proposal will revitalise this part of Walkerville. While the proposal will result in a decline of only 0.04% of South Gippsland's land in the Farming Zone, it has the potential to contribute to the marketing and sales of local produce, which in turn will lead to improved agricultural production throughout the region.

This report demonstrates that the rezoning is a carefully conceived and well resolved design response and one which is worthy of planning approval. It also sets out how the proposal satisfies the relevant criteria of the Ministerial Direction No. 11 'Strategic Assessment of Amendments'.

Our client's vision for this proposal is set out below.

Walkerville Village A new kind of development

Situated in the Walkerville hinterland, designed by Peter Macintyre – one of Victoria's most celebrated eco architects – and partially hidden amongst re-vegetated farmland will be a small, low-impact village development that blends in with natural surrounding area. The village will consist of around 80 architecturally-consistent, bespoke designed, eco-friendly houses. Each house will sit on its own two-acre lot.

At the heart of the village will be a community centre comprising of meeting hall, local wine cellar door, local produce store, art studio/gallery and café/restaurant.

There will be a public playground, picnic and BBQ facilities and a designated wetland area.

Purchasers at Walkerville Village will work with Peter Macintyre to design their house. The design will be based on a prototype to ensure a consistent architectural style. Each individual building however will be designed to the customer's brief; it will be just how they want it. Should however the purchaser not proceed with the build within two years of design, contractually the land will be purchased back at the original price paid.

1 Introduction

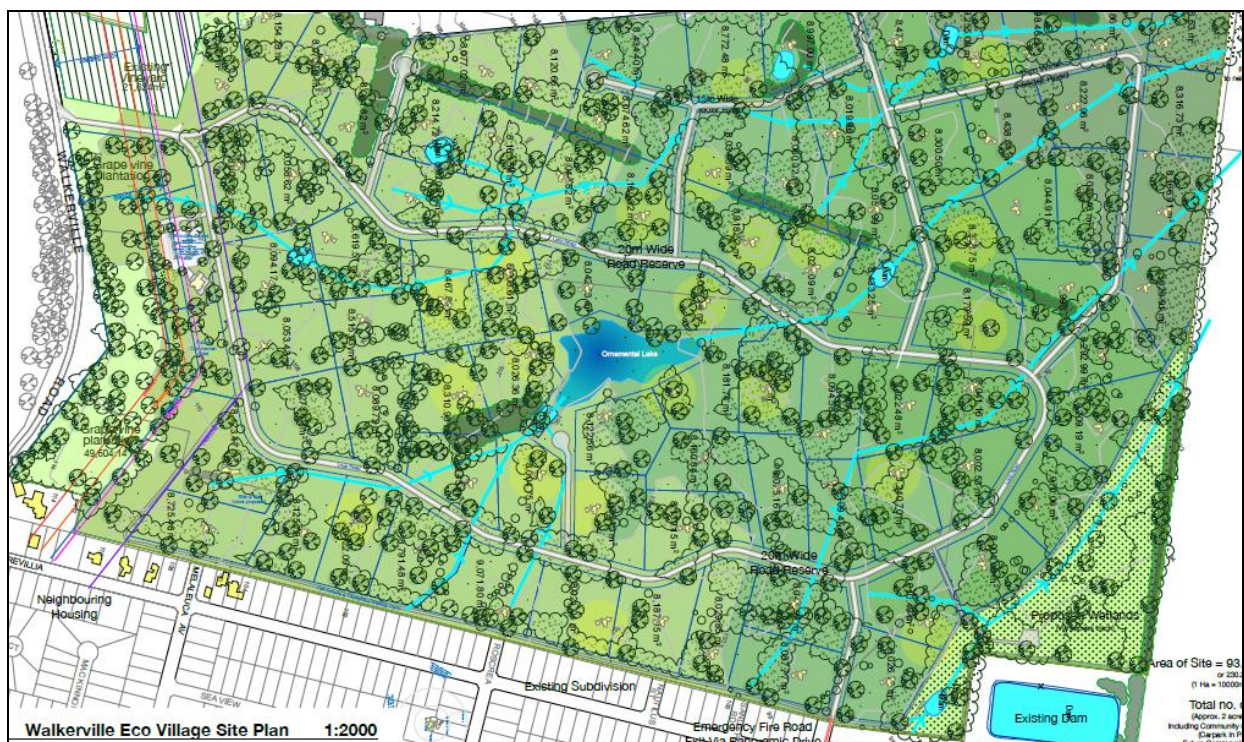
This report has been prepared on behalf of Jeremy Rich in support of the rezoning request for the land located at 2075 Walkerville Road, Walkerville.

It is noted that this application is not a combined planning scheme amendment / application for a planning permit pursuant to Section 96 of the Act. It is not a development application and Council's consideration is therefore limited to the matter of the rezoning.

This report should be read in conjunction with:

- The 'Development Plan', prepared by McIntyre Partnership Pty Ltd, dated August 2013.
- 'Infrastructure Assessment Report' prepared by Tomkinson Group, dated June 2013.
- 'Residential Market and Economic Assessment' Essential Economics Pty Ltd, dated July 2013.
- 'Bushfire Development Report' prepared by Terra Matrix, dated July 2013.
- 'Stormwater Report' prepared by David Allen, dated July 2013.
- 'Domestic Wastewater Management' prepared by Robert H M Van de Graff, dated August 2013.

Site Layout Plan



2 Site and Surrounds

2.1 The Subject Site

The subject site is located on the northern side of Walkerville Road (refer to Figure 1 – Locality Plan). Walkerville Road connects Walkerville to Tarwin Lower which is approximately 20 kilometres to the north west. The subject site is accessed via an existing crossover and entrance at the western end of the Walkerville Road frontage.

Figure 1 – Locality Plan

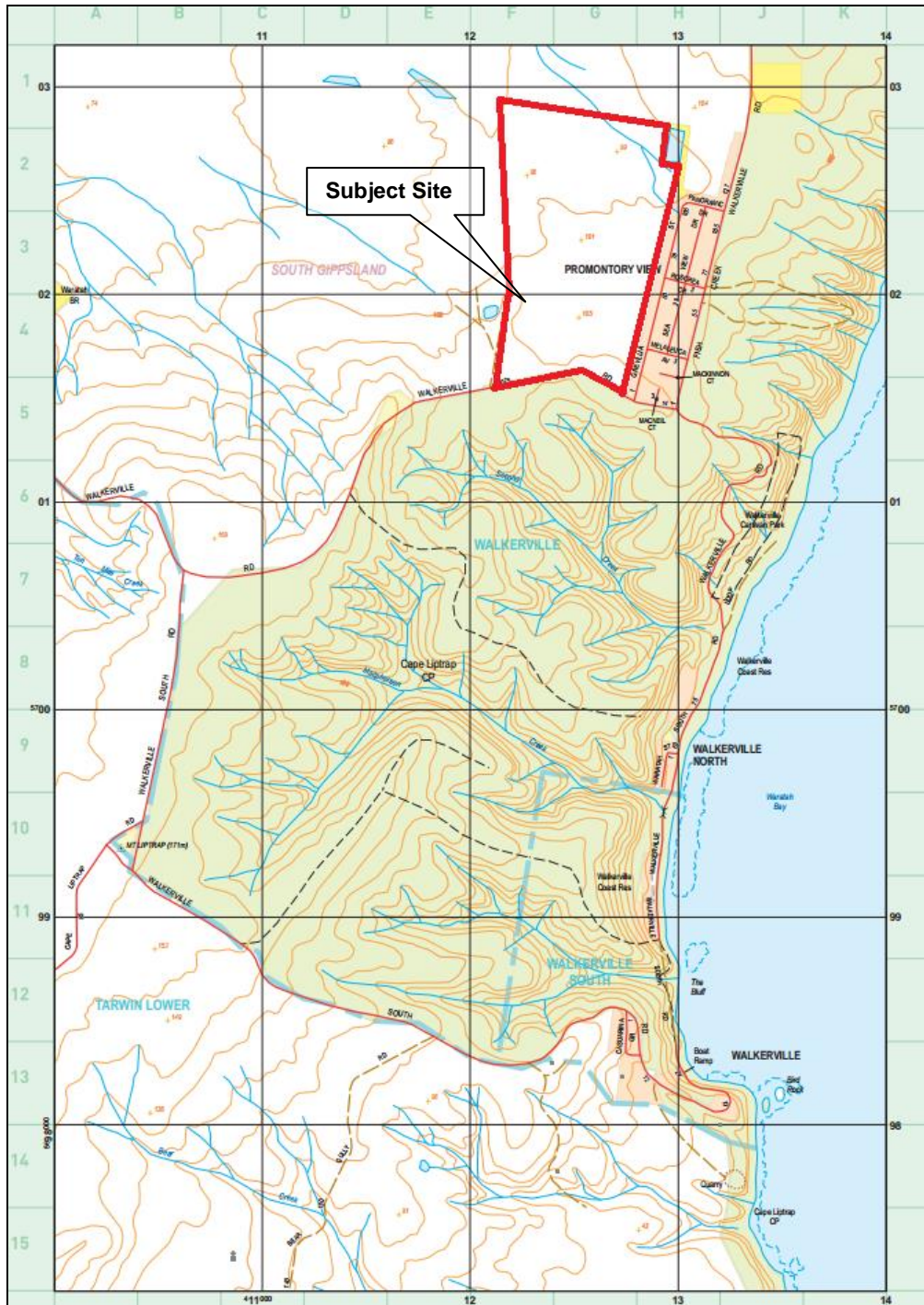


Photo 2 Looking east to the vineyard, showing vegetation along the Walkerville Road frontage (right side of the photo).



Photo 3 View from the existing dwelling in the south west section of the site.

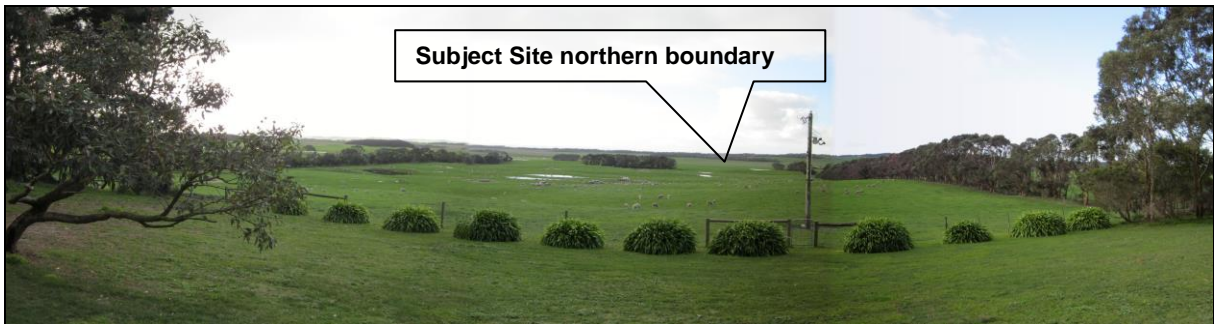


Photo 4 Looking south back to the existing dwelling.



Photo 5 Looking south to the Walkerville Road entrance.



Photo 6 Looking south from the Prom View Estate east of the subject site



2.2 The Surrounds

Walkerville is principally a tourist destination with a small permanent population of 207 people (ABS 2011 Census) with the large majority of homes are used as holiday homes. A kiosk located in the Walkerville camping reserve along the waterfront is open during the summer months and is the only commercial/community facility in Walkerville.

Tarwin Lower is the next closest place to shop (approximately a 15 minute drive away) and provides very limited local shopping facilities. The nearest supermarket and larger range of shopping is provided at Inverloch or Foster, both approximately a 30 minute drive away. Larger and more variety can be found further again at Wonthaggi and Leongatha (both approximately a 40 minute drive away).

Walkerville is not serviced by a town water supply and residents rely on collected rain water.

Figure 3 – Aerial view of surrounding area



3 The Proposal

The proposal seeks to rezone a portion of our client's land that is currently zoned Farming Zone to Rural Living Zone (RLZ). A new schedule to the RLZ would be required to enable the future subdivision of the land.

A Development Plan has been prepared indicating the subject site will accommodate eighty (80) lots, each approximately 0.8 hectares in size.

The Amendment proposes to introduce a Schedule to the Development Plan Overlay in the Scheme (DPO) to impose certain controls as to development of dwellings on the site. It does not propose any removal of the Schedules to the ESO3 or ESO5 or to the Significant Landscape Overlay Schedules to SLO2.

Of note is the proposed design of the future dwellings for these lots which will be designed by Peter McIntyre and Associates and will accompany the sale of all lots, ensuring a quality and uniformed built form outcome for the entire subdivision. This model is based on the success of the Dinner Plain Alpine Village which was also designed by McIntyre Partnerships.

The concept proposed for this Walkerville proposal is similar to the Dinner Plain development in that there will be a strong focus on the design of the subdivision and dwellings. Dinner Plain provides a good example where quality design can contribute to a premium on land prices which will be important for Walkerville.

Figure 4 – Development Plan

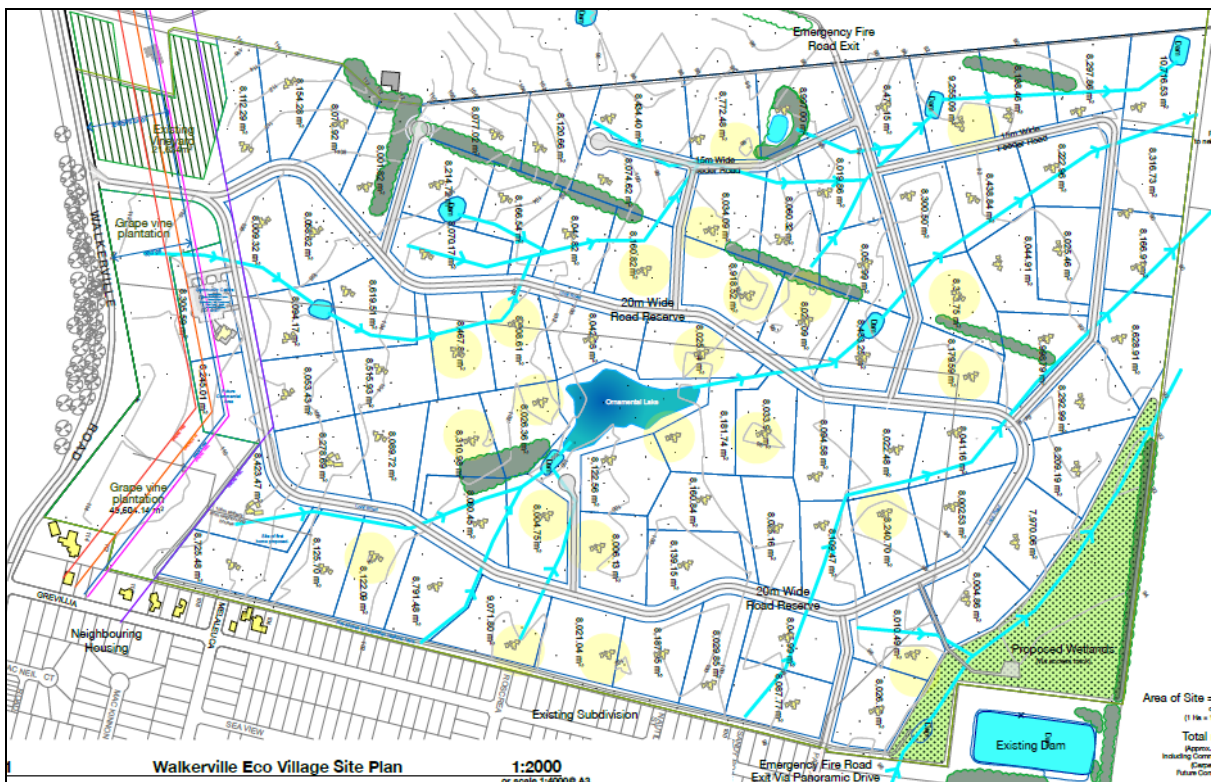


Figure 5 – Tourist centre

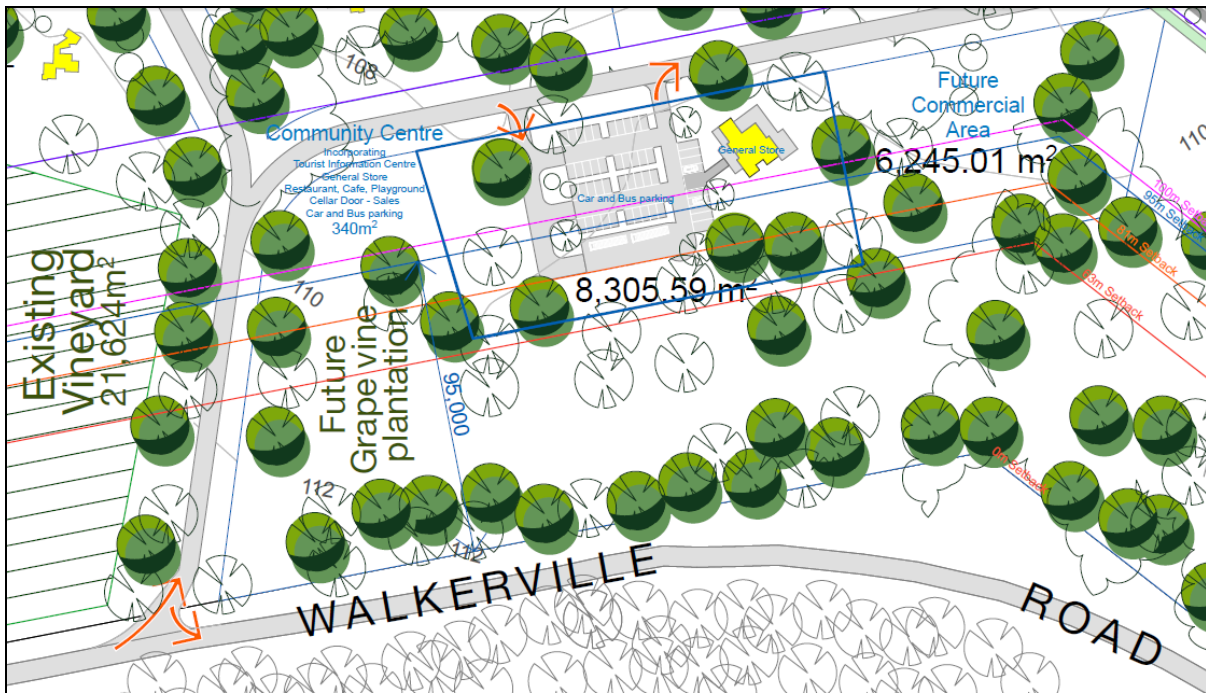
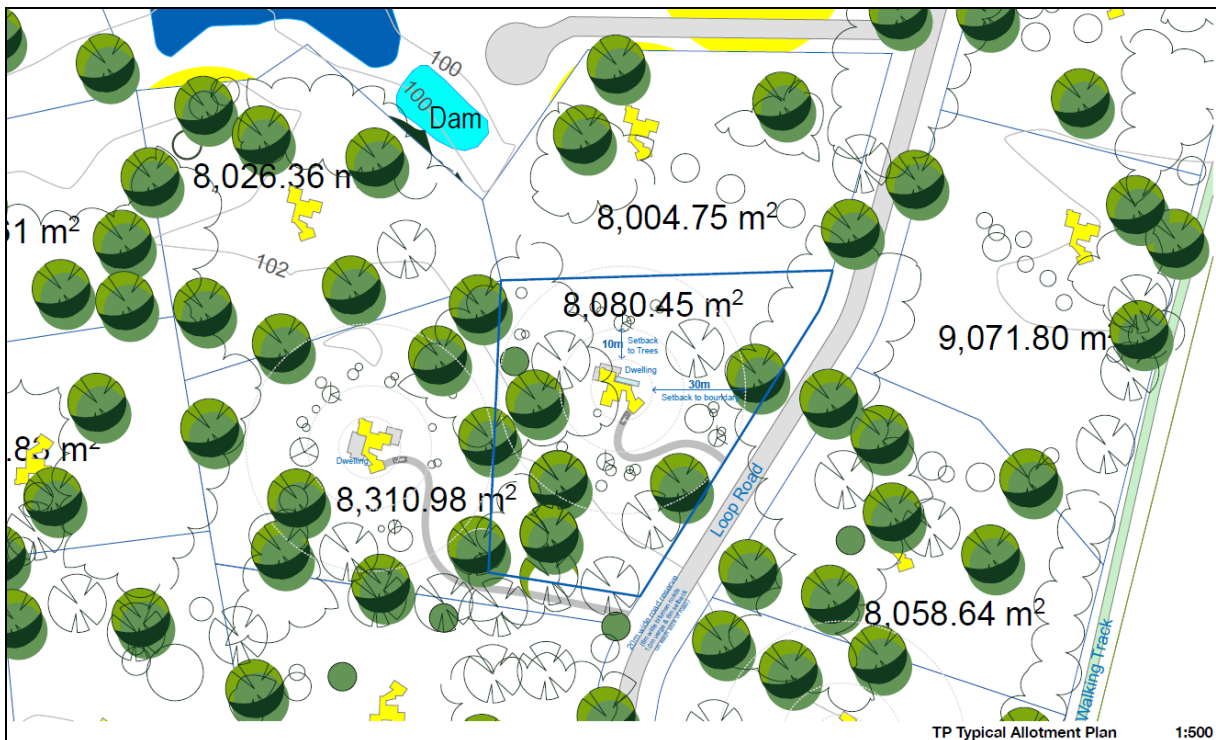


Figure 6 – Typical Allotment



4 Existing and Proposed Zoning and Overlay Controls

The current zoning (which is sought to be replaced) is the Farming Zone (Clause 35.07 of the South Gippsland Shire Planning Scheme). The purpose of the Farming Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To protect and enhance natural resources and the biodiversity of the area.

