



11 July 2022

Chief Planning Officer
Town Planning
Southern Grampians Shire Council
111 Brown Street
HAMILTON 3300

Regarding:

Planning Permit Application TP 136/2021

Proposed Use and Development of a Place of Assembly, Outbuilding, Display of Signage, and Development of Land

Lot 1, TP164431R Mount Baimbridge Road, Hamilton 3300

Further to the email of 21 January from Roslyn Snaauw of Town Planning, Southern Grampians Shire, requesting changes to the town planning application, our reply letter of 17 February 2022, the email from Roslyn Snaauw of 21 February 2022, and subsequent emails and submissions.

The following is taken from the email of 21 January and each item includes a response to the matters raised, with associated reference to subsequent correspondence:

Following mediation with yourself and submitters undertaken on 14 January 2022, Council has undertaken a further assessment of the above application.

It is considered that to address both Council and Submitters concerns proposed changes be undertaken pursuant to Section 57A of the *Planning and Environment Act 1987* as follows:

1. Amended description of the application from Place of Assembly to Place of Worship etc

Response:

1. The description is to remain as *Place of Assembly*. Note that the description used in the planning application is that which was previously endorsed by the planning officer. *Place of Assembly* is a descriptive planning term under 35.03-1 Section 2, whereas the term *Place of Worship* is not cited.

From email 21 February 2022

I note that you are not wishing to restrict the description to Place of Worship however it is suggested that you amend the description to include the use to be defined as '*Restricted Place of Assembly*' which is land used by members of a club or group, or by members' guests, for religious or cultural activities, entertainment, or meetings. It may include food and drink for consumption on the premises, and gaming.

Response:

The owners would like the description to remain as *Place of Assembly*, as per the completed application form. Given that their vision is to provide, not only a place of worship, but a facility that is a benefit to the Hamilton community, they do not wish to restrict the potential community service which the facility may offer. We understand that you are entitled to recommend the Restricted Place of Assembly to Council for their decision on the matter.

2. Connection to Wannon Water for all reticulated services.

Response:

2. The planning application will remain with the on-site rainwater harvesting and sewer system. The reason for this is as follows: The owner received a letter from Wannon Water dated 3 December 2021 (copy attached), in which they noted that they have not requested Council to include any conditions on the planning permit. Wannon Water also noted that reticulated water services are not available to the property, the closest reticulated water main being located approximately 950 metres to the south in Mount Baimbridge Road, and that reticulated sewerage

services are not available to the property, the closest sewer main being located approximately 890 metres to the south in Mount Baimbridge Road. It is understood that there are no properties within that stretch of the road connected to these reticulated services. We have previously noted that the design for the on-site sewer system is to be to the approval of the EPA. Given that Wannon Water have not stipulated a connection to the reticulated services, if the EPA approves the designed on-site system, there does not seem to be a reasonable basis for the council to oppose it and consequently impose such a costly condition upon this site?

3. Full Landscape Assessment in accordance with the requirements of Clause 13.02
Bushfire Prone in the Planning Scheme

Response:

- 3 A bushfire attack level (BAL) assessment that responds to the objective of clause 13.02-1S Bushfire Planning, Southern Grampians Planning Scheme is currently being prepared by a suitable consultant.

Further Response:

Please find attached the Bushfire Attack Level Assessment Report 11 May 2022 prepared by Grampians Bushfire Planning (file 22 008 Grace Fellowship V2), submitted with this letter.

4 Amended Planning Report that:

- a. responds to the use as a Place of Worship and not Place of Assembly with removal of such things as function centre etc.

Response:

- a. Refer to Response 1 above.

- b. clear hours of operation being proposed which reflects the direction provided in the report submitted by Waveform Acoustics

Response:

- b. Refer to the revised Planning Report.

- c. references the subject land as being Mt Baimbridge Road in Hamilton being Lot 1 on TP164431R

Response:

- c. Refer to the revised Planning Report.

- d. light schedule of all external lighting including luminance and hours of operation

Response:

- d. A lighting schedule is being prepared based upon currently available light fittings. Practically however, it should be noted that currently available light fittings may not be in stock when construction takes place. Would the planning officer accept a maximum illumination level at this stage, details to be confirmed before construction takes place?

Further Response:

Refer drawing TP111-External Lighting for site illumination, and to amended Planning Report, each submitted with this letter.