The Table of Uses in the zone supports these purposes so that, for example, various types of farming uses (sometimes subject to expressed conditions) do not require a permit. Use of land for a dwelling does not require a permit provided the minimum area specified in the Schedule to the Zone (40 ha) is met, and provided the provisions of Clause 35.07-2, in relation to provision in relation to sewerage, potable water, water for fire fighting purposes, and electricity, are met.

The zoning proposed is the Rural Living Zone. The purpose of the RLZ is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for residential use in a rural environment.
- To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.
- To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

In this zone 'dwelling' is a use is allowed (subject to an expressed purpose dealing with services). The expressed purpose is contained in Clause 35.03-2 and requires provision in relation to sewerage, potable water, water for fire fighting, and electricity. The lot used for a dwelling must be at least the area specified in a schedule to this zone (1 hectare) and must be the only dwelling on the lot. A new schedule to the zone would be required in order to allow for the future subdivision of the land in accordance with the allotment layout plan.

The overlay proposed is the Development Plan Overlay. The purpose of the DPO is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if it is generally in accordance with a development plan.

5 Policies and Strategies

5.1 State Planning Policy Framework

The objectives of planning in Victoria are set out in Section 4 of the Planning and Environment Act (1987). They are:

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

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

Clause 11: Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- Health and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

Planning is to prevent environmental problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

Coastal settlement

The objective of Clause 11.05-5 is to plan for sustainable coastal development.

Strategies include:

- Support a network of diverse coastal settlements which provides for a broad range of housing types, economic opportunities and services.
- Avoid linear urban sprawl along the coastal edge and ribbon development within rural landscapes and protect areas between settlements for non-urban use.
- Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.
- Ensure a sustainable water supply, stormwater and sewerage treatment for all development.
- Minimise the quantity and enhance the quality of storm water discharge from new development into the ocean, bays and estuaries.

Clause 12: Environmental and Landscape Values

Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australia's Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect sites and features of nature conservation, biodiversity, geological or landscape value.

Clause 12.02 Coastal areas

The objective of Clause 12.02-1 Protection of coastal areas is *to recognise and enhance the value of the coastal areas to the community and ensure sustainable use of natural coastal resources.*

Strategies include:

Coordinated land use and planning with the requirements of the Coastal Management Act 1995 to:

- Provide clear direction for the future sustainable use of the coast, including the marine environment, for recreation, conservation, tourism, commerce and similar uses in appropriate areas.
- Protect and maintain areas of environmental significance.
- Identify suitable areas and opportunities for improved facilities.

Apply the hierarchy of principles for coastal planning and management as set out in the Victorian Coastal Strategy 2008, which are:

- Principle 1: Provide for the protection of significant environmental and cultural values.
- Principle 2: Undertake integrated planning and provide clear direction for the future.
- Principle 3: Ensure the sustainable use of natural coastal resources.

When the above principles have been considered and addressed:

- Principle 4: Ensure development on the coast is located within existing modified and resilient environments where the demand for development is evident and the impact can be managed.

The objective of Clause 12.02-2 'Appropriate development of coastal areas' is *to ensure development conserves, protects and seeks to enhance coastal biodiversity and ecological values.*

Strategies include:

- Ensure development is sensitively sited and designed and respects the character of coastal settlements.

- Encourage revegetation of cleared land abutting coastal reserves.
- Maintain the natural drainage patterns, water quality and biodiversity within and adjacent to coastal estuaries, wetlands and waterways.
- Avoid disturbance of coastal acid sulfate soils.
- Protect cultural heritage places, including Aboriginal places, archaeological sites and historic shipwrecks.

The objective of Clause 12.02-4 'Coastal tourism' is *to encourage suitably located and designed coastal and marine tourism opportunities.*

Strategies include:

- Ensure that a diverse range of accommodation options and coastal experience are maintained and provided for and that sites and facilities are accessible to all.
- Ensure tourism developments demonstrate a tourist accommodation need and support a nature based approach within non-urban areas.
- Ensure developments are of an appropriate scale, use and intensity relative to its location and minimises impacts on the surrounding natural visual, environmental and coastal character.

Overall, the proposal is considered to address the SPPF by providing a sustainable rural residential coastal development designed to enhance the lifestyle attributes of the region. The proposal will attract significant private investment into the region through lot sales, construction jobs and ongoing investment from future occupants of the development.

The development is a logical continuation of the existing residential Prom Views estate immediately east of the subject site. The proposal avoids development on ridgelines and primary dune systems as identified in the objectives of Clause 11.05. Supporting consultant reports are provided outline how a sustainable water supply, stormwater and sewerage treatment will be provided.

The proposal will also provide positive contributions to Walkerville and the wider region with the provision of community facilities and services including a tourist centre / general store near the Walkerville Road entrance as well providing a platform to promote the regions food and wine product in a way not dissimilar to projects such as 'River Cottage Australia' and 'The Gourmet Farmer'.

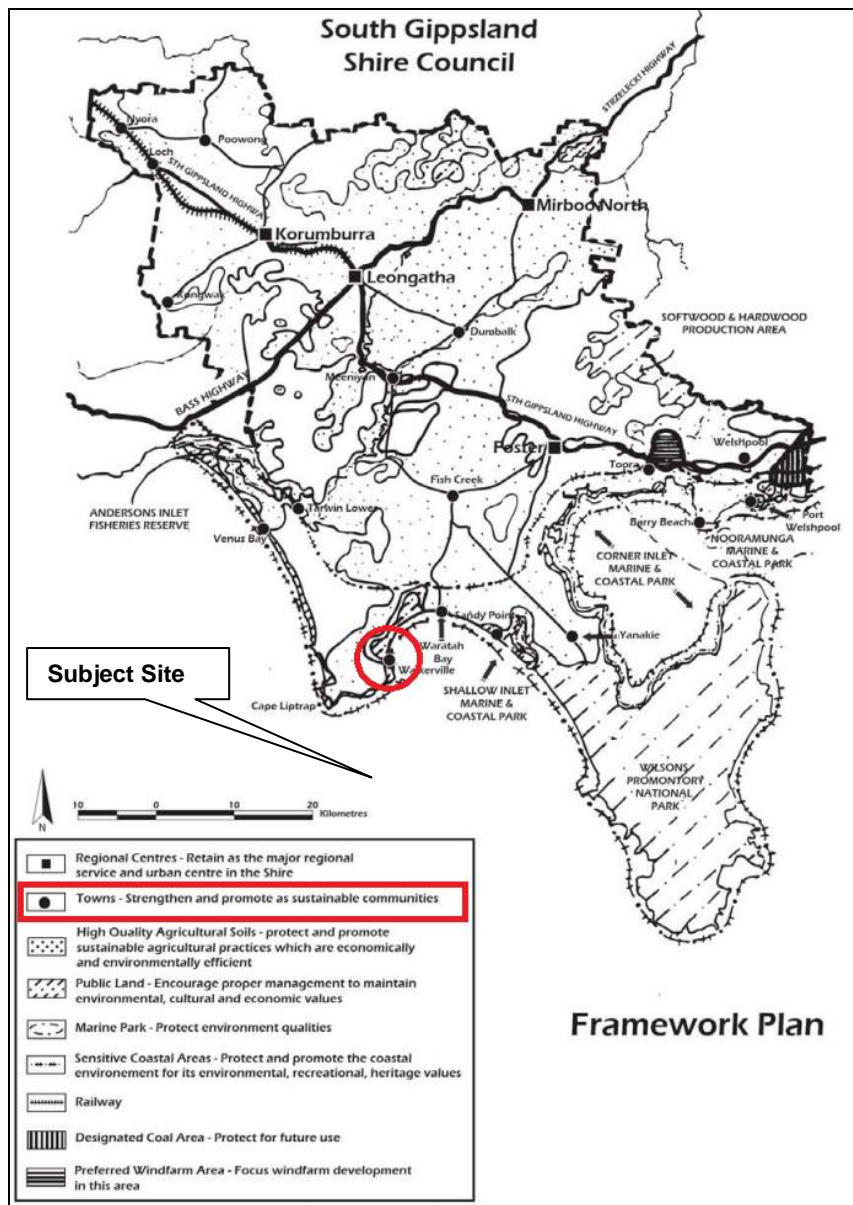
5.2 Local Planning Policy Framework

5.2.2 Clause 21.03 Vision

Included in the vision for South Gippsland is to:

- Protect and promote the coastal environment for its environmental, recreational, cultural, economic, heritage and landscape values.
- Encourage investment and development to facilitate population growth and employment.
- Promote tourism, by building on the Shire's heritage assets, coastline, environmental qualities, rural landscape and agricultural produce.
- Promote high quality and diverse lifestyle opportunities.

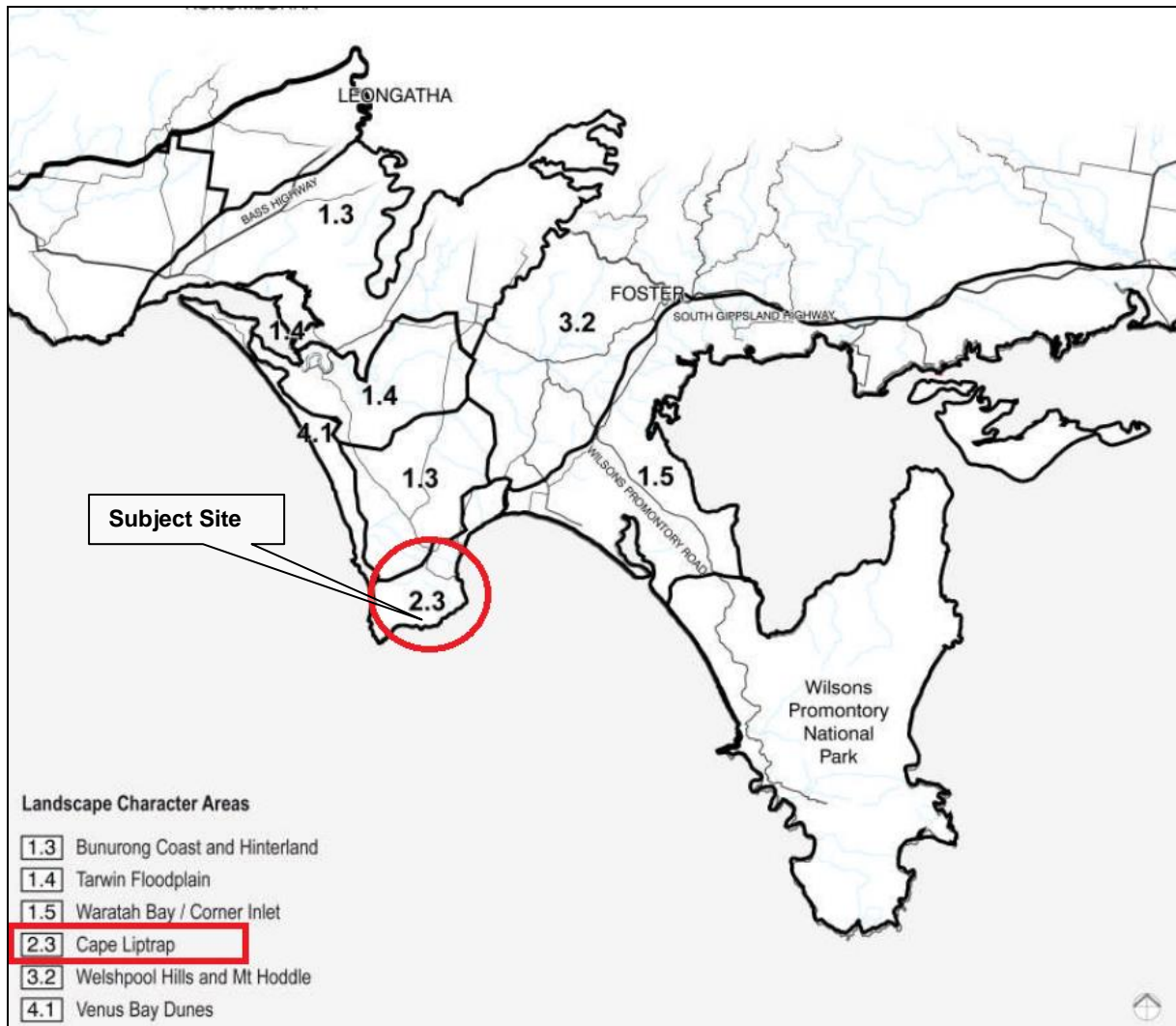
Figure 8 – Framework Plan



5.2.3 Clause 21.04 Objectives, Strategies and Implementation

The Landscape Character Areas Map has been derived from the Coastal Spaces Landscape Assessment Study (2006).

Figure 9 – Landscape Character Areas



General Objectives under Clause 21.04 include:

- To ensure that coastal related development responds appropriately to the landscape setting and character.
- To maintain locally significant views and vistas that contribute to the character of the coastal and coastal hinterland region.
- To ensure that development is subordinate to the natural, visual and environmental landscape character and significance.
- To implement the recommendations of the Coastal Spaces Landscape Assessment Study 2006.
- To respond to the desired future landscape character directions and management guidelines for each of the Landscape Character Areas outlined in the Coastal Spaces Landscape Assessment Study 2006.

Cape Liptrap (Character Area 2.3)

This elevated Character Area consists of a broad rocky headland with flat undulating plateau creating a unique landscape unit extending from Cape Liptrap to the township of Waratah Bay. Natural landscape features including rugged coastal cliffs and beaches are scenic and valued elements of the

Area and intact coastal vegetation communities dominate the few small settlements that occur along the Waratah Bay edge. Nonetheless, historic built elements including Cape Liptrap Lighthouse and limestone kilns at Walkerville add character to the wild natural landscapes.

Objectives include:

- To maintain the dominance of the natural landscape and vegetation on hill faces and ridges throughout the Character Area.
- To preserve an appropriate landscape setting for landmarks or features of cultural heritage significance, such as the Cape Liptrap Lighthouse and limestone kilns at Walkerville.

Clause 21.04-3 Settlement

Element 1 - Housing choice

Objectives include:

- To encourage diversity in housing types to meet the changing needs of the population.
- To promote new housing that provides for the retention and development of sustainable communities throughout the Shire.

It is considered that Clause 21.04-10 of the Scheme is most relevant to this Amendment, which includes the following objectives:

- To maintain a network of small towns with a range of roles and services designed to cater for the needs of residents and visitors to the Shire.
- To provide an attractive and safe residential environment and strengthen the economic future of the small towns within the Shire.

Strategies of particular relevance to the subject site include:

- Encourage small towns to identify niche business sectors that can be used to exploit the tourist market.
- Promote ecologically sustainable and attractive forms of development that complements the natural environment characteristics of the small coastal towns.
- Encourage development in all towns that is sympathetically designed and located so as to protect the environment and landscape values of the surrounding area.

The proposal is considered to address the objectives of the LPPF through encouraging diversity in housing types and choice to meet the changing needs of the population as well as providing an environmental sensitive and sustainable development.

Broadly speaking the MSS identifies that rural living is a legitimate housing and lifestyle choice and that appropriate provision should be made subject to appropriate site constraints and opportunities.

5.2.4 Victorian Coastal Management Strategy

The Victorian Coastal Management Strategy 2008 (VCMS) provides strategic direction for planning and management of the whole coast and has been developed by the Victorian Coastal Council and approved under the *Coastal Management Act 1995*. It is a strategy that integrates state, national and international principles and policies for the coast.

The Strategy provides a comprehensive integrated management framework for the coast of Victoria. It is established under the Coastal Management Act 1995. The Act directs the Victorian Coastal Strategy to provide for long-term planning of the Victorian coast for the next 100 years and beyond. The purpose of the strategy is to provide:

1. A vision for the planning, management and use of coastal, estuarine and marine environments
2. A framework for the development and implementation of other specific strategies and plans such as Coastal Action Plans, management plans and planning schemes.
3. A guide for exercising discretion by decision-makers, where appropriate.

The VCMS considers appropriate development to be:

- Consolidated urban development within settlements that have capacity for growth and the protection of non-urban landscapes between settlements
- Building design and development that minimises the impact on natural ecosystems, landscapes and native flora and fauna
- Building design and development that is sensitive and responsive to the coastal character of the settlement and significant landscapes, features and values • development that is set back from the coast and low-lying areas to accommodate coastal features, vegetation and climate change risks and impacts
- Environmentally sensitive design in residential development and subdivision that seeks to minimise the development impact and footprint
- Water-sensitive design to avoid discharge of waste and storm water into the coastal reserves, ground water and other waters
- Diversity of housing choice to support more affordable entry points into home ownership and enabling older residents to downsize their housing needs and remain within their community.

The VCMS identifies the following policies for coastal development:

1. Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.
2. Ensure coastal settlements and growth are appropriately planned and managed by:
 - Supporting a network of diverse settlements as outlined within the Coastal Settlement Framework to provide for a broad range of opportunities and diversity
 - Implementing and reviewing coastal settlement boundaries as part of the settlement planning process, consistent with the Coastal Settlement Boundaries Planning Practice Note, and having regard to the best available information on sea level rise and climate change risks and impacts
 - Implementing the Coastal Spaces Landscape Assessment Study, State Overview Report, 2006 into relevant planning schemes.
 - Directing residential, other urban development and infrastructure within defined settlement boundaries of existing settlements that are capable of accommodating growth
 - Encouraging urban renewal and redevelopment opportunities within existing settlements to reduce the demand for urban sprawl.
3. Maintain existing non-urban breaks between all coastal settlements to support community identity, sense of place and limit urban sprawl.
4. Avoid linear development along the coastal edge and major transport routes and within rural landscapes to preserve areas between settlements for non-urban use.
5. Retain non-urban uses between settlements and protect visually significant landscapes, views and vistas.
6. Ensure development is sensitively sited and designed and respects the character of coastal settlements.
7. Ensure a sustainable water supply and storm water and sewerage treatment for all development.
8. Promote the incorporation of ecological sustainable design techniques in developments, such as energy and materials efficiency and water sensitive urban design.
9. Target priorities for infrastructure and innovative solutions in environmental hotspots where the provisions for potable water and reticulated sewerage services are not present or limited.
10. Promote on-going regional coordination and communication mechanisms to maximise knowledge transfer and practice around coastal change management and planning.

6 Other Strategic Documents

6.1 South Gippsland Overall Settlement Plan May 2006 (OSP)

This Plan is not an incorporated document in the South Gippsland Planning Scheme. It is expected that this plan will be superseded by the South Gippsland Housing and Settlement Strategy (SGHSS) in the coming months. The SGHSS is expected to be adopted at the September 2013 Council meeting.

The OSP includes Walkerville in the 'Anderson's Inlet Waratah Bay Region'. It identifies the constraints to development being:

1. Lack of reticulated sewerage infrastructure
2. Lack of adequate social and service infrastructure to cope with peak population levels.
3. Perception that development is undermining environmental values.
4. Smaller settlements with no or limited town centres.

The relevant OSP recommendations for the region including Walkerville are:

1. Discourage further expansion in unsewered townships. If township expansion pressure exists, only allow expansion if it is in accordance with a Local Level Planning Document and the expansion will implement a township wide sewerage solution.
2. Discourage expansion of smaller settlements located on the eastern side of Waratah Bay, and adjoining Walkerville North and South and Promontory Views Estate.

Until such time as the Housing and Settlement Strategy is adopted, the OSP remains a relevant strategic planning document. It is noted the draft Housing and Settlement Strategy identifies the following key constraints to development in Walkerville:

- No reticulated water supply or sewerage
- Prone to coastal processes
- Acid Sulfate soils
- Aboriginal Cultural Heritage Sensitive Area in Crown land south and east of the settlement.

The future growth strategy notes:

- Contain Growth in accordance with the Victorian Coastal Strategy

The recommendation notes:

- Coastal villages contain a high proportion of holiday homes, however small and vulnerable permanent populations require access to services.
- Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster.
- Enhance connections to larger centres.

Urban Design Actions include:

- Protect the integral character of Walkerville by ensuring new development contributes to the valued coastal bush character and landscape of the settlement.
- Enhance existing recreational spaces that promote active and passive recreation for all age groups, and celebrates the natural attributes of Walkerville and its coastal landscape context.
- Enhance connections between Walkerville North, Walkerville South and the Promontory Views Estate.

The OSP is focussed on infrastructure services and identifies the lack of reticulated sewerage. It suggests that any township expansion should implement a township wide sewerage solution. This proposal to rezone farming land to rural residential allotments brings a solution to effluent disposal and drainage. The expert reports which accompany this rezoning request provide the engineering solutions to these issues.

6.2 Areas between Settlements – Coastal Urban Design Frameworks (UDF) – December 2006

This Framework is a document referenced under Clause 21.04 of the South Gippsland Shire Planning Scheme. It identifies planning principles that must be considered when assessment proposals to rezone and develop greenfield land in coastal areas. In relation to the Promontory Views Estate the UDF notes the area as a ‘development hotspot’ and states:

A potential development on a parcel of land currently situated on the northern boundary of the established Promontory Views Estate abutting Walkerville Road. The subject site is approximately 93 hectares in size and is used for agricultural grazing purposes” (UDF page 8).

The key recommendations of the UDF in relation to the Walkerville area are noted in the ‘Where is Development Appropriate’ table on page 25 as follows:

Description	Identified Values	Identified Constraints	Appropriate for development?
Area 1. Between Tarwin Lower and Venus Bay	<ul style="list-style-type: none"> • Visually significant, noted for scenic backdrop to Andersons inlet, high coastal dune systems and Tarwin River environs. • Valued for its scenic qualities, recreational opportunities and cultural heritage significance 	<ul style="list-style-type: none"> • Acid Sulfate Soils and flood prone areas affect a significant area of land between the settlements. 	<ul style="list-style-type: none"> • No residential development unless commensurate with the zoning provisions. • Small scale tourist development which is compatible with the rural use of the land and coastal character may be appropriate, subject to further investigations which determine the impacts on the identified values and constraints.
Area 2. Between Tarwin Lower and Waratah Bay	<ul style="list-style-type: none"> • Visually significant for coastal geological rock formations and rolling hills of the rural hinterland. • Remote natural landscape and long stretches of sandy beach. • Valued for biodiversity with intact heathland and coastal forest communities including Cape Liptrap Coastal Park. • Productive agricultural land. 	<ul style="list-style-type: none"> • Acid Sulfate Soils and flood prone areas within the vicinity of the Tarwin River 	<ul style="list-style-type: none"> • No residential development unless commensurate with the zoning provisions. • Small scale tourist development which is compatible with the rural use of the land and coastal character may be appropriate, subject to further investigations which determine the impacts on the identified values and constraints. • Larger scale tourist related development may be considered appropriate subject to development guidelines outlined below (section 4.4). • Growth of existing settlements (i.e. Walkerville and Promontory Views) to be discouraged.
Area 3. Between Waratah Bay and Sandy Point	<ul style="list-style-type: none"> • Visually significant landscape features. • Expansive views across coastal plains to Wilson’s Promontory. • Valued for flora and fauna habitats and cultural heritage values. 	<ul style="list-style-type: none"> • Significant stretch of flood affected land between settlements and some areas affected by Acid Sulfate Soils. 	<ul style="list-style-type: none"> • No residential development unless commensurate with the zoning provisions. • Small scale tourist development which is compatible with the rural use of the land and coastal character may be appropriate, subject to further investigations which determine the impacts on the identified values and constraints.

With respect to Area 2 the constraint listed is that there are acid sulphate soils and flood prone areas within the vicinity of the Tarwin River. While there is no encouragement under the UDF to grow the existing Walkerville settlement it would appear that any discouragement has more to do with the lack of reticulated sewerage infrastructure. This proposal provides a solution to this issue.

6.3 Integrated Coastal Planning for Gippsland – Coastal Action Plan (CAP)

This is not a referenced document in the South Gippsland Planning Scheme but is a document referenced by the Gippsland Coastal Board.

The CAP responds to the goals, strategies and actions set out in the VCS. It rates coastal townships on a high, medium and low ratio of development capacity, in this regard it identifies Walkerville / Promontory Views as 'Low'. This category states *available infrastructure is a major impediment to further development* (page 17).

This proposal incorporates infrastructure and engineering solutions which will enable it to "stand on its own two feet".

7 Strategic Assessment Guidelines

Ministerial Direction No. 11 provides the 'Strategic Assessment of Amendments' requirements. This proposal provides compliance with all relevant criteria. The following is a summary response to the Strategic Assessment guidelines:

Why is the Amendment Required?

The amendment is required due to the following:

- The rezoning will assist with the orderly development of the area
- The

Does the Amendment repeat provisions already in the Scheme?

No. The proposed rezoning does not repeat provisions already in the Scheme.

How does it intend to do it?

The Amendment seeks to rezone the land to the Low Density Residential Zone. This will allow the land to be developed for residential purposes subject to compliance with other aspects of the South Gippsland Shire Planning Scheme (see Clause 56) and in accordance with a Precinct Plan. Part of the changes proposed includes a new schedule to the DPO.

Is it supported by or a result of any strategic study?

No. The proposed rezoning is not a result of any strategic study.

Does the amendment comply with the requirements of the Planning and Environment Act?

Yes. It will allow for the co-ordinated development of land. The rezoning will support positive economic housing, social and environmental objectives.

Does the Amendment support the SPPF, MSS and LPPF?

The Amendment responds to the SPPF, MSS and LPPF. Relevant clauses include residential, settlement and economic development as referred to in this report and accompanying consultant reports.

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

Yes. The amendment seeks to introduce a zone that is currently found in the South Gippsland Shire Planning Scheme. The placement of the Rural Living Zone over the subject site responds to the site and surrounding land use pattern. The Development Plan Overlay will ensure subdivision accords with the Precinct Plan.

How does the amendment address the views of relevant agencies?

These views are not known at present. It is anticipated all services can be provided as discussed in the Infrastructure Assessment report prepared by Tomkinson Group accompanying this report.

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

Minor costs will be incurred.

7 Other Consultant Reports

7.1 Infrastructure Assessment Report – Tomkinson Group

This report assesses the viability of the rezoning proposal through an analysis of the servicing and civil issues as they relate to the subject land. The report makes the following conclusions:

- Provision of their own water supply and sewerage treatment facilities.
- Electricity reticulation will be readily provided to each lot.
- Telecommunication infrastructure will be installed to NBN Co standards and will allow connection to each lot.
- No gas reticulation will be provided as there is no gas infrastructure in the vicinity of the subject site.
- Intersection treatment on Walkerville Road may be required to ensure safe entry into the site. This will be subject to a Traffic Impact Assessment Report and Council requirements.
- The internal road network will consist of sealed rural profile roads; this will provide provisions for vehicles, cyclists and pedestrians.
- Drainage will consist mainly of table drains along the road reserve with underground drainage provided only where required.
- Runoff from the development will require treatment to meet WSUD standards.

7.1 Residential Market & Economic Assessment – Essential Economics

This report assesses the potential economic implications for the surrounding region. The report makes the following conclusions:

- Walkerville is currently perceived as an affordable holiday home market, with the majority of interest arising from families residing in the eastern suburbs of metropolitan Melbourne. The existing supply of vacant land in Walkerville is expected to be exhausted over the next 8 to 15 years.
- A very limited supply of small acreage residential lots exists in the region.
- Potential target markets for the proposed Walkerville Coastal Village include 'active' retirees and empty nesters, and families seeking a holiday home originating from the eastern suburbs of Melbourne and the Mornington Peninsula.
- Based on consultation with local real estate agents, and analysis of small acreage properties available for sale, lots at the proposed Walkerville Coastal Village could be in the order of \$250,000 - \$350,000, depending of the views provided by each property.
- The proposal will contribute positively to the following:
 - Private investment and construction –related employment.
 - New community facilities and services for residents and visitors to Walkerville.
 - Wider housing choice in the South Gippsland region.
 - Support for local businesses throughout the spending of new residents and visitors.
 - Promotion of the region's accommodation and food and wine tourism products.
 - While the proposed development will result in a decline of only 0.04% of South Gippsland's land in the Farming Zone, it has the potential to contribute to the marketing and sales of local produce, which in turn will lead to improved agricultural production throughout the region.

7.2 Bushfire Development Report – Terra Matrix

This report provides recommendations to address the bushfire safety and management implications for the proposed rezoning and future development. The report makes the following conclusions:

- The subject site is set within an inherently bushfire prone landscape being exposed to forest, scrub and grassland classifiable vegetation. The level of risk is, however, within the parameters of the BMO and AS 3959-2009.
- Future residential development in compliance with the relevant bushfire planning and / or building controls as identified in this report, should not pose an unacceptable risk.

7.3 Domestic Wastewater Management – Robert H M Van der Graff

This report assesses the feasibility of onsite domestic wastewater management for the proposed development. The report concludes that onsite domestic wastewater management is feasible with the:

- Adoption of artificial drainage of selected areas within the sandy plain.
- Raised effluent application beds in the lowest parts of the land.
- Modified fill for the irrigation areas.

- High level water restriction fixtures.
- Appropriate soil treatment in the parts of the land underlain by siltstone and sandstone.
- Controls exercised by a Body Corporate.

7.5 Stormwater Report – David Allen

This report assesses the stormwater management for the proposed development. The report provides the following conclusions:

- The proposed stormwater strategy will enable each lot to be drained adequately.
- Implementation of best practice construction and environmental management procedures during construction will ensure environmental protection during and in the long term.

8 Conclusion

The rezoning request represents an excellent response to the site and surrounding area. It provides for the future residential development of eighty (80) allotments, accommodating attractive and architecturally designed dwellings that provide for additional dwelling stock and improve housing choice within Walkerville.

The proposed rezoning provides an appropriate response to the outcomes sought by the South Gippsland Shire Planning Scheme and is a logical continuation of existing residential development immediately east of the subject site.

The rezoning documentation sets out a suitable development and landscape outcome for the subject land, including provision of a community hub which encourages tourism in the region as well as promoting local food and wine produce.

Accordingly, the proposed development is considered to be entirely appropriate and worthy of support.

SongBowdenPlanning



AGENDA APPENDIX
Council Meeting
Wednesday 28 October 2015

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY CONTACTING COUNCIL ON 03 5662 9200.

E.4 PLANNING SCHEME AMENDMENT C89 - WALKERVILLE VILLAGE

Appendix 5 – Walkerville Village Application Addendum July 2014

SongBowdenPlanning

WALKERVILLE COASTAL VILLAGE 2075 WALKERVILLE ROAD, WALKERVILLE

ADDENDUM TO PLANNING SCHEME AMENDMENT REZONING REQUEST

**PREPARED FOR:
JEREMY RICH**

July 2014

Executive Summary

The original request to rezone the subject land from Farming Zone to Rural Living Zone was submitted to the South Gippsland Shire in August 2013. Subsequent to this, the proponent sought to clarify its position in respect to the tourism opportunities offered by this proposal.

As a result of discussions with the Shire's planning department, it has been determined to submit an addendum to the original request which provides:

1. A brief background/summary of the original request; and
2. Details of the process recommended by the planning department, which involves rezoning the front portion of the land to Special Use Zone with the balance of land to be rezoned to Rural Living Zone and concurrently submitting an application for planning permit pursuant to Section 96A of the Planning and Environment Act 1987 to subdivide the land into two lots.
3. The Special Use Zone would enable the provision of the commercial uses in the front portion of the land while the Rural Living Zone would continue to be sought for the rural-residential allotments.
4. The subdivision of the land into two lots would align with the two zone boundaries and would ensure that land in one title is not split between two zones.

Since the original request was made, the proponent has explored further options to respond to issues raised by the planning officers at the Shire including providing a solution to the existing waste water issues associated with the Promontory Views Estate, immediately east of the subject land, and the lack of tourism infrastructure including limited accommodation options. The vision behind the opportunity to create a "Walkerville Coastal Village" was born.

It is also noteworthy that in early March 2014, the Department of State Development, Business and Innovation (DSDBI) and Tourism Victoria became involved in the project, recognising the significant economic and tourism benefits that the project would bring to the Walkerville area and the South Gippsland region as a whole.

The balance of this report deals with the following matters:

- What has occurred
- What are the relevant strategies
- What are the changes between the original and amended request
- The Dinner Plain model

APPENDICES

1. **PROPOSED LOTS AND ZONE BOUNDARIES PLAN**
2. **MARAPANA SEWERAGE COLLECTION AND TREATMENT FEASIBILITY STUDY**
3. **POLICY SUMMARY**
4. **WALKERVILLE VILLAGE WORKING NOTES**
5. **TOURISM VALUE ASSESSMENT**
6. **GREENFLEET REVEGETATION PROJECT**

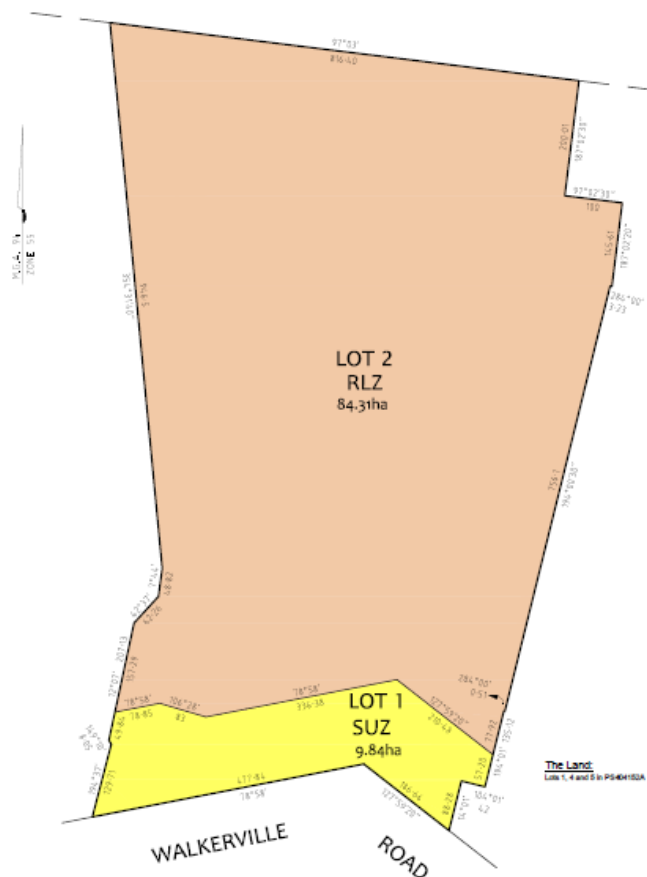
1 What has occurred?

In August 2013, a planning scheme amendment rezoning request was submitted to the South Gippsland Shire, which sought to rezone the subject site, located on at 2075 Walkerville Road from Farming Zone (FZ) to Rural Living Zone (RLZ). The request also sought to introduce a schedule to the zone, and a Development Plan Overlay (DPO) which contemplates the subdivision of the land into eighty (80) rural residential allotments of approximately 0.8 hectares in size.

In March 2014, a meeting was held at the South Gippsland Shire offices to discuss the request, and a process 'moving forward'. In attendance were representatives of the proponent, David Song and Irene Plakidis of Song Bowden Planning, Council officers including Phil Stone, Bryan Sword, Ken Griffiths, Nick Edwards and Ken Fraser, Jillian Smith from the Invest Assist division of the DSDBI and Wayne O'Brien from Tourism Victoria.

What was suggested by the Council officers was that the proposal be amended, to split the land into two zones with the frontage section of the allotment being located within a Special Use Zone (SUZ) and the rear section being located in a Rural Living Zone (RLZ). It was also recommended that a concurrent application be lodged to subdivide the land into two lots to reflect the (proposed) zone boundaries, as shown in the diagram below.

Proposed Lots and Zone Boundaries Plan



The passage of time has allowed for further consideration of the existing wastewater deficiency associated with the residential settlement at the Promontory View Estate. An alternative wastewater system has been proposed in response to issues raised by the Shire's planning department (refer Appendix 2). Notably, correspondence has been received from South Gippsland Water endorsing the proposed wastewater treatment facility, which will not only service the existing and future commercial and residential facilities on the subject land, but will also enable the existing unsewered Promontory Views Estate to connect to it.

As recently as this month, Tourism Victoria has completed and provided to the Shire a copy of its Tourism Value Assessment (TVA). This will be discussed in greater detail, however it is noted that the TVA is highly supportive of the tourism features of the proposal comprising a winery, outdoor pizzeria café, cellar door, local product store, 100 seat restaurant and bookable accommodation model (refer Appendix 2).

2 What are the relevant strategies?

Strategies relevant to the Shire's assessment of the proposal are:

- Areas Between Settlements - Coastal Urban Design Frameworks – December 2006
- Victorian Coastal Strategy and Gippsland Coastal Action Plan
- Integrated Coastal Planning for Gippsland - Coastal Action Plan
- DTPLI Practice Note 37 Rural Residential Development
- Housing and Settlement Strategy 2013 (superseding the South Gippsland Overall Settlement Plan May 2006)

These strategies broadly seek to:

- Discourage the growth of existing settlements (ie Walkerville and Promontory views) given the lack of reticulated sewerage infrastructure.
- Encourage tourist development which is consistent with the rural use of the land and the coastal character of the area.
- Provide guidance when planning for, or assessing proposal for rural residential use and development.

A summary of the relevant strategies is provided in Appendix 3.

In response to these strategies, it is noted that:

- The proposal provides for all necessary infrastructure on the land, which is identified as an 'impediment' or constraint on the development opportunity of Walkerville.
- The proposal provides a solution to existing identified wastewater treatment issues associated with the Promontory Views Estate, through the installation of a treatment plant.
- The sewage will be treated to a Class B level, which is suitable for agricultural use as well as use for some public recreational areas with certain restrictions. It cannot be said that the strategic direction is to discourage further development of the subject land. What is said is that further development is discouraged until a wastewater solution can be implemented.
- It is acknowledged that the guidelines discourage further development of areas between settlements. However, the UDF does consider that tourist development may be appropriate in some locations.
- The proposal provides for a small scale tourist development which will be a regional attractor in an area that is currently undersupplied with such attractions. It will also be a State wide attraction for tourist visitors as it incorporates a diversity in uses comprising accommodation, vineyard, cellar door, farm gate sales and the potential to host significant public events such as 'A Day in the Vineyard'. The proposal therefore complies with the strategic directions set out in the *Areas Between Settlements - Coastal Urban Design Frameworks (December 2006)* which requires that small-scale

tourist developments must be compatible with the rural use of the land and coastal character of the area.

- The layout and design of any future development will be consistent with the built form objectives contained within the *Victorian Coastal Strategy and Gippsland Coastal Action Plan* and the *DTPLI Practice Note 37 Rural Residential Development*. The inspired design of Walkerville Village comes from one of Australia's most celebrated Architects, Peter McIntyre. New buildings will be nested among re-vegetated farmland in the Walkerville hinterland, sharing a space with the environment.
- Given the mix of uses located on the site, including the use of the front section of the land (located within the Special Use Zone) as a vineyard and olive grove, it is anticipated that only 200 acres will be removed from agricultural production.
- The productivity of the remaining agricultural land will be improved as a direct result of the installation of the wastewater treatment plant, which is anticipated to provide extra 160 MgL of water for irrigation.

This proposal delivers a vision that the strategies affecting the land have not yet countenanced. All new things create a degree of apprehension and undoubtedly questions are asked. It is only natural that a planning scheme amendment of this type not accord with all items set out by strategic policy, if it did, an amendment would not be sought.

This proposal, when considered holistically, can be said to be breaking new ground but also in line with the overarching planning principle that what is a good outcome should be supported. A project such as this not only serves to support the Shire's tourism initiatives, it also assists to resolve an existing wastewater issue.

There is strategic merit behind this proposal which will put Walkerville "on the map". This is what Walkerville has been striving for. It is a once in a generation opportunity to start something exciting and new in this region.

3 What are the key changes?

The key changes between the original and amended proposal are:

- Stronger tourism focus whereby outstanding high quality accommodation will be made available, as at 'Dinner Plain'.
- Waste water Treatment available for existing subdivision.
- Irrigation of adjoining land will increase productivity.
- Tree Planting by Green Australia.

The Walkerville Village Working Notes, prepared by the proponent and appended to this report provide a comprehensive explanation of the facilities proposed. These include:

- Public amenities including information boards/maps, playgrounds, walking tracks, wetlands, picnic tables, barbeque facilities and car parking.
- Agricultural tourism including a 5 acre vineyard, 3 acre olive grove, restaurant produce garden, animal nursery, horse riding and agistment.
- Commercial premises including a wood fired pizzeria café outdoor seating and area, restaurant/bistro (100 seats), cellar door sales, local produce and general store, single old fashioned petrol pump, cooking school and gallery space for artists.
- Tourist information including local tour and accommodation booking.

The proposal also allows for the future development (not part of this proposal) of a designated health and recreation centre, including swimming pool, tennis court and health spa.

Tourism Victoria's TVA provides valuable insight into the tourism benefits of the proposal, and states that:

The tourism proposal is consistent with the strategic priorities and objectives of the region to: focus on supporting nature based infrastructure and product development; increase overnight visitation; increase visitor expenditure; increase length of stay; increase dispersal; and increase visitor satisfaction.

Tourism trends demonstrate that visitation to Gippsland is increasing from both domestic and international visitors. Within these visitors there is significant growth in food and wine and nature based tourists. The proposal is appealing to both domestic and international visitors. The proposal could leverage Gippsland's nature base and food and wine appeal and attract more visitors from these segments into the Gippsland region.

The development as proposed would add a new facility to the region, particularly close to existing key natural attractions. Domestic and international visitors have a need for accommodation of a suitable quality so as to increase length of stay and yield to the region. The proposal could be enhanced with the development of bookable accommodation that will encourage overnight visitation to the region.

Notably, the accommodation model proposed for the site will include a booking service, potentially operating from the commercial premises within the SUZ as an incentive for prospective purchasers of the accommodation to lease the dwellings.

With regard to the wastewater issue, the development provides a unique opportunity to resolve an existing and significant issue for the Shire, associated with the lack of reticulated sewerage within the Walkerville township.

Specifically, it is proposed to install a treatment plant for sewage for the proposed development, with the option of the existing adjoining Promontory Views housing development to also be connected. Notable features of the system are as follows:

- Sewage will be treated to a Class B level, which can be used for agricultural purposes and for public recreational areas with certain restrictions.
- The design flows from the treatment plan will be a maximum of 63 Ml per year at full capacity.
- The treated effluent will be stored in a tank for up to 6 hours prior to being delivered to the appropriate areas.
- The line will be installed along the proposed road reserve, and there will be tapping points for future use connections at the public land, as well as existing and future vineyards,

4 The Dinner Plain model

Peter McIntyre's vision for Dinner Plain was a dream that became a reality, becoming a regional and national attractor of tourism significance to the Alpine region.

The accommodation model proposed for the Walkerville Village seeks to follow the same format as Dinner Plain, whereby:

1. The commencing action is to landscape the whole of the site in accordance with the plans supplied in the application. All planting is undertaken by Green Australia. No sales to be undertaken until the landscaping is advanced over a 2 year period.
2. Prototype houses to be erected by the proponent with road access and provision for parking.
3. On completion of the above, first stage of the subdivision is offered for sale.

4. When a person is desirous of purchasing a block of land, a new house design is prepared by the landowner's architect at no cost to the prospective purchaser, based upon their own requirements expressed in their brief, the design to be related to the character of the prototype.
5. If the design is accepted, then the land is sold to the prospective purchaser, and attached to the contract of sale is the approved design which the purchaser undertakes to build within 2 years.

In the event of this not being achieved, the land is purchased back by the owner at the original sale price.

(At Dinner Plain development no blocks were required to be purchased back).

6. Designs based on the prototype according to the purchaser's requirements, are prepared within 1 week to ensure that there is no delay.

The Dinner Plain model proposed for Walkerville Village provides for a controlled environment, and certainty in process which is an incentive for prospective purchasers and ensures a quality and uniformed built form outcome for the entire subdivision.

Whilst there is no requirement for property owners to lease the dwellings as holiday rentals, approximately 80% of the dwellings within the Dinner Plain subdivision are leased for short-stay accommodation spanning from single night to multiple week bookings at various times during the year. Holiday bookings are managed by three booking agents, located within the Alpine area. Our client's vision for this project anticipates that a similar arrangement (including 80% of the dwellings to be leased) will occur within the Walkerville Village.

Conclusion

This project represents a "vision" for Walkerville. It represents a significant opportunity to create a tourism village that will offer commercial facilities and residential accommodation within the region. It has been modelled on the successful Dinner Plain model and it will deliver benefits to Walkerville and the wider region while also ensuring a sensitive response to the land.

This project provides a solution to the wastewater deficiency associated with the adjacent coastal residential development and there can be no doubt this aspect will provide a net community benefit to those who either reside or holiday in Walkerville.

The tourism benefits to the region will be significant as is evidenced in the TVA.

The accommodation provides for the future rural-residential development comprising attractive and architecturally designed dwellings that provide for additional dwelling stock and improve housing choice within Walkerville.

It is for these reasons that we strongly urge the Shire to embrace this proposal, and support the progression of the amendment request and combined permit application.



AGENDA APPENDIX
Council Meeting
Wednesday 28 October 2015

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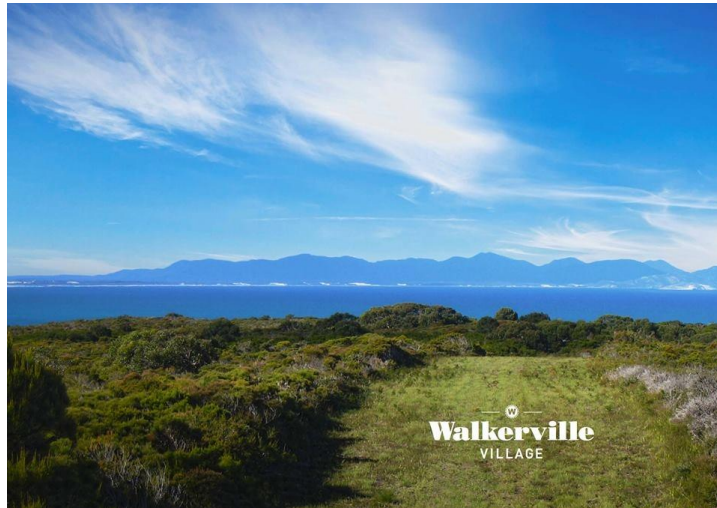
THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY CONTACTING COUNCIL ON 03 5662 9200.

E.4 PLANNING SCHEME AMENDMENT C89 - WALKERVILLE VILLAGE

Appendix 6 – Walkerville Village Working Notes June 2014

Jeremy Rich
Walkerville Village Proposal
Director Ansevata Nominees
27th June 2014

Walkerville Village Working Notes



"... the developers would build a 'providore' or general store/café/restaurant/local produce store that would not only provide daily needs for the local community and also display local produce including wine and olive oil but would also house a restaurant to rival the likes of the Lake House at Dalysford, Stefano's at Mildura and the Royal Mail Hotel at Dunkeld. The homes in the Walkerville Coastal Village would be privately owned, he said, but would also be included in an accommodation management system which he predicted would see them occupied by visitors or their owners for most weeks of the year."

Sentinel-times September 24th 2013

Walkerville Village aims to be a premium level brand (Boutique artistic style) that embraces the local community as well as visitors. We will provide the physical facilities to service local residents and visitors to the region as well as fostering the cultural aspects that fill the space with vibrancy and soul to ensure ongoing success.

The focuses are to establish a village that links local produce, landscapes, lifestyle and culture. In our brief to Peter we identified that it is important to get the right balance regarding Walkerville village. We would like people to feel as though they are stepping back in time, yet with a modern, sophisticated and sustainable design. For the village to feel inviting and intimate yet be able to accommodate a larger audience when necessary.

Our goal is to become a hub for the community in a number of ways ... we would consider the space to be highly successful space if we were able to achieve some of the following attributes:

- Families and groups of friends of various sizes wanting to gather and eat together, either in the café, restaurant or the picnic tables set in amongst the proposed vineyards, olive groves and gardens
- Locals groups wanting to have meetings there - whilst still allowing others to utilise without

feeling they are imposing

- Spaces for artists to work together and exhibit and sell their works
- Wine tasting and sales of local produces, presented in a premium boutique manor
- For the general public to feel welcomed and comfortable even if it's to drop in and grab some milk and bread.
- Feels warm and friendly weather there be 1, 50 or 100 people
- Indoor spaces that works in concert with outdoor spaces
- Warm and cozy fireplace/s in winter to read a book and have a glass of our Pinot Noir and local cheeses

We have taken into account the South Gippsland Shire Rural Tourism Development Strategy (August 2010) [SGSRDS] and we have attempted to strategically determine our shared goals that we believe are attainable.

These include:

“Quality tourism outlets (especially farm gate outlets/cellar doors selling local food and wine) and galleries”

- We planted a vineyard 6 years ago with the aim of producing premium quality Pinot Nior. We have engaged arguably one of the best Pinot Winemakers, Sandro Mosel (Kooyong Estate and Port Phillip Estate) and are told the current vintage is outstanding. (Watch this space for possible awards)
- We have recently decided to name the vineyard “Jacques Rich”, the wine will be called “Between the Houses” and the label will prominently feature “Walkerville” in a Burgundian style of labeling.
- We currently produce grass-finished lamb and beef and have the vision of having a high quality outlet for our and other local producers through the produce store, café and restaurant.

“Quality food premises (restaurants, cafes, deli’s)”

- “Bellota” wine bar and food of South Melbourne will be consulting with us on achieving the very highest of standards in running the café/restaurant. Bellota have won numerous awards since they opened in April 2013. (<http://bellota.com.au/>)

“A range of quality visitor accommodation especially for large groups, including resort accommodation, backpacker accommodation and farm stays.”

- Whilst we are not specifically building accommodation at this stage Peter's Dinner Plain model has a central booking agency that has allowed Dinner Plain to attract an 80% year round occupancy rate.

“Tourism events themed to coastal attractions and food and wine”

- The gardens surrounding the Village will be designed in a manor that will enable small-scale music events such as “Jazz in the Vineyard.”
- We are aiming to provide artists working spaces and possible health retreat services with the eventual goal of hosting farmers/artists markets.
- Cooking school to get people together in the winter months and to showcase our regions produce

The café will be utilised for more formal restaurant style eating as our reputation and bookings increase. The focus will be on local and seasonal produce and as all aspects of our proposal we aim to achieve the very highest of standards.

Proper planning and growth strategies are to be employed to ensure that the village is economically sustainable for the long term.

We aim to increase out of season visitation as well as enhancing the offerings and facilities during the traditional tourism season.

We will offer homeowners the ability to horses on our neighboring farm and will encourage a third party tourism operators to run a horse riding business for visitors.

Public amenities provided:

- Information boards/maps
- Playgrounds
 - Botchy playing grounds
- Walking tracks with links to national park tracks
- Wetlands with viewing areas
- Picnic tables
- BBQ facilities
- Parking

Agricultural tourism development :

- Current Vineyard is 5 acres
- New vineyard to be 5 acres - Boutique premium vineyard designed by one of Australia's leading winemakers
- New olive grove to be 3 acres
- New restaurant produce garden 1 – 2 acres
- Animal nursery/paddock – 5 acres
- Horse riding and ajjstment on Marapana connecting to local areas designated for horse riding.

Commercial development - (lot 1: for immediate construction)

- Wood fired pizzeria café outdoor seating and area – 100 outdoor seats
- Restaurant/Bistro up to maximum 100 seats – premium quality bistro with fine dining events
 - Total combined space of up to 100 seats which includes seating in gallery area, cellar door sales area, and produce store area
- Cellar door sales
- Local produce and general store
- Single old fashioned petrol pump
- Cooking school
- Tourist information – local tour and accommodation booking
- Gallery Space for artists

Commercial development (lot 2 – as 20% sales of lots reached)

- Health and Recreation center
 - Swimming pool
 - Tennis court
 - Health spa

Estimated initial capital expenditure: \$10,000,000

Commercial lot 3 – (when stage 1 is complete)

- Artists Gallery and workshop spaces
- Group classes etc.
- Aim is to become hub for arts, artists, sales of art etc.

Commercial lot 4

- Future commercial space
- Evaluate market opportunities as village evolves
- Planning for the future

Water Management at Walkerville Village - A Holistic Approach

Whole-of-water-cycle management is the preferred description for what is known in the industry as integrated water cycle management (IWCM), or sometimes integrated water management (IWM).

Whole-of-water-cycle captures the idea that all parts of the water cycle and all parts of the community, including government agencies, regulatory authorities, water corporations, local government, private sector developers, builders, planners, designers and engineers, non-government organisations, community groups and water corporation customers, both business and residential – are intrinsically interconnected.



A key component within whole-of-water-cycle management is Water Sensitive Urban Design (WSUD). This process looks to manage the impacts of stormwater from development by integrating water cycle management into urban planning and

design. WSUD considers among other things, urban design, infrastructure design, streetscapes, roads and drainage systems and aims to protect and improve waterway health by mimicking the natural water cycle as closely as possible.

It is only by taking a holistic view of water cycle planning and management that the benefits of whole-of-water-cycle management can be achieved. In this way, whole-of-water-cycle management can be applied at different scales and to suit local circumstances. Using a whole-of-water-cycle approach will enable different considerations to be applied at household, precinct, and suburb, local, regional and metropolitan scales, better reflecting local conditions and needs.

The proposed village at Walkerville will use rain water for domestic use and by reusing the storm water and treated wastewater to ensure that the vineyards, parks and garden are healthy year round we aim to be a self sustaining village.



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E.4 PLANNING SCHEME AMENDMENT C89 - WALKERVILLE VILLAGE

Appendix 7 – Walkerville Village Proposed Walking and Cycling Paths

Note: Cost estimates have been removed as information is regarded as Commercial in Confidence.

Proposed Walking and Cycling Paths

Walkerville Village

May 2015

Preliminary path layout for walking and cycling paths inside the boundary of the Walkerville Village development and links to those proposed within the Cape Liptrap Coastal Park.

For

Jeremy Rich & Partners.

2075 Walkerville Road Walkerville



Andrew Nixon Land Use Management

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Introduction

In keeping with the developers' vision for this Coastal Village is a proposal to create a safe and friendly environment that encourages recreational pursuits such as walking, cycling and perhaps horse riding. This will be achieved by providing a linking path network that not only encourages these pursuits within the village but also by creating new links and developing existing tracks through the adjacent Prom Views estate and into the Cape Liptrap Coastal Park. It is anticipated that this path network will enhance community interaction between the existing residential areas (Prom Views and Walkerville North and South estates) and the new proposed social infrastructure such as the Providore, Skate park, Playground and public open space within the Village (Lake and wetlands).

The South Gippsland Shire Infrastructure Design Manual (IDM) does not proscribe a access and mobility standard for Rural Living Zones, however this paths proposal does meet the IDM Clause 13 Mobility and Access Provisions that they be *'a Minimum width for shared paths to be 2.5m and designed and constructed in accordance with the Austroads publication 'Guide to Road Design Part 6A: Pedestrian and Cyclist Paths, 2010' and any VicRoads supplement to those guidelines'*

The main 'Loop Path', 'Melaleuca Path' and the 'Lake Path' construction profiles will be similar to that of the Great Southern Rail Trail (used as a design benchmark) and therefore are consistent with the rural setting. The 20m wide road reserve of the main Loop road provides ample space to construct the path whilst allowing space for suitable streetscape plantings. The remaining feeder roads at 15m wide and with low traffic volumes will allow for safe pedestrian and cycle use without the need for a dedicated and separated pathway.

This document provides a preliminary proposal for the alignment of the paths. Some estimates for the development costs for the path network have also been provided.

This document should be read in conjunction with the following documents:-

- ▶ Walkerville Village: - External Walking Paths and Trails. A preliminary discussion paper;
- ▶ Proposed Walkerville Coastal Village Rezoning; Traffic Engineering Assessment (Traffix Group Pty Ltd).

These path alignments, dimensions, construction methods and preliminary cost estimates have been developed as a guide and discussion starting point for the planning application purposes only, as they may be subject to change in the future as the proposal is developed in detail.

Summary of Costs

Path	Total estimated cost
Loop Path	\$104,539
Melaleuca Path	\$24,243
Lake Path	\$54,632
Wetlands Path	\$53,477
Total	\$236,891

Need for paths

Although all roads (except for freeways) are available for both cycling and walking, it is generally recognised that the introduction of designated paths provides for safer and a more relaxing experience.

The Traffic Engineering Assessment April 2015 by the Traffix Group Pty Ltd identified the future traffic movements for the main loop road: *"Application of these rates to the projected lot yield (~80 lots) results in a daily traffic generation of 800 vehicles, inclusive of 80 vehicle movements in peak hours"*. The current reference document for cycling *"Cycling Aspects of Austroads Guides (2014)"* notes that cycling on local roads without dedicated lanes is suitable on roads with 60 kph or less speed limit and with less than 3,000 vehicle movements/day, as the anticipated traffic volume for the loop road is significantly lower than the 3,000 prescribed (800) and volumes for the feeder roads even less, cycling on the loop road should be considered safe and walking and cycling on the feeder roads would also be appropriate if there is sufficient opportunity for users to move off the road pavement when required. It is anticipated that most path users will be slow i.e. less than 20kph consisting of pedestrians and recreational/family cyclists. For faster cyclists road use would be both safer for the shared path user and preferable for the rider.

A shared use path may be appropriate where:

- ▶ The intensity of use is not expected to be sufficient enough to provide separate facilities;
- ▶ The road reserve width allows for the incorporation of a designated shared path with suitable separation (2m) from vehicles (@100kph = 3m minimum separation, @60kph= 1 m minimum separation with barrier). At 20m wide the loop road more than meets these criteria, at this stage the designated speed restrictions have not been determined but are assumed to be 60kph for this exercise.
- ▶ There is an existing road nearby which caters well for faster cyclists (e.g. has on-road bicycle lanes), to limit the extent of user conflict on the shared path;

- ▶ Shared paths can be used for a variety of purposes including recreation, local access and providing links between activity centres.

The Path Network

Refer to Map 1 Proposed Walking and Cycling Path Layout

1. Loop Path

Length: est. 2,725 metres

The central loop path will be constructed on the internal side of the primary 20m wide road reserve. It will be a 2.5 metre wide compacted clay/gravel shared path fed by adjoining feeder roads and external linkages. It can be accessed from all areas of the Village and will provide safe walking and cycling access to:

- ▶ The Promontory Views Estate;
- ▶ Cape Liptrap Coastal Park walking tracks; east and south.
- ▶ Community Centre;
- ▶ Future Commercial Area + Open Recreation & Mustering Area;
- ▶ Walkerville loop road
- ▶ Skate Park;
- ▶ Wetlands;

The proposed construction standard for the shared path is to provide a pavement of 2.5m width, 150mm depth of approved local 2nd grade gravel and 2% cross fall over the pavement from the centre line. Several concrete culverts will be required in the drainage lines however these maybe included in the road drainage design.

The path will also include;

- ▶ Code of conduct signage;
- ▶ Directional signage at strategic points;
- ▶ Crossing point road markings;
- ▶ Up to 7 culverts maybe required to allow for existing drainage lines;
- ▶ Sufficient distance between the property line and the road pavement to deviate around street trees and variations in alignment where necessary;

- ▶ Up to 28 driveway crossings, these will need to have suitable visibility/sight distances for all users.

Fig 1. Typical shared path cross section

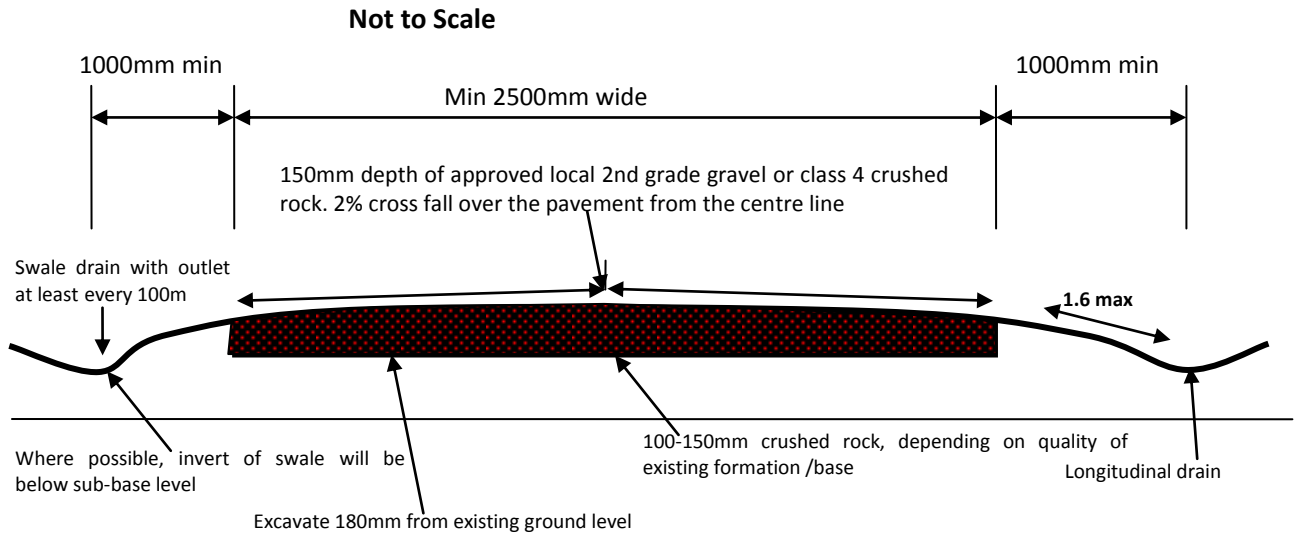


Fig 2. Great Southern Rail Trail, benchmark for proposed shared paths



2. Lake path

Length 285 m

This path connects either side of the loop walk via the central lake and provides a convenient and scenic short cut around the lake.

- ▶ Construction method as per 'Loop Path';
- ▶ An easement between properties is required on the northern access point on the Loop Path;
- ▶ Access to be fenced between properties, access only through a 'Childproof' gate at either end.
- ▶ A large culvert or bridge may be required to span drainage line into lake TBD;
- ▶ Low plantings could be used between the path and lake as a buffer to provide a physical and psychological barrier;
- ▶ Some well located seating could also be provided.

3. Melaleuca Path

Length 440 metres

- ▶ Construction method as per 'Loop Path';
- ▶ Links Melaleuca Avenue in the Prom Views Estate via an unused road reserve to the fire break track and west to the proposed Recreation Area, Community Centre and Providore and connects to the main loop path;
- ▶ The path also provides access from the Walkerville Village through Prom Views Estate to the track east in the Cape Liptrap Coastal Park;
- ▶ Creates a secondary loop via the fire break track north to the wetlands path;
- ▶ Vegetation removal required in the unmade road reserve;
- ▶ Directional signage.

4. Wetlands Path

Length: 980 m

- ▶ A 1,000 mm wide earthen based, dressed with 50 mm compacted gravel, walking track;
- ▶ Creates a circuit through the proposed wetland plantings;
- ▶ Connects from the main loop, firebreak path and Prom Views Estate via the emergency access road (Panorama Dve.);
- ▶ Some interpretive and directional signage.
- ▶ Seats, table.

5. Firebreak Track

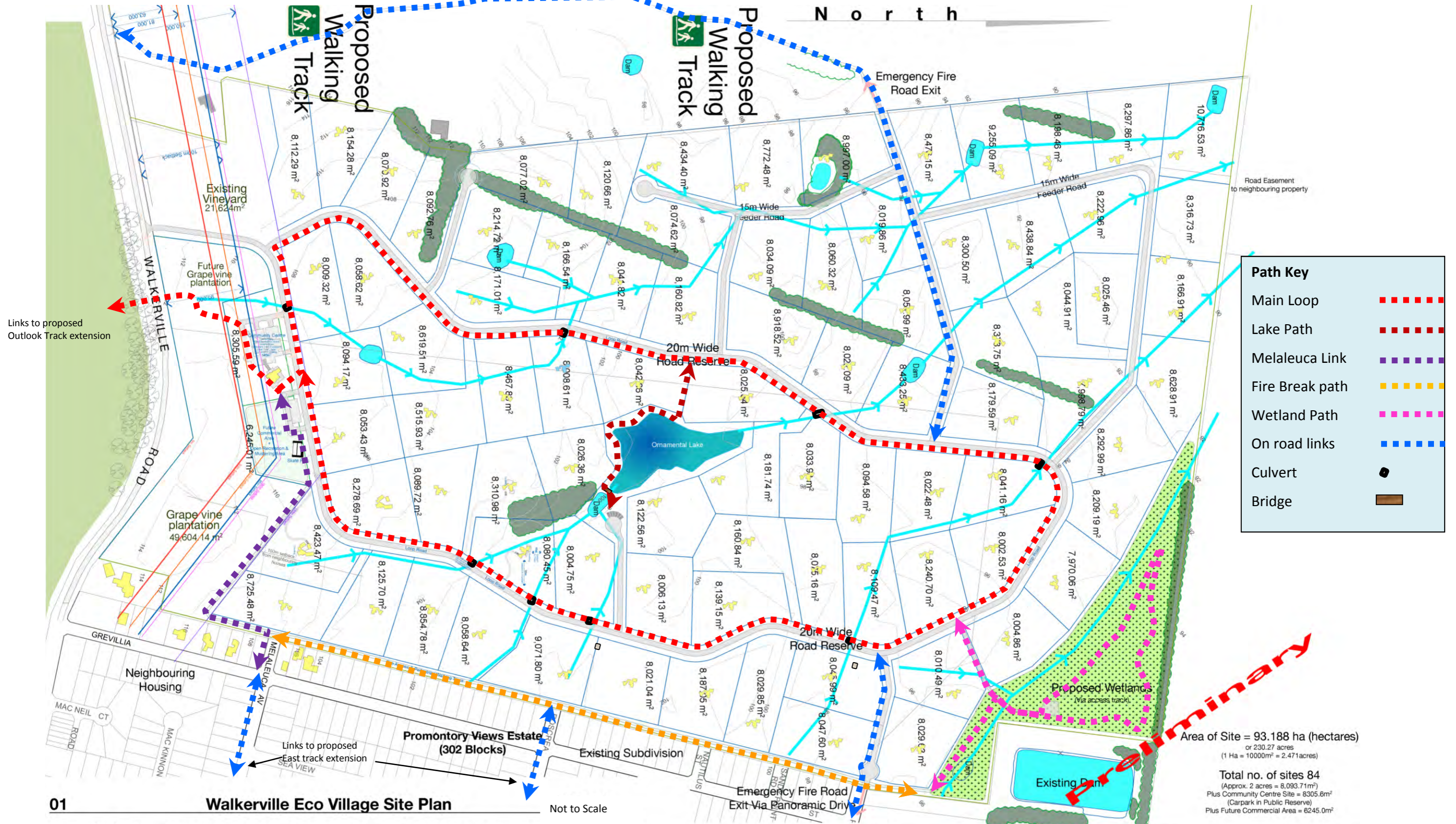
Length: 735 m

- ▶ An informal linking path between Melaleuca Avenue Path and the Wetlands Path;
- ▶ Grass, slashed to meet firebreak requirements and/or use levels e.g. intervention level 100mm high;
- ▶ Could be upgraded to meet use patterns/need/conditions.

6. On road links

- ▶ These follow existing road reserves and Farm management track and may require direction signage only. The vegetation removal on the Melaleuca Ave access point has been addressed in the accompanying document, "*Walkerville Village: - External Walking Paths and Trails. A preliminary discussion paper*".

Map:1 Proposed Walking and Cycling Path Layout



01

Walkerville Eco Village Site Plan

Not to Scale

McINTYRE PARTNERSHIP P/L ARCHITECTS AND PLANNERS

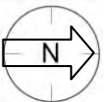
ANDREW NIXON LAND USE MANAGEMENT - Path Layout

All dimensions are to be verified on site. Discrepancies are to be reported to the Architect for resolution prior to proceeding. Drawings must not be used for construction unless issued by the Architect as a Stamped Construction Set.

Walkerville Coastal Project
 Path Set out, Design Analysis
 For Jeremy Rich & Partners.
 2075 Walkerville road Walkerville.

Eco Village Plan
 2 May 2015

1118
 TP.2
 28/04/15



2 HODGSON STREET KEW VICTORIA 3101 ph 9853 7654 fax 9853 6618 email mcintyre@bigpond.com RAlA Registration C108 ABN 38 005 592 101



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E.4 PLANNING SCHEME AMENDMENT C89 - WALKERVILLE VILLAGE

Appendix 8 – Walkerville Village - Traffic Engineering Assessment Report Aug 2015



Traffic Engineers and Transport Planners

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PROPOSED WALKERVILLE COASTAL VILLAGE REZONING

2075 WALKERVILLE ROAD, WALKERVILLE

Traffic Engineering Assessment

Prepared for

ANSEVATA NOMINEES PTY LTD

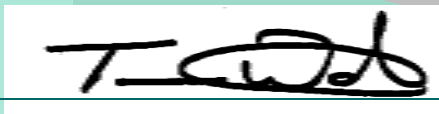
24 AUGUST, 2015

OUR REFERENCE: 18275R0037

PROPOSED WALKERVILLE COASTAL VILLAGE REZONING

2075 WALKERVILLE ROAD, WALKERVILLE

Traffic Engineering Assessment

Study Team:	Jason Walsh B.E. (Civil), B.SC., V.P.E.L.A.	Carlo Morello B.E. (Civil), B.SC., V.P.E.L.A.
Released By:		SIGNED 25 August 2015 <i>DATE</i>
Document Status:	<i>Final</i>	

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1 INTRODUCTION

Traffix Group has been engaged by Ansevata Nominees Pty Ltd to undertake a traffic engineering assessment and to prepare a traffic report for the proposed Walkerville Coastal Village located at (part) 2075 Walkerville Road, Walkerville.

This report assesses the traffic generation and impacts of the proposal and provides particular response to South Gippsland Shire Council's request for further information, dated 27 October 2014 and 22 January 2015.

2 EXISTING CONDITIONS

2.1 The Site

The subject site is part of the broader land parcel of 2075 Walkerville Road, Walkerville. The subject land is located on the northern side of Walkerville Road (also known as Loop Road) in Walkerville, as presented in the locality plan at Figure 1.



Courtesy of GoogleMaps.

Figure 1: Locality Plan

The site is irregular in shape with an area of approximately 94.15 hectares and has a frontage to Walkerville Road of approximately 450 metres.

An aerial view of the site and surrounds is presented at Figure 2.



Reproduced with permission from www.nearmap.com

Figure 2: Aerial View of the Site

2.2 Existing Land Use and Zoning

The site is currently located within a Farming Zone (FZ) of the South Gippsland Shire Planning Scheme as shown in Figure 3. The site is predominantly used for grazing purposes, with an existing vineyard and farm house located within the south-west corner of the site. Access to the broader site is available from an existing driveway to the immediate west of the subject land.

Land immediately abutting the eastern boundary is an existing residential subdivision within the Township Zone (TZ). Land to the north and west of the site is Farming Zone, with the exception of an existing dam located at the north-eastern abuttal, zoned Public Use Zone 6.

Walkerville Road (aka Loop Road) is located within a Road Zone 2 (RDZ2) and land to the south of Walkerville Road and east of the Township Zone is within a Public Conservation and Resource Zone.

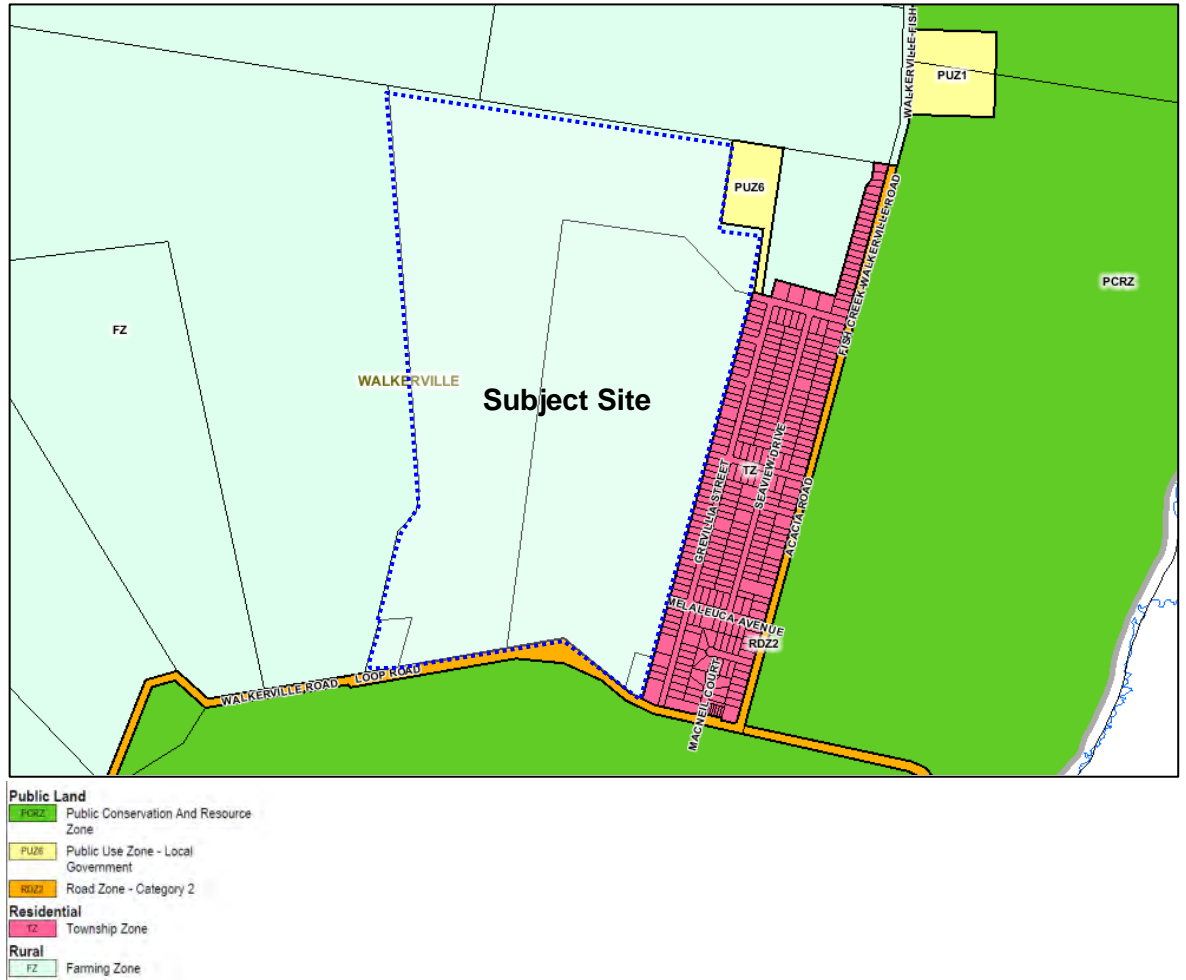


Figure 3: Land Use Zoning

3 THE PROPOSAL

3.1 Proposed Rezoning

The application is for a request to rezone the subject land to Special Use Zone. The application is accompanied by a Walkerville Eco Village Site Plan that is intended to illustrate the intent for development of the land. The most recent plan is dated 26 June 2015, and includes amendments to address traffic matters raised within Council's request for further information.

The rear portion of the site is to be utilised as residential dwellings and is expected to accommodate in the order of 90 allotments, noting the concept plan illustrates 88 lots. For the purposes of our assessment we have used a yield of 90 allotments.

The site plan illustrates a community centre within the southern portion of the land, with frontage to Walkerville Road, which we are instructed could potentially comprise:

- A tourism and information centre.
- An agricultural tourism destination, including a vineyard, olive grove, a wood fired pizzeria café (100 patrons), restaurant (100 seats), cellar door, local produce and general store, cooking school and gallery space; and
- A Health and Recreation Centre including a swimming pool, tennis court and health space.

3.2 Site Access & Internal Roads

Access to the site is proposed via a new access at the Walkerville Road frontage, immediately east of the existing vineyard.

The Site plan illustrates an internal loop road with a reservation of 20 metres, with a limited number of 'feeder' roads branching off the loop road. The 'feeder' roads have a designated reservation of 15 metres.

Alternative, emergency vehicle only access, is proposed to be available from Panorama Drive at the north-east of the site and also via a road linking to the property to the west of the site.

4 CAR PARKING CONSIDERATIONS

4.1 General

Individual applications for residential subdivision and commercial uses will follow the rezoning, however we provide the following commentary on the contemplated uses.

4.2 Statutory Requirements

The car parking requirements for the contemplated uses are outlined within Clause 52.06 of the South Gippsland Planning Scheme.

4.2.1 Residential Lots

The construction of a house on each lot will require the provision of a single car space for two or less bedrooms and two (2) spaces for 3 or more bedrooms.

The lots have a prescribed minimum size of 8,000 square metres and a prescribed setback. This will likely result in relatively long driveways and the ability to not only accommodate two tenant vehicles, but also visitor parking.

On-site visitor parking will be supplemented by the ability to park on-street within the proposed estate roads, however we expect the majority of visitor parking to be accommodated on each individual lot.

4.2.2 Commercial Uses

The general store is effectively a convenience shop, which has a requirement to provide 10 car spaces.

The commercial uses including the vineyard, cellar door and associated restaurants can be categorised as a winery, which the Scheme defines as:

Land used to display, and sell by retail, vineyard products, in association with the growing of grape vines and the manufacture of the vineyard products. It may include the preparation and sale of food and drink for consumption on the premises.

Under the land use term of 'winery', Clause 52.06 specifies a rate of 0.4 spaces per each patron permitted. This is appropriate for the proposed use.

Application of this rate to the winery, inclusive of up to 200 patrons, would require the provision of 80 car spaces.

The Health and Recreation centre is most aptly categorised as a Minor Sports and Recreation Facility. This land use does not have a specific car parking requirement under Clause 52.06, but an adequate number of spaces must be provided to the satisfaction of the responsible authority.

We expect that each individual use will be provided with sufficient on-site parking, supported by the ability to accommodate overflow parking along the internal road network.

4.3 Public Walking / Ornamental Lake

There is no requirement to provide parking for the walking track or ornamental lake, and we expect the use of these facilities will largely be used by residents walking within the Eco Village. That said, there is the ability to accommodate parking along the internal roads, and a small informal car park at the end of the court bowl has been shown on the plan providing access to the ornamental lake which we expect to be sufficient to cater for these demands.

5 TRAFFIC CONSIDERATIONS

5.1 Road Network

Walkerville Road is a Council road which extends from Tarwin Lower (in the north-west) to the shoreline at Walkerville Camping Reserve (to the east of the site) where it continues south along the coastline as Bayside Drive.

Along the site's abuttal, Walkerville Road is currently configured with a single lane in each direction with grassed and vegetated verges. The speed limit on Walkerville Road is currently signed 100km/h along the majority of the site's abuttal and continuing west of the site. At the south-east corner of the site, the speed limit reduces to 60km/h on approach to the Walkerville Township.

A view of Walkerville Road looking east and west from the proposed site access, is shown at Figure 4 and Figure 5 respectively.



Figure 4: Walkerville Road, looking east along the site's boundary



Figure 5: Walkerville Road, looking west from the site

5.2 Traffic Surveys

In order to understand existing traffic volumes on Walkerville Road (Loop Road), Traffix Group commissioned an automatic tube count west of Grevillia Street for the period 28 January – 3 February 2015.

The nominated period was chosen as it is within the school summer holiday period, and as such is reflective of one of the busier periods for Walkerville.

The results of the count are summarised in Table 1.

Table 1: Walkerville Road Automatic Tube Counts for 28 January – 3 February 2015

<i>Movement</i>	<i>AM Peak Hour (av.)</i>	<i>PM Peak Hour (av.)</i>	<i>Saturday Peak Hour (av.)</i>	<i>Daily weekday av.</i>	<i>Daily weekend av.</i>
Eastbound	14 (11am-12pm)	18 (2-3pm)	28 (1-2pm)	164	202
Westbound	15 (11am-12pm)	18 (2-3pm)	34 (1-2pm)	157	212
Combined	29 (11am-12pm)	36 (2-3pm)	62 (1-2pm)	321	414

Despite being in a busy period, the surveys highlight that traffic volumes on Walkerville Road are relatively low. As expected at this time of year, weekend traffic is higher than weekday traffic.

The split of traffic was observed to be approximately 50/50 between east and west bound movements.

5.3 Traffic Generation & Distribution

Residential Lots

There is an expectation that a large number of the dwellings will be used as holiday homes, and consequently traffic volumes arising from the residential component will be seasonal with higher volumes expected in the summer and holiday periods.

It is typical for rural residential subdivisions to adopt a traffic generation rate of 10 vehicle movements per day per dwelling, inclusive of 1 vehicle movement per dwelling in peak hours. We are of the view that this is an appropriate rate for assessment purposes and will represent traffic in the busier periods for the development.

Application of these rates to the projected lot yield (~90 lots) results in a daily traffic generation of 900 vehicles, inclusive of 90 vehicle movements in peak hours.

For the purposes of this assessment and in consideration of the seasonal nature of the use, we will assume that traffic is evenly split between arrivals and departures. Furthermore, in consideration of existing volumes on Walkerville Road, it will be assumed that traffic is evenly split to the east and west.

Commercial Uses – Winery, Cellar Door & Restaurants

To understand the traffic volumes likely to be generated by the commercial components of the proposal, case study data collected by Traffix Group on Sunday 14th September, 2008 of the T'Gallant Winery located on Mornington-Flinders Road in Main Ridge has been sourced.

T'Gallant operates as a winery/cellar door, as well as restaurant and bar, with patronage in the order of 400 people. In terms of traffic generation, T'Gallant is expected to have a similar profile to the proposed commercial uses.

The surveys revealed a traffic generation of 0.38 and 0.47 vehicle movements per patron for the peak entry and peak exit phases, respectively. The survey data also indicated that the peak entry phase (around noon) comprised 84% arrivals and 16% departures, and the peak exit phase (around 2pm) comprised 40% arrivals and 60% departures.

The application proposes a winery, cellar door, pizza café and restaurant with patronage for up to 200 at any one time.

Based on the foregoing, at maximum patronage (200), the proposed development could generate 76 movements in the peak entry phase, comprising 64 arrivals and 12 departures. In the peak exit phase, the commercial uses are projected to generate 94 movements, comprising 38 arrivals and 56 departures.

In terms of overall traffic generation, it is considered that the above rates will be conservatively high when taking into account T’Gallant’s location within an established food and wine region and that T’Gallant generates trade entirely from the external road network. The proposal, however, is expected to generate a proportion of its trade from the immediate residential catchment (proposed Walkerville Coastal Village) and abutting residential lots, and therefore traffic movements generated to the proposed Walkerville Road access will be less.

The other on-site facilities will be largely used by future residents of the Eco Village or as a secondary trip to the primary commercial use of the ‘Winery’.

Total

We do not expect that the residential lots and commercial uses will peak simultaneously, however we have conservatively combined the projected peak traffic for the purposes of assessment.

On this basis, the development could generate a maximum of 184 movements at peak times, comprising 83 arrivals and 101 departures. It is further assumed that traffic will split evenly to the east and west.

The projected post development peak hour traffic volumes at the Walkerville Road site access are shown in Figure 6.

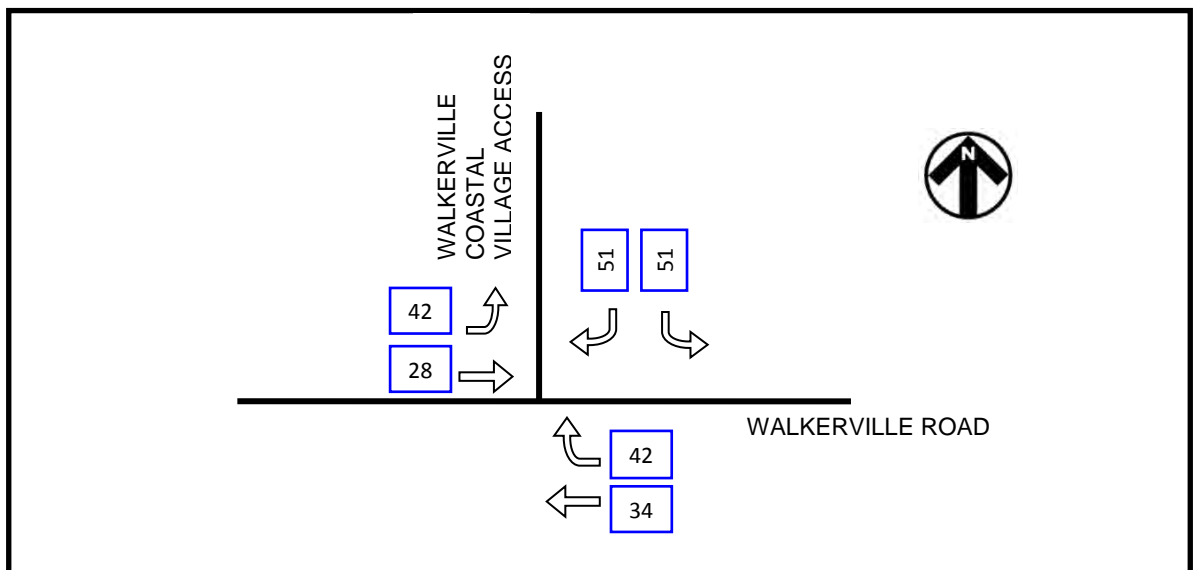


Figure 6: Projected Post Development Peak Hour Traffic Volumes (Saturday)

5.4 Traffic Impact

This level of traffic, whilst noticeable, can be accommodated by Walkerville Road with no material impact.

6 ROAD DESIGN

6.1 Walkerville Road Speed Limit

Walkerville Road is a local road under the jurisdiction of Council, however authorisation for a change in speed limit is required from VicRoads.

VicRoads Traffic Engineering Manual Volume 1 - Chapter 7 outlines the guidelines behind appropriate choice, location and length of speed limits used in Victoria.

The current speed regime for Walkerville Road introduces a 60km/h speed limit to Walkerville Road at the south-eastern corner of the site continuing to the east (associated with the extent of the Walkerville Township). West of this point (and along the site abuttal) the speed limit is currently 100 km/h.

Section 7.3 of the VicRoads TEM Volume 1 suggests that 100km/h speed limits are the default speed limit in rural areas and on Urban Freeways. However, the development of the subject site will, in effect, extend the existing Walkerville Township further west, in line with the site's western boundary.

Having regard to this, it is considered that a speed reduction along the site's frontage (and on approach to the site's access from the west) would be warranted through an extension of the existing 60km/h speed limit.

Section 7.3.5 indicates that "a change of up to 20km/h may occur between adjacent speed limits without the use of transitional speed limit measures". Furthermore, Section 7.6 identifies that for a 60km/h speed limit, a minimum speed limit length of 600 metres is required, and for an 80km/h speed limit, a minimum length of 800 metres is required.

In order to reduce the speed limit to 60km/h along the site frontage, an additional reduced speed limit section a minimum 800 metres long at 80km/h would be required to the west as shown in Figure 7.

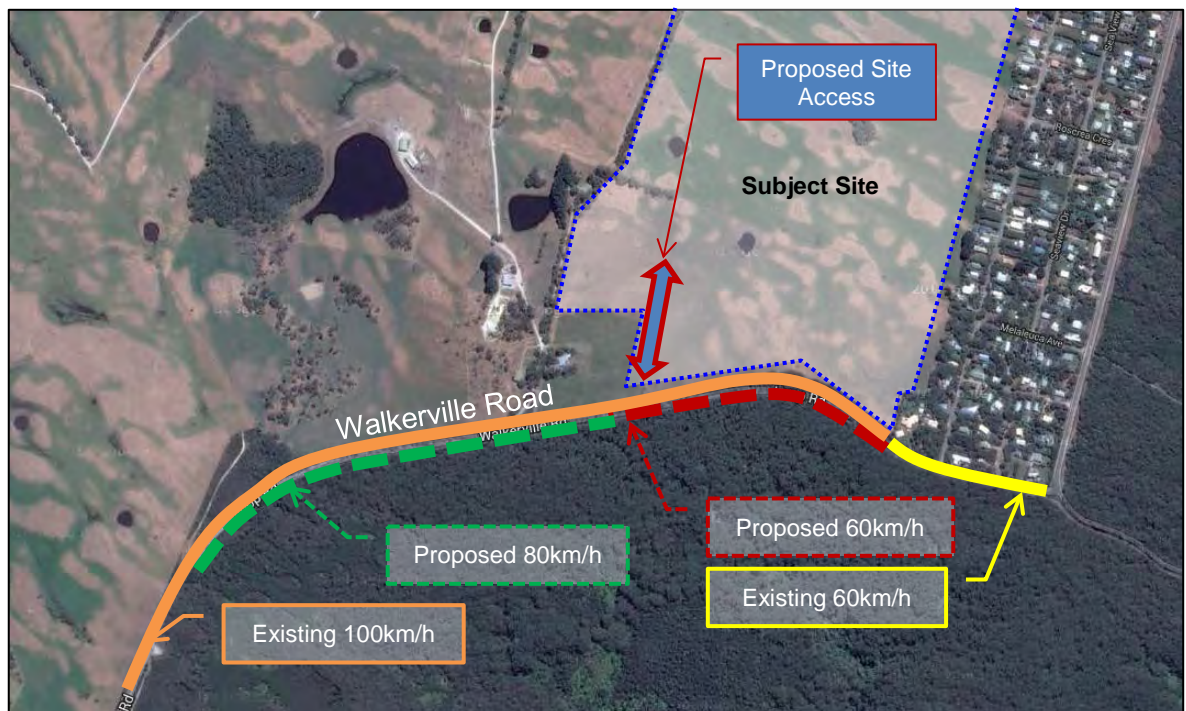


Figure 7: Walkerville Road Speed Limits

6.2 Site Access Location

A single site access is proposed to Walkerville Road at the south-western corner of the site, immediately east of the existing vineyards. Based on observations and as demonstrated within Figure 8, a review of sight distances for the proposed access location indicates that:

- A sight distance of approximately 220 metres is provided for vehicles approaching from the east due to the horizontal bend in the road; and
- A sight distance of approximately 550 metres is provided for vehicles approaching from the west due to a vertical crest in the road.

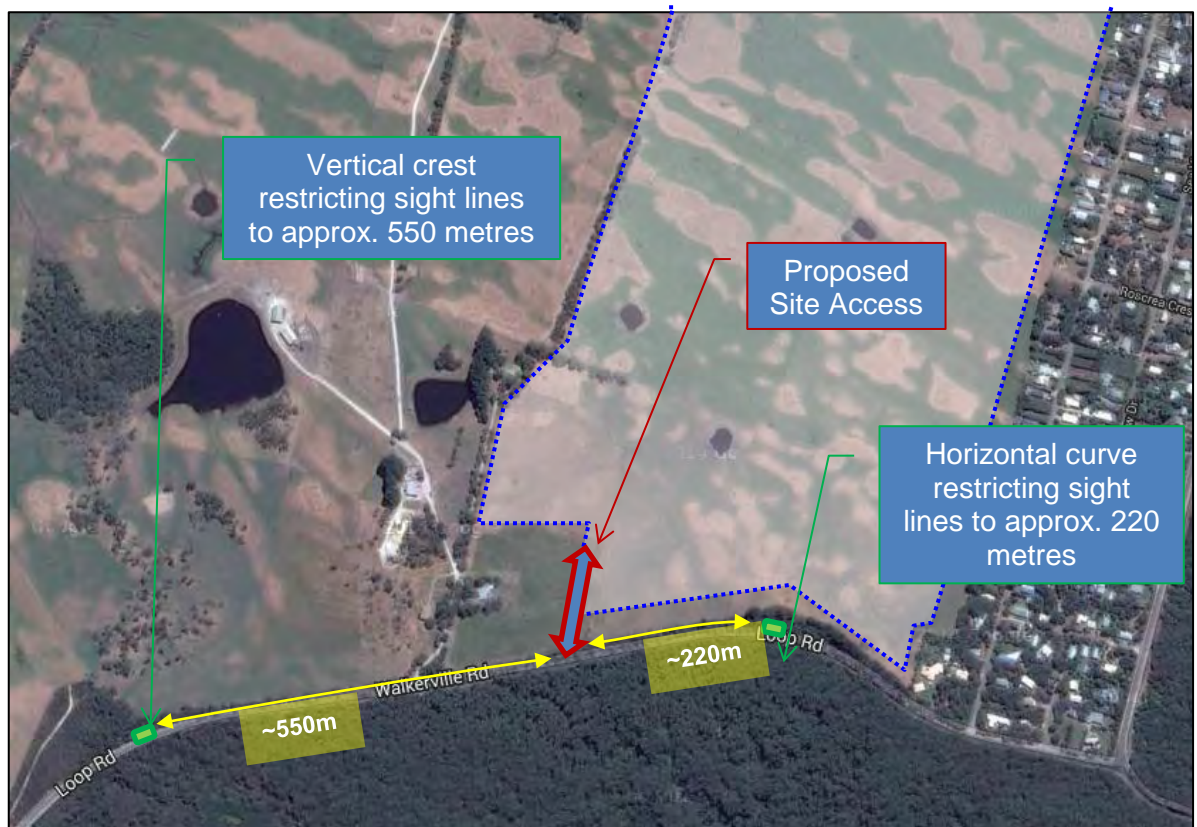


Figure 8: Site Access Available Sight Lines

These sight distance provisions meet the minimum Safe Intersection Sight Distance (SSID) requirements of Austroads for design speeds of 70km/h (to the east) and 90 km/h (to the west). The design speeds are 10 km/h above the proposed posted speed limits.

6.3 Site Access Design

The projected traffic volumes at the proposed site access could be appropriately managed through a sign controlled intersection.

It is noted that the intersection of Grevillia Road with Walkerville Road operates as a simple T-intersection with no localised widening.

In consideration of the relatively low traffic volumes on Walkerville Road, we are of the view that the proposed site access could operate appropriately without the provision of localised widening.

Notwithstanding our view, we have referred to the Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, which provides guidance with regard to appropriate turn treatments at intersections for rural and urban roads.

Particular reference is made to Figure 4.9: "Warrants for turn treatments on the major road at unsignalised intersections" which identifies which types of turn treatments are appropriate for the proposed site access.

Based on the projected post development traffic volumes, illustrated in Figure 6, Figure 4.9 indicates that a Basic Left (BAL) and a Basic Right Turn (BAR) treatment are applicable to the site.

A plan illustrating these works is annexed as Appendix A.

It is evident that the works associated with the Austroads treatment would require the removal of existing roadside vegetation.

As noted above, we are of the view that no works are necessary particularly considering the extent of roadside vegetation that would need to be removed.

6.4 Internal Road Design

South Gippsland Shire Council has adopted the design guidelines within the Infrastructure Design Manual (IDM).

Whilst the internal roads will be retained as private roads, it is the intention that the road cross-sections will be designed and constructed generally in accordance with these guidelines to ensure accessibility for both public and private vehicles.

The indicative plan for the site currently identifies a main loop road with a road reserve of 20 metres is to service the majority of the site. Additional secondary loop roads will service lots in the north-western portion of the site with a nominated road reserve width of 15 metres.

Three short culs-de-sac are provided to facilitate access to individual lots, in addition to two roads which link with Emergency Fire Roads to the east and west of the site.

The main loop road, with a road reserve of 20 metres, is proposed with a centrally located carriageway of 7.5 metres suitable to cater for two-way traffic movements and roadside parallel parking.

Roads will be constructed with grass verges typical of rural roads, rather than kerb and channel. A gravel rail-trail style footpath will be provided on one side of the road.

These provisions generally align with the carriageway width requirements of the IDM Access Street and the South Gippsland specific Low Density Residential Collector Road, both of which require a minimum road reserve width of 16.0 metres as shown in Figure 9.



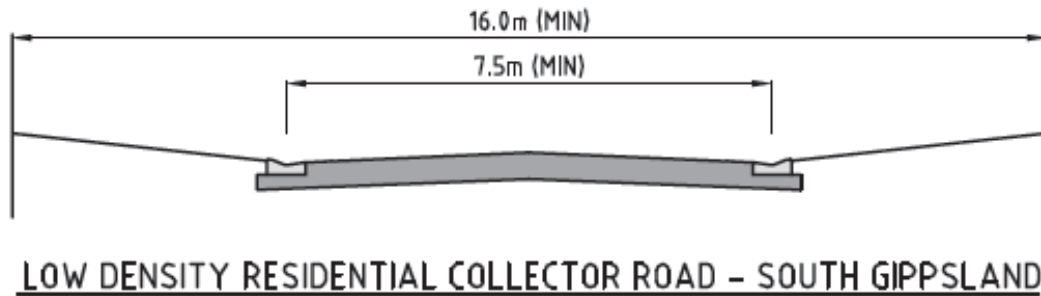


Figure 9: Sample Road Cross-Sections

The secondary access roads, with a road reserve width of 15.0 metres, are also expected to be provided with a carriageway width of 7.5 metres for two-way traffic and roadside parking. These dimensions are in excess of the minimum verge and carriageway dimensions of an IDM Access Place, which requires a road reserve width of 14.0 metres as shown in Figure 10.

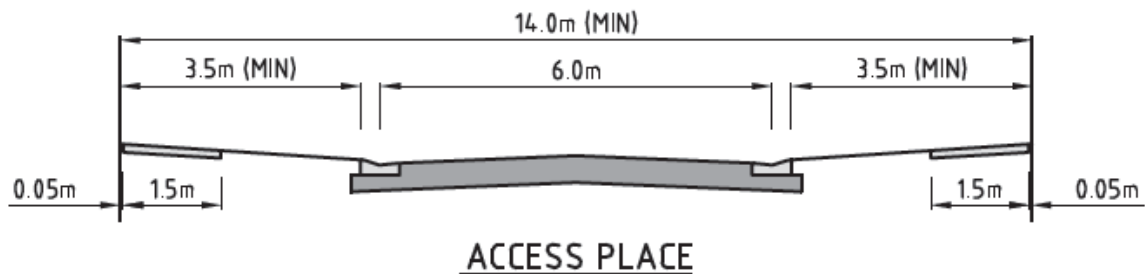


Figure 10: Minor Access Places Minimum Cross-Sections

The IDM guidelines require that the proposed cul-de-sac be designed as Residential Court Bowls with a minimum radius of 10 metres to facilitate turning around. It is noted that T and Y head treatments are not permitted.

The updated site plan illustrates a widening of the 15 metre reservation to provide for the bowl at the end of the courts. The proposed widening is suitable to accommodate a minimum 10 metre radius within the court bowl.

The emergency vehicle access to Panorama Drive is expected to be restricted for Emergency Vehicle access by way of a gate or fence. Accordingly, a court bowl treatment has also been provided at its end of the access to allow vehicles to be able to turn around.

Figure 11 has been prepared to illustrate the road hierarchy for development of the site.

6.5 Internal Intersection Design

Intersections, where possible, should be designed at 90 degrees and the updated site plan illustrates that intersections have been appropriately arranged.

6.6 Pedestrian Accessibility

It is intended that the eco village will be constructed with a rail trail type path on one side of internal streets, consistent with a rural setting. The paths will be designed to allow and encourage walking within the estate and connect to the existing residential area to the east (through existing dead-end street network) and to existing walking tracks on the south side of Walkerville Road.

Additionally, the applicant will agree to a contribution to support / improve existing paths / tracks proximate to the site.



Figure 11: Internal Road Network Hierarchy

7 OTHER MATTERS

We are instructed that through the community consultation process the Foreshore Committee has highlighted existing traffic and parking concerns along the foreshore, and the potential for the rezoning to exacerbate these concerns.

In discussions with Council officers, they advised that they were not aware of existing traffic or parking issues at the foreshore, and it is our view that whilst the proposed rezoning and development of the land may lead to some marginal increase of use, it is not a sufficient nexus to require the proponent to address existing issues of broader public facilities.

Notwithstanding our view, the proponent is willing to work with the Foreshore Committee in identifying potential improvements to the highlighted concerns.

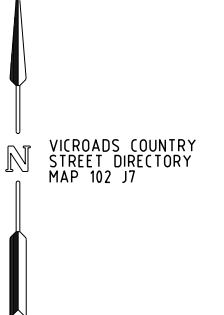
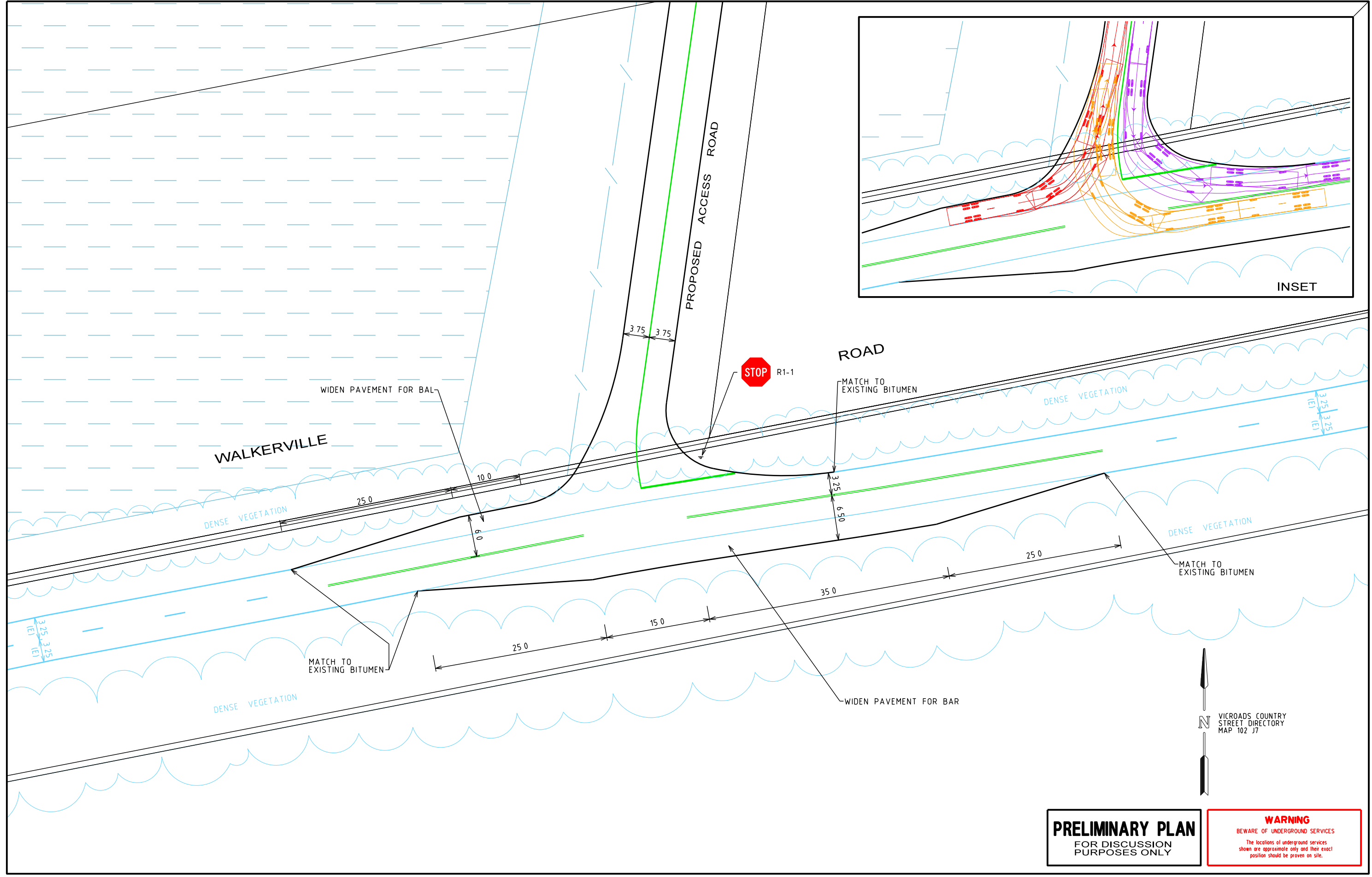
8 CONCLUSIONS

Having visited the site, perused relevant documents and plans and undertaken an assessment of the traffic impacts of the proposed rezoning, we conclude: -

- a) Parking for individual development applications will be assessed as part of the permit applications.
- b) Traffic generated by the development of the site will be noticeable but will be able to be accommodated by the existing road infrastructure of Walkerville Road.
- c) Development of the site will effectively extend the town boundary to the western boundary, and accordingly the speed limit along the frontage should be reduced to 60km/h.
- d) The site access has been appropriately sited to provide for reasonable sight distance and allow development of a safe access.
- e) The level of development traffic can be accommodated at the proposed site access without localised widening. However, if Council deemed a BAL and BAR treatment necessary, the works could be accommodated, subject to the removal of roadside vegetation.
- f) The internal road reservations and road widths are appropriate for the projected traffic volumes and are consistent with the requirements of the Intersection Design Manual (IDM).
- g) The provision of a 'rail-trail' type path on one side of internal streets and connections to existing paths / tracks is suitable for the proposed development and surrounding conditions.
- h) There are no traffic grounds that should prohibit the proposed rezoning.

Access Plan (BAL / BAR Treatments)

APPENDIX A



PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services shown are approximate only and their exact position should be proven on site.

REVISION	REVISION NOTES	REVISION DATE
B	PROPOSED ACCESS ROAD WIDENED	08 APR 2015
A	INITIAL ISSUE	11 MAR 2015

GENERAL NOTES

1. BASE INFORMATION FROM ARCHITECTS DRAWINGS AND AERIAL PHOTOGRAPHY
2. ALL DIMENSIONS ARE TO CENTRE OF LINEMARKING/EDGE OF BITUMEN
3. MAIN ROAD - WALKERVILLE ROAD (SPEED ZONE 60km/h)
4. VEGETATION SHOWN AS INDICATIVE ONLY

DESIGNED
G RAKITA 11 MARCH 2015

CHECKED/APPROVED
C MORELLO 11 MARCH 2015

FILE NAME
G18275-01-A.dgn

ISSUE
B



2075 WALKERVILLE ROAD
WALKERVILLE
SOUTH GIPPSLAND SHIRE
FUNCTIONAL LAYOUT PLAN

SCALE 0 2.5 5 7.5 10

SHEET No. _____ DWG No. G18275-01-A



AGENDA APPENDIX
Council Meeting
Wednesday 28 October 2015

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND
EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY
CONTACTING COUNCIL ON 03 5662 9200.

E.4 PLANNING SCHEME AMENDMENT C89 - WALKERVILLE VILLAGE

Appendix 9 – Walkerville Village Drainage Management Plan March 2015

Note: Technical Appendices 5,6 and 7 have been removed for ease of
comprehension.



2075 Walkerville Road, Walkerville

Drainage Management Plan

**Version A
March 2015**

DRAFT

Prepared by: Alex Reid

Tomkinson Group Ref: 1072001

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Document History and Status

Rev.	Status	Date	Engineer	Project Reviewer
A	Draft	31 st March 2015	Alex Reid	Matthew Elliot

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INTRODUCTION

Tomkinson Group has been engaged by Ansevata Pty Ltd (sponsor) to provide a Drainage Management Plan in view of a proposal to rezone the land found at 2075 Walkerville Rd, Walkerville. Tomkinson Group understands that the sponsor wishes to develop the subject land for low density residential use and some low density commercial use (SUZ). This report addresses the stormwater management as it relates to the subject land.

Tomkinson Group has undertaken a documentation review of the site, existing survey and councils existing infrastructure to form the basis of this report to respond to council's request.

Tomkinson Group has considered the following key elements:

- The condition and prior land use of the site.
- The site context i.e. the surrounding areas.
- Infrastructure, including:
 - Roads
 - Stormwater Drainage
 - Water Supply
 - Sewerage

This report outlines the stormwater management objectives and proposals that are to be achieved as part of the development with consideration of the site constraints. All concepts and proposal in the report are subject to detailed survey, design and authority referral process.

The report is based on the compilation of a number of sources including:

- Discussions with Council & Authorities
- Authority / Council infrastructure plans
- Tomkinson Group's land development experience & technical knowledge.

1 SITE & SURROUNDS

The subject site is located at 2075 Walkerville Road, Walkerville. The subject site contains two (2) parcels of land, comprising lots 4-5 PS404152, with an area of 93.24 hectares. It is intended to subdivide the land with lots having a minimum area of 8,000m² (2 acres).

The subject site generally falls to the North with the site consisting of opened grassed areas with natural depressions conveying flows. The site has been cleared of most native vegetation; some scattered patches of trees remain on the site. The soil profile primarily consists of sand, then clay and finally coffee rock. The hydraulic conductivity (permeability) of the sand layer was determined to be 1.56m/day and the rock was 0.29m/day (Data obtained from Prom Views Estate Township Land Capability Assessment dated 27th September 2011).

The West and North site boundaries abuts land zoned farm zone with the East boundary abutting land zoned township zone. Access to the site is gained by Walkerville Road which bounds the property to the South. Access can also be gained from Maleleuca Avenue, Rosecrea Crescent, Panoramic Drive, Sandy Point Road and Nautilus Street.



Figure 1 – Aerial Locality Plan

2 EXISTING CONDITIONS

2.1 Walkerville Township

The current infrastructure in the existing Walkerville Township is limited to minor underground drainage and table drains. The road infrastructure is of a rural sealed & unsealed profile's with stormwater primarily conveyed overland via table drains. Some streets have pits & underground pipes.

A good portion of the township's catchment's stormwater is directed towards existing basin North of Panoramic Drive, see figure 2. This dam provides permanent storage and some extended detention during storm events through the use of an overflow structure. It is apparent onsite that the natural vegetation within the basin provides some natural water quality treatment to the townships runoff. The dam's water supply is drawn upon for farm irrigation purposes, but managed as to not reduce storage below 50% to maintain the quality of aquatic life.



Figure 2 – Existing Walkerville Township Dam

The sub surface soil profile enables runoff to infiltrate and convey along the natural depressions. The infiltrated water will be absorbed into the rock layer with the remaining water conveyed through the sand layer. The existing township dwellings currently have onsite effluent treatment generally in the form of a septic tank and irrigation lines. This relies on irrigation system dissipating the treated effluent through infiltration. Based on the geography & drainage system it could be possible for the treated effluent to convey towards the existing storage dam.

This would most likely occur when the soil is saturated minimising the rate of infiltration. The basin would subsequently contain the treated effluent further treating it. On inspection in February 2015, the dam appears healthy with a significant amount a flora present in and around the basin and no significant evidence of waste discharge/storage.

2.2 Subject Site

Currently the majority of the site's stormwater conveys overland across the site through several depressions to the North of the site. The flows exit the site continuing Northerly overland in the natural drainage depressions, through farmland, eventually entering Bald Hill Creek. The drainage depressions and other low lying areas are rain dependent, remaining dry during low rainfall periods. The sandy upper soil profile also results in large amounts of stormwater infiltrating the water table.

The subject site is mostly cleared of native vegetation consisting of opened grassed areas. Throughout the site dams are present along the natural depressions. These currently provide onsite reuse for irrigation and livestock. No drainage infrastructure is currently present on the subject site other than the natural gullies/drainage lines. A small part of the site drains towards the coast and township of Walkerville.

3 PROPOSED DEVELOPMENT DRAINAGE

3.1 Determining Coefficient of Runoff

The existing site has been assigned a coefficient of runoff of 0.30. This provides an average coefficient given the IDM specifies 0.25 for landscape areas and 0.35 for public open space. It is anticipated each lot will have a roof area of 150m² with an associated coefficient of runoff 0.90. The roof area of each lot is considered the only developed area with the remainder of the lot remaining mostly undeveloped. It is assumed the driveway to the dwelling could be partly impervious, however any increase in runoff is considered negligible, due to the driveway draining to sandy table drains.

The IDM advises the coefficient of runoff for road reserves is 0.75. Given this development incorporates rural style roads with table drains the 0.75 coefficient is considered unsuitable. Given the pavement area will have a coefficient of 0.90 and the unpaved area will have a 0.30 coefficient the overall coefficient for the road reserve has been calculate as 0.55.

For the commercial precinct the impervious area has been identified as 3,000m² for the community centre and parking. Given the lot the centre is located on is approximately 8,305m², with the undeveloped area having a coefficient of 0.30, the overall coefficient of runoff for the commercial area is rounded to 0.55.

In conjunction with the development the existing vineyard is intended to be expanded. It is anticipated this expansion will result in a decreased coefficient of runoff from the existing coefficient of 0.30. Therefore no detention is proposed for the vineyard expansion, however onsite storage could be provided for reuse and assist with retardation.

3.2 Conveying Stormwater Runoff

It is intended for the development to keep the rural nature of the drainage systems. It is envisaged the developed site will continue to convey stormwater runoff overland via the natural drainage depressions/gullies. Subject to the detailed engineering design of the development, the existing drainage lines could be greater defined if required through the construction of dedicated table drain along the depressions. The detailed design would need to minimise and manage potential erosion caused by concentrating flows (eg. With vegetation or rock beaching).

The drainage depression will be the primary conveyor for stormwater runoff. These can be protected by an easement (or body corporate equivalent) as they pass through the lots. It is anticipated that the existing onsite dams will remain with the drainage depressions continuing to be directed towards them. All proposed dwelling sites have been located outside of the existing and proposed drainage lines.

Roads are proposed to be constructed with table drains. The roadside drains will direct flows to the drainage depressions where flows will be directed naturally towards the North inevitably leaving the site. No major underground drainage infrastructure is proposed. Minor culvert crossings for lot driveway crossovers and under proposed roads will be required to convey flows to the main drainage lines.

It is anticipated that overland table drains and swales will suffice for the drainage infrastructure to the community centre and general store. Culvert crossings under the proposed roads and driveways will be installed as required to continue the overland flow towards the drainage depressions. Subject to the detailed design no significant underground drainage is proposed.

3.3 Drainage Detention

3.3.1 Residential

Stormwater detention is required to ensure the runoff from the subject site does not increase as a result of the development. Detention can be provided either utilising onsite storage within each lot or by the construction of a larger detention system catering for multiple lots.

It is anticipated detention for the 5yr and 100yr storm event can be provided through onsite storage for each lot. Detention will be incorporated utilising dedicated rainwater tanks or dams providing the required controlled discharge and storage. Each lot will be required to source an onsite water supply, via rainwater tanks. Part of these tanks can be utilised as dedicated on-site retarding storage.

The required concept design storage requirements have been calculated utilising OSD4W for the 5yr and 100yr event. Refer Appendix B for outputs. For the residential lots the storage requirement for a 5yr event is 1.6m³ and 2.5m³ for the 100yr event per developed lot. Should the dwelling or development impervious area increase then the required detention shall be altered accordingly.

The proposed development can suitably satisfy retardation requirements.

3.3.2 Road Reserve & Commercial Precinct

The system utilised to detain the developed flows from the road reserve and commercial precinct will be finalised during the detailed design phase. Several options are available which include onsite detention (commercial), restrict additional flows at the ornamental lake or impose additional detention within each lot to cater for the additional developed land. The preliminary detention calculations for the commercial precinct and road reserve are included in Appendix B.

The detention calculations identify the total storage for the road is 228m³ for the 5yr event and 353m³ for the 100yr event. Based on this volume it is anticipated that this detention requirement could be included above the ornamental lake. If the full detention amount cannot be achieved then the remaining amount could be included as an addition to the onsite storage requirement for each lot.

The commercial area (community centre) calculations identify 22m³ and 34m³ of storage is required for the 5yr and 100yr event respectively. It is anticipated that this storage volume will be included as above ground storage in the commercial area. A similar storage volume would be required for the second commercial lot.

In addition to the onsite storage it is anticipated further storage during storm events will be naturally gained through additional onsite storage within the lots (for reuse) and within the ornamental lake and existing dams. This natural additional storage has not been included in the above calculations.

The implementation of the stormwater detention is subject to the detail engineering design and drainage calculations. The proposed development can suitably satisfy retardation requirements.

3.4 Water Sensitive Urban Design (WSUD)

The quality of the stormwater leaving subdivisions is a concern for the catchment management authority, council and developers. Residential developments are typically subject to standard WSUD requirements. Melbourne Waters Stormwater Quality Objectives require treatment levels of:

Suspended Solids (SS)	80% reduction of typical urban annual load
Total Phosphorous (TP)	45% reduction of typical urban annual load
Total Nitrogen (TN)	45% reduction of typical urban annual load
Gross Pollutants	70% reduction of typical urban annual load

These outcomes are proposed to be achieved through the use of existing drainage depressions which act as grassed swales. This treats and removes the pollutants in the runoff as it traverses the site. A concept MUSIC model has been undertaken for the development to ensure the WSUD requirements are met. The model Layout is shown in Appendix C of this report.

This model assumes the dwelling on each lot discharges to a reuse storage device such as a tank or dam. It also assumes that only grassed swales in roads and depressions/gullies provide treatment.

The existing onsite dams and proposed ornamental lake will provide water quality treatment to the runoff. These additional treatment mechanisms have not been included in the Music model.

	Sources	Residual Load	% Reduction
Flow (ML/yr)	149	90.8	39
Total Suspended Solids (kg/yr)	28500	2040	92.8
Total Phosphorus (kg/yr)	60.8	13.3	78.2
Total Nitrogen (kg/yr)	441	201	54.5
Gross Pollutants (kg/yr)	6860	0	100

Figure 3 – Proposed Development MUSIC Water Quality Results

Figure 3 above shows the treatment achieved for the proposed development via the MUSIC model. The treatment achieved exceeds the WSUD requirements. It is important to note that additional treatment will be experienced as a result of the additional treatment from dams, ornamental lake and wetlands.

The proposed development can meet the required WSUD guidelines.

3.5 Interface to Existing Township

Along the eastern property boundary of the subject site there are several low points where runoff currently drains towards the township. The soil profile results in some runoff dissipating through infiltration. Once the soil becomes saturated pooling will occur as the infiltration rate is reduced. It is anticipated that shaping of low points towards the drainage depressions which will minimise the stagnant surface water.

A swale drain along the walking track and fire access will enable the runoff to be directed towards the main drainage depressions. This will result in a concentrated flow which can be managed and conveyed through the development as required to direct it into the main depressions.

3.6 Integration of Existing Basin

The existing dam for the Prom Views could be incorporated into the proposed development. The dam currently provides storage for the runoff from the existing township. As discussed in the existing conditions the stored water in the dam does not appear to have any quality issues and it appears the dam provides some water quality treatment for the runoff and an opportunity for emergency containment for existing township waste spills.

It is proposed to maintain the dam as storage however, transfer excess storage to the Waste Water Treatment lagoons for additional irrigation. This will maintain the status quo of the dam.

4 CONCLUSION

The following conclusions address the key points to achieve appropriate drainage management for the proposed development:

- Table drains will be the primary infrastructure conveying flows through the development. Roadside table drains will discharge into key existing drainage lines which will follow the natural slope of the land and discharge to the North as per the natural drainage.
- Existing drainage may require better definition to convey flows. Easements or equivalent could be incorporated to protect the drainage lines within lots. Dwellings to be located out of drainage lines to avoid obstruction of flow paths.
- Minimal underground drainage infrastructure will be provided. The extent of this would be limited to road and driveway crossings as required.
- Existing low points which result in pooling along the boundary of the shared boundary will be drained via table drains within the natural depressions. This may result in regrading of drainage lines to convey the runoff.
- The existing dam will continue to be used for irrigation purposes. Stored water will be transferred to the waste water treatment lagoons for irrigation.
- Drainage detention will be provided, through onsite storage, to ensure the runoff does not increase from pre-developed levels. Detention calculations are provided in Appendix B.
- The ornamental lake can be incorporated to provide detention for the road reserve. Subject to the detailed design the ornamental lake could provide full or partial detention to prevent increased flows from the site.
- Property owners will be required to source their own water supply. This will result in onsite stormwater storage provided for reuse. It is anticipated this will result in additional detention being provided across the development reducing the runoff volume.
- The detention volumes for the residential lots, road reserve and commercial precinct are manageable volumes and will not significantly impede on lots.
- WSUD treatment requirements are achieved through the natural grassed table drains onsite. The MUSIC model results show the use of grassed table drains and onsite stormwater storage effectively treat the runoff. Additional treatment will be observed through the existing dams and proposed ornamental lakes. These have not been included in the model and will only increase treatment.



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Council Meeting
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E.4 PLANNING SCHEME AMENDMENT C89 - WALKERVILLE VILLAGE

Appendix 10 – Walkerville Village - Concept Drainage Report Wastewater Services
January 2015

EPS CONSULTANTS

STRATEGY AND RISK ADVISORS
MAJOR PROJECTS AND INFRASTRUCTURE MANAGEMENT

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**Walkerville
Eco Village Development**

Concept Design Report

Wastewater Services

January 2015

EPS CONSULTANTS

STRATEGY AND RISK ADVISORS
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Appendix A: Conceptual Wastewater Quantity and Storage Calculations.

Appendix B: Conceptual Capital Cost Estimates for Transfer, Treatment and Irrigation (SGWC avoided costs for servicing Promontory Views community).

Appendix C: Sewer Servicing Concept Plan

1 Executive Summary

The concept design details proposed in this paper for the provision of wastewater infrastructure to the proposed Walkerville Eco Village development provide an achievable and practical outcome to suit the respective requirements of South Gippsland Shire Council (“SGSC”), and South Gippsland Water Corporation (“SGWC”). The overall intent of the paper is to provide a sound basis for completion of the rezoning process and to obtain the agreement of both major stakeholders to the wastewater concepts. The paper summarises relevant details from a number of preliminary studies undertaken by the developer, and SGSC, and provides a commercial solution for consideration by SGWC for them to provide their support. At this early stage, it is not considered appropriate to undertake a functional or detailed design, however, the proposed design concepts and commercial arrangements provide a detailed overview to allow discussions with stakeholders to proceed.

The project is located outside the present SGWC gazetted sewerage service area which SGWC have advised they have no present plans to establish as it is not a high priority area. There is no provision for any expenditure on sewerage servicing of the Walkerville Promontory Views community in the SGWC “Water Plan 111 – 2013/14 - 2017/18” (“WP”). However, SGSC policies in relation to the effectiveness of septic tanks and other on site systems in the Promontory Views community area, are detailed in SGSC draft “Municipal Domestic Wastewater Plan 2012-2022” (“MDWP”). In terms of SGSC assessed priorities in the MDWP, Walkerville has a high priority at number 4. This MDWP includes the following key outcomes:

- *Discouraging urban growth in areas that are not provided with sewer;*
- *Lobby for an improved legislative framework to effectively support the installation/use approval and compliance of wastewater management systems to minimise risks;*
- *Service delivery priorities and policies that are sufficient to meet customer and stakeholder needs;*
- *Equitable funding options for wastewater management programs within the municipality;*
- *Adequate consultation/involvement with the community in relation to wastewater management to encourage a high level of community ownership; and,*

- *Proactive wastewater management liaison and cooperation between the Councils, the community, regional water authorities, and EPA Victoria.*

It is understood that, in relation to wastewater, the main requirements of SGSC and SGWC to facilitate rezoning and the completion of the development are:

- SGSC require a wastewater system to be included as part of the Eco Village development, and have a preference for the present potential environmental issues associated with the existing septic tanks within the adjacent Promontory View estate to be rectified by the implementation of a wastewater system. The MDWMP policy document outlines the residential density and on-site treatment issues that have driven SGSC concerns, and,
- SGWC require the Eco Village Development to include wastewater services for the development, and also facilitate the provision of wastewater services to the adjacent Promontory View estate in a way which does not incur costs in excess of revenues to SGWC (and therefore does not require amendments to the Present SGWC WP).

The concepts proposed provide a solution to both requirements.

In addition we note that, SGWC reviewed initial work undertaken by IOTA for the developer in relation to a conceptual Whole of Water Cycle Framework and indicated general support for this in their letter of 12 March 2014. These concepts included:

- Using rainwater harvested from roof tops for the supply of “fit for purpose water”;
- Improving stormwater management through elimination of the sullage contaminated stormwater pond at the Promontory Views community;
- Protecting the catchment and waterways using a low pressure sewer;
- Provision of a sewage treatment facility for the Eco Village development that could potentially benefit the neighbouring Promontory Views community; and,
- Using sewage treatment technology to enable re-use of effluent for pasture irrigation in accordance with EPA guidelines.

The proposed wastewater treatment concepts, location, buffer distances and reuse are in accordance with EPA requirements and preferences. A formal Works Approval application

for the wastewater treatment plant will be prepared and lodged once rezoning has been approved and detailed design commenced.

The wastewater concepts proposed for this development are:

- A Low Pressure (LP) system for the collection and transfer of wastewater in the development, to a locally based Class C lagoon system wastewater treatment plant (WWTP). The WWTP is proposed to be built in several stages and located on the developers farm remote from residential areas ; and,
- A winter storage and reuse system located on the developer's farm.

Details of financial arrangements, risk management, staging proposals, operating and maintenance responsibilities and other details are covered in the body of the paper.

In summary, the developer of the Walkerville Eco Village is offering to provide a solution to the present wastewater concerns at the Promontory Views community, by the construction of an initial facultative lagoon treatment plant and initial wet weather storage/irrigation system on his existing farm, at no net cost to SGWC or the Promontory Views community. A low pressure reticulation point to allow delivery of wastewater from Promontory Views to the treatment plant will be constructed concurrently with Stage 1 of the Walkerville Eco Village and the treatment plant. The section of reticulation would be sized to suit the capacity requirements of Promontory Views. The Promontory Views community, SGWC, and SGSC, can therefore make a decision at any time to proceed with servicing of Promontory Views community, or elect not to if they so wish. If the servicing does proceed, the developer is further offering to provide sufficient land for SGWC to construct additional lagoon capacity and wet weather storage when it is required.

Effectively, the developer is offering to provide land and facilities which will provide an "avoided cost" saving to SGWC and the Walkerville Promontory Views community of approximately \$1M for the provision of a wastewater system. (Refer estimated costs in Appendix B). The major cost and risk issue in establishing a wastewater scheme is in obtaining an appropriate location for treatment and discharge, and constructing those assets. The proposed solution offered by the developer of the Walkerville Eco Village provides surety for the adjacent Promontory Views community in this regard.

2 Introduction

This report has been prepared by EPS Consultants for discussion purposes with major stakeholders. Specialist wastewater process engineers and contractors, Laurie Curran Water Pty Ltd, have provided design advice and costings in relation to costs for the lagoon based treatment system. Preliminary discussions have also been held with Beca Pty Ltd Technical Director, Wastewater, Allan Campbell in relation to the concepts. Allan will be involved in a peer review of the design process should the overall concepts be agreed.

The proposed wastewater system involves the use of a low pressure system for the collection and transfer of wastewater in the development, to a locally based Class C wastewater treatment plant (“WWTP”). The reticulation system will not contain manholes or other structures which are susceptible to spills, and will have individual grinder pumps pumping into a combined system directly to the treatment plant (no major pump stations). The system has inbuilt emergency storage provision at each grinder pump (every property) and will have pressure switch controls to immediately isolate the system should a reticulation failure occur. The WWTP will be located above flood levels and will be designed to allow gravity flow to a winter storage dam. The WWTP will be built in several stages. All Class C water produced by the WWTP will be used for beneficial reuse on agricultural land owned by the developer. The winter storage dam will be sized to allow storage during the non-irrigation periods (nominally April – September). The developer has a substantial farm area available which is well in excess of the required minimum irrigation area.

This paper proposes incorporating “Integrated Water Management” (“IWM”) concepts with regard to the provision of potable water and wastewater services to the proposed Eco Village development. The concepts are in line with all policies and actions identified in the Victorian Governments “*Gippsland region Sustainable Water Strategy*” released in draft form in August 2010, and the broader focus on water management and sustainable practices included within Government policies and documents (eg: “*Our Water Our Future*”) and the recent objectives of the Office of Living Victoria (OLV). The OLV objectives for IWM are:

“Integrated water cycle management (IWCM) is a multi-disciplinary and multi-objective approach, used to promote the sustainable use of all available water resources in ways that best deliver multiple community objectives.

- *It means evaluating all aspects of the water cycle and approaches to water supply and demand management, stormwater management and wastewater treatment against multiple*

criteria, including environmental, social, technical and economic factors as well as those concerning biodiversity and public health.

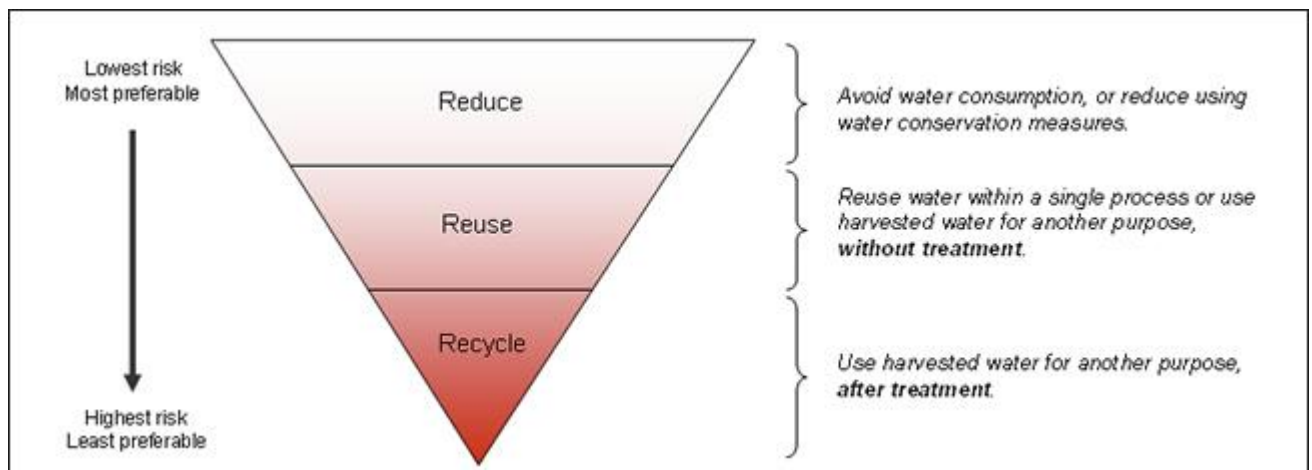
- IWCM strategies consider these elements across the entire water life cycle.*
- IWCM can be applied across different geographical scales, jurisdictions and levels of Government, from policy, to the development or redesign of a single dwelling.”*

The concepts for servicing of the development are further supported by the EPA approach to reusing and recycling water (refer www.epa.vic.gov.au/water/reuse) noted below.

“Reusing and recycling water and other alternative water supplies is a key part of reducing the pressure on our water resources and adapting to climate change and population growth. When considering alternative water supplies, it is important to choose the most appropriate water source taking into account the risk, resource and energy requirements.

Reducing water use and avoiding generation of wastewater in the first place, is better than needing to identify alternative water supplies and reuse options.

The water conservation hierarchy



Reusing low risk water sources, such as rainwater or stormwater, should be investigated prior to recycling higher risk source water, such as greywater and sewage.

2.1 Staging

It is intended to stage the Eco Village development as follows. Projected timelines are dependent on no significant economic downturns occurring during the construction period.

The build out rate assumes five to ten lots per annum as per the “Essential Economics – Residential Market and Economic Assessment – July 2013”:

- Stage 1: Community Hub and 25 lots. (Year 1- Year 3)
- Stage 2: 30 Lots (Year 4 – Year 6)
- Stage 3: 25 Lots (Year 7 – Year 10)

3 Water and Wastewater Concepts

Permanent water harvesting for each residence within the Eco Village development , as well as the associated commercial operations, will be via rain water tanks (In line with the Victorian Government document “ *Rainwater use in and around the house*” – part of the “*Our Water Our Future*” series). As part of the water saving approach to the project, it is intended to maintain the use of rain water tanks as an integral part of the long term total servicing option in lieu of providing reticulated water. Rainwater tanks are used for potable water in the adjacent Promontory View community. As noted in the Tomkinson Group “*Infrastructure Assessment Report*” – November 2013”, the reliable rainfall patterns in this region means that security of water supply for the development can be easily met. (Mean annual rainfall 1000mm+).

It is intended that the wastewater reticulation and treatment (potentially expanded in future by SGWC) and recycling will be installed and progressively extended as later stages are constructed within the Eco Village area. The developer also proposes to install wastewater reticulation to a point within the existing Promontory View area to allow SGWC to complete the sewerage of the Promontory View community on a “no net cost” basis to SGWC. The details of the proposed servicing and commercial arrangements are further explained in Section 4 below.

Total wastewater quantities are estimated at 8 ML per year for the Eco Village 80 lot development, and 34 ML per year if the Promontory View estate is serviced and included (300 lots). Appendix A details the calculations of estimated quantities, and potential facultative lagoon sizes and winter storage requirements for both 80 and 380 lot servicing. The estimates of wastewater quantities are low in comparison to figures used in major towns and cities, however they have been based on experience in other locations, particularly in New Zealand where small seaside towns with water supply from rainwater tanks, and where populations vary substantially from off season to peak holiday seasons, are relatively

common. This issue also impacts on the effectiveness of septic tanks and other on-site systems as noted in the MDWMP. As noted elsewhere in the report, the complete use of a low pressure reticulation system also has minimal potential for stormwater infiltration (any infiltration would be solely from illegal plumbing at a residence) and the use of water tanks ensures that water usage is minimised by residents. Sizing of the facultative lagoons and winter storage systems have been based on what is required to cover peak holiday periods. The higher summer (particularly Christmas period) population is the critical design factor. Importantly, the use of a lagoon based treatment system permits capacity requirements to be finalised at the detailed design stage and increases in design capacity involve marginal cost increases. Future expansion via additional lagoon(s) is also easily achieved as long as appropriate land is available.

As far as energy efficiency is concerned, previous studies we have undertaken indicate that, in most cases, the use of a low pressure system will require less energy than that required for a traditional gravity system. This analysis is based on the following assumptions:

- 20% allowance for stormwater infiltration for a gravity system ; and
- 5% allowance for stormwater infiltration for a LPS.

Traditional gravity systems have inherent problems with infiltration of stormwater. Normal design parameters for gravity systems involve a factor of 6 times Average Dry Weather Flow as an estimate of Peak Wet Weather Flow.

The difference in energy usage is generally marginal but it is an important consideration in regard to GHG emission assessments. In this particular situation, the low pressure system can pump directly to the WWTP without the need for any additional system pump stations and energy usage will be significantly less.

Infiltration into a gravity system can occur via many entry points including:

- structures such as manholes, manhole covers, pump stations, etc;
- broken or damaged pipes in the public sewers (including root intrusion);
- damaged connections at housedrain connection points;
- damaged gravity housedrains (including root intrusion); and
- illegal plumbing such as connection of stormwater downpipes etc.

The majority of these issues do not occur with a low pressure system. Any damage to pressure lines involves loss of wastewater under pressure and no infiltration can occur. Generally the sections of gravity housedrains which are still required immediately upstream of each grinder pump are minor lengths and close to the house so not susceptible to damage from root intrusion or other damage. In addition, as the owner pays for the power costs associated with the operation of the grinder pump, illegal connections will be discouraged.

Design of low pressure systems involves a small (5%) allowance for infiltration, although with each individual unit having between 300 – 600 litres of capacity, there is an in built emergency storage capacity. Of greater importance is the greatly reduced volume of waste delivered downstream during rain periods which provides savings in downstream power costs and other capital cost requirements. In this development where tertiary treatment to Class C standard and an on farm reuse system is proposed, wet weather storage is required and the sizing and overflow risks associated with the storage can be minimised by the use of the low pressure system.

This approach greatly reduces the opportunity for spills of untreated effluent to the environment which is an increasing problem with aged gravity systems and large centralised treatment facilities, which require large and lengthy transfer systems. The detailed design of the system will also consider pressure switch isolation activation, odour control (due to long retention times within the low pressure reticulation), and a modern SCADA monitoring and control system to ensure the maximum mitigation of spill risks.

3.1 Treatment and Reuse of Wastewater

EPA have detailed requirements covering the treatment and recycling of treated wastewater. All legislative requirements will be addressed during the detailed design and approvals phase.

The proposed concepts therefore involve:

- Provision of a facultative lagoon Class C wastewater treatment plant. It is also envisaged that the WWTP will be constructed in stages, with the first stage

completed as part of stage 1 of the Eco Village development at the developers expense, with later stage (or stages) undertaken by SGWC in future years;

- The required footprint for initial and future stages of the WWTP would be expected to be approximately 200 metres x 200 metres. Odour will be managed by the incorporation of a significant buffer distance from residential development (well in excess of suggested EPA requirements) due to the ability to position the lagoon(s) well away from residential areas within the developer's 1000 acre property. In addition, aeration via solar powered floating aerators would be considered at detailed design stage.
- The water reuse calculations will involve the undertaking of a full water balance assessment at the detailed design stage and include a detailed assessment of nutrient requirements and ground conditions, evaporation levels, salinity, etc. Initial calculations indicate that a winter storage dam of 2ML will be sufficient to store treated wastewater from the 80 lot Eco Village during the winter low usage period. A storage of 12ML is expected to be required for the combined 380 lots. A number of sites are available for this on the farm.

4 Commercial Issues

We understand that SGWC are not concerned in relation to the detailed engineering aspects at this stage as anything can be engineered to satisfy requirements. The critical issues therefore appear to be:

- The cost of the WWTP and water reuse system and who funds it;
- SGSC desire to overcome the existing septic tank issues with the existing old development area;
- Improving stormwater management in the old development area and removal of contamination (septic effluent and "grey" water)
- Lifecycle costs;
- Rates of sales of the Eco Village development;
- Rates of connection/development of Promontory Views community in relation to sewerage servicing;
- Whether the service fees will fund the cost of maintenance; and,
- Ownership of the assets.

4.1 Capital Costs

Reticulation within Eco Village

For the reticulation within the planned Eco Village (80 lots) the developer will provide all required low pressure reticulation from the property boundary (the boundary kit) to the WWTP. It is intended that owners will supply and install the low pressure pump unit, power connection, and all internal connection within the property to the boundary kit connection point. This will be undertaken in 3 stages as noted in Section 2.1. All equipment and installation will be to SGWC requirements in accordance with standard practice. SGWC would take over ownership and maintenance responsibilities on commissioning and charge wastewater tariffs in accordance with their approved charges. This approach has been used in other locations and is preferred so that owners can incorporate installation into their building planning process at a time to suit themselves. Alternatively, should SGWC prefer to directly control the supply and installation, that option could be undertaken and would involve a capital contribution from each land owner. Normal transfer of ownership of assets to SGWC would occur on successful commissioning.

Reticulation within Promontory Views

It is proposed that the developer will provide a connection point to the system he will install from the Eco Village development to one point at the Promontory View estate (refer plan Appendix C). It is further proposed that the reticulation and low pressure pumps for the Promontory View estate be provided within that area by SGWC under similar arrangements which are being used for the Alberton Sewerage Scheme. The capital cost of the reticulation and low pressure pumps etc. are expected to be covered by the application of a scheme capital contribution similar to that for Alberton. Based on our experience, the capital cost of low pressure reticulation and pumps within the 280 lots at Promontory Views would be \$2.5M - \$3M.

WWTP

The developer proposes to install a facultative lagoon during the construction of Stage 1 of the Eco Village. This will be located well away from residential areas on the developer's adjacent 1000 acre+ property. A further area adjacent to the facultative lagoon will be set aside for a future additional lagoon (or lagoons) which would be constructed by SGWC once demand required. Final sizing of the future

lagoon(s) would be based on actual flow data experienced in the initial operations. The whole site (including the site of the future lagoon) would have security fencing and all weather access. Asset ownership would transfer to SGWC on commissioning and the WWTP area would be leased at a nominal amount to SGWC.



Proposed site for the Facultative lagoon, proposed site for Winter Storage below and to the left.

Winter Storage and Irrigation

The developer proposes to install an initial 2ML winter storage dam on his farm and use all treated wastewater for irrigation. The winter storage would transfer to SGWC ownership on completion with the site leased to SGWC on a nominal cost basis. His property is in excess of 1000 acres and all water will be beneficially reused. The developer and SGWC would enter into a reuse agreement. It is envisaged that SGWC would construct additional winter storage dam(s) as demand increased and the developer will make land available on a nominal lease basis for future requirements.

4.2 Take Up and Guarantees

The developer proposes that the interests of SGWC and the Promontory Views community be protected by the construction of the initial treatment lagoon, initial wet weather storage, low pressure reticulation (between the treatment plant and a connection point within Promontory Views) as part of his Stage 1 development of Eco Village (he has an existing irrigation system on the farm which will be utilised). As with other developments, title

would not be released to the developer for Stage 1 until these assets were completed to the satisfaction of SGWC.

Stage 1 of Eco Village, is planned to comprise of 23 lots, including areas for the community facilities. On completion of Stage 1, SGWC would therefore charge tariffs of $23 \times \$266.40 = \6127.20 per annum for these lots (undeveloped). Since SGWC will have no capital costs at this stage, the system will be brand new, and operating costs of the facultative lagoon will be limited to a short visit at irregular intervals, there will be little or no financial risk to SGWC. Due to the low operating costs and all capital costs not being SGWC responsibility, the sales rates and building rates of Eco Village are of no risk to SGWC.

In relation to Promontory Views, it is proposed that capital costs for reticulation (should servicing proceed) would be fully covered by customer capital contributions. On completion under present tariff arrangements the total tariff from Promontory Views would be approximately \$110,000 per annum. Due to the very low operating costs of the system, this revenue would provide sufficient finance for the required lagoon and wet weather storage expansions.

Therefore there is considered to be minimal/nil financial risk to SGWC.

4.3 Specific Commercial Arrangements

The developer proposes that the site for the wastewater plant be leased to SGWC on a long term nominal lease. Access would be part of the lease agreement utilising existing all weather farm roads and a new extension to the site. A stock fence would be provided around the facility and public access would be excluded as it is on the developer's private land.

In return for the developer providing treatment and disposal facilities totally at his cost (and with additionally capacity over his own requirements), he proposes to be provided with sole rights to the effluent for his irrigation requirements at a nominal charge (ie: no net cost between land lease and reuse costs).

The developer will commit to taking all wastewater into the future (up to a capped amount (to be negotiated)).

In addition, since the developer is providing capital assets at no charge, he requires that developer contributions would not apply in relation to wastewater.

4.4 SGWC Wastewater Tariffs and Responsibilities

Standard tariffs will apply for all Walkerville lots as per SGWC ESC permitted charges.

Capital contribution arrangements for Promontory Views are proposed to be similar to Alberton. (This is not the developer's responsibility but based on our estimates, \$10K per lot would potentially cover all capital costs within Promontory Views, including low pressure pipelines and pumps.)

The approach we are proposing for the Eco Village development is on the basis of each residential owner installing the grinder at the time of building construction. Each owner will be responsible for the capital cost and installation, and ongoing power costs for the pump. Once the installation is complete and operating, SGWC be responsible for system maintenance and any replacements or renewals. Alternatively, the initial installation could be undertaken directly by SGWC as noted in Section 3 above, with a capital contribution or direct cost arrangement.

4.5 Stormwater and Sullage Issues at Promontory Views Community

In order to facilitate the effective start-up of the facultative lagoon, it is planned to fill the lagoon initially with water. The proposal is that water will be pumped from the existing stormwater retention dam at the Promontory Views community which will provide some temporary reduction in sullage issues within the dam.

Should SGWC, SGSC and the Promontory Views community decide to complete the provision of sewerage to the community, then that will remove the issue in the longer term. The developer has an agreement in place with Council in relation to the ongoing use of this water and further transfer of water on completion of the sewerage of the Promontory Views community will be undertaken to ensure the stormwater dam sullage impacts are removed.

4.6 Timing of Promontory Views Community Servicing

The developers proposed approach allows SGWC and SGSC to undertake further community consultation with the Promontory Views community in relation to the declaration of a sewerage district without the servicing being forced upon them.

Timing can therefore be delayed but a connection point will be in place should the provision of sewerage infrastructure proceed.

This also provides time for capital contribution policies to be finalised and potential Government funding assistance to be sought.

5 Conclusion

The concepts proposed in this paper for the provision of water and wastewater infrastructure to the proposed Eco Village Residential and Tourist Development provide an achievable and practical outcome. What the developer is offering provides a commercially risk free, “no net cost” solution to SGWC and SGSC to service the Promontory Views community should SGWC and the community so desire.

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AGENDA APPENDIX
Council Meeting
Wednesday 28 October 2015

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY CONTACTING COUNCIL ON 03 5662 9200.

E.4 PLANNING SCHEME AMENDMENT C89 - WALKERVILLE VILLAGE

Appendix 11 – Walkerville Village Residential Layout 88 Lots