- e. reference to Wannon Water for reticulated services including wastewater.

Response:

- e. Refer to Response 1 above.

5 Traffic Management Assessment for proposed 200 parishioners

Response:

- 5 We accept that a Traffic Management Assessment be prepared, and would expect this to be a condition of the planning permit.

From email 21 February 2022

Council and objectors also raise concerns with regards to the traffic management to and from the site with the maximum number of patrons proposed to be 200. It is strongly

recommended that you submit a Traffic Management Assessment from a suitably qualified person to accompany this amended application. This Assessment will detail the risks associated with vehicle traffic to and from the subject site detailing how the proposal will minimise adverse impacts of traffic from the existing road network.

Response:

A report has been prepared by the Traffix Group, titled Traffic Engineering Assessment, Proposed Place of Worship, Lot 1 – TP164431R Mt Baimbridge Road, Hamilton, dated June 2022, and is submitted with this letter.

6. Amended Landscape plan to reflect amended site plans.

Response:

6 Refer to the amended Landscape Plan.

Further update:

Refer to revised Landscape Plan, amended to match car park amendments resulting from Traffic Engineering Assessment.

7. Amended Elevation Plan that show the orientation north south east west (as opposed to Shed E etc) of the proposed shed and shipping container.

Response:

7 Refer to the amended Shed & Container Plan and Elevations.

8. Amended Plans drawn to scale and include:

a. Widened access providing an on site verge for traffic to enter and exit the site safely

Response:

a. Refer to item 5 above. It is expected that a Traffic Management Plan will determine the size and configuration of the entry and exit with respect to safety considerations. The plans will be amended according to such recommendations.

Further update:

Refer to the Traffic Engineering Assessment.

b. Privacy screens setback 2 metres within the property boundary, for a minimum length of 40 metres that will screen their private open space from the proposed development from the properties to the south, west and north.

Response:

b. Refer to the revised Site Plan. Please note that a 40 metre privacy screen has been located upon the site plan to the northern boundary, and another screening the south-western neighbouring property to the extent of that boundary. However, it should be noted that a replacement Colorbond fence to the southern boundary is being undertaken from the eastern boundary for 40 metres, being 1.7 metres high alongside the residence, and that this is considered adequate by these neighbouring owners. The owners of the property to the west have stated that they do not wish to have additional visual screening, given that they have planted a row of native trees approx. four metres in from their boundary and therefore no such screening will be erected alongside this boundary.

c. Location of all proposed external lighting

Response:

c. Refer to the amended Site Plan and the amended Car Parking Plans.

Further Response:

Refer drawing TP111-External Lighting for site illumination.

d. Details of materials to be used to seal the carparking areas.

Response:

d. Refer to the amended Planning Report

e. Provision of bicycle parking in accordance with clause 52.34 in the Planning Scheme.

Response:

e. Refer to the revised Site Plan.

Further Response:

Refer to the Traffic Engineering Assessment, the amended Site Plan and the amended Car Parking Plans.

- f. Clearly show the location and details of all signage in accordance with Clause 52.05 Signs in the Planning Scheme with removal of the proposed signs 1 or 2 and 4.

Response:

- f. Refer to the revised Site Plan and the revised Signage Details.

- g. Full details of the location, setbacks, colors etc of the proposed shipping container/s on site.

Response:

- g. Refer to the Planning Report, the revised Site Plan and revised Shed Plan and Elevations.

- h. Removal of details that relate to the wastewater treatment being proposed on site (as being connected to Wannon Water reticulated services).

Response:

- h. Refer to Response 1 above.

From email 21 February 2022

Planning Report details Clause 20 in the Planning Scheme which no longer exists.

- a. The Holmes McLeod Consulting Engineers Pty Ltd Land Capability Assessment Report V20-144 dated 29 June 2020 has been averaged over a week, this is not permitted and should be updated and detailed what the flow rates per day on 200 persons are for EPA requirements if over 5000L per day.

- i. An approval is required to construct or install an on-site wastewater management system with a design or actual flow rate of sewage exceeding 5000L on any day.

Response:

As explained in your first request for further information, the on-site wastewater management system with a design or actual flow rate of sewage exceeding 5000L on any day will need to be approved by the EPA. It is understood that Council may include a condition of approval requiring approval from EPA, as a consequence of which the Land Capability Assessment Report V20-14 will have to be amended as per the conditions of the EPA requirements.

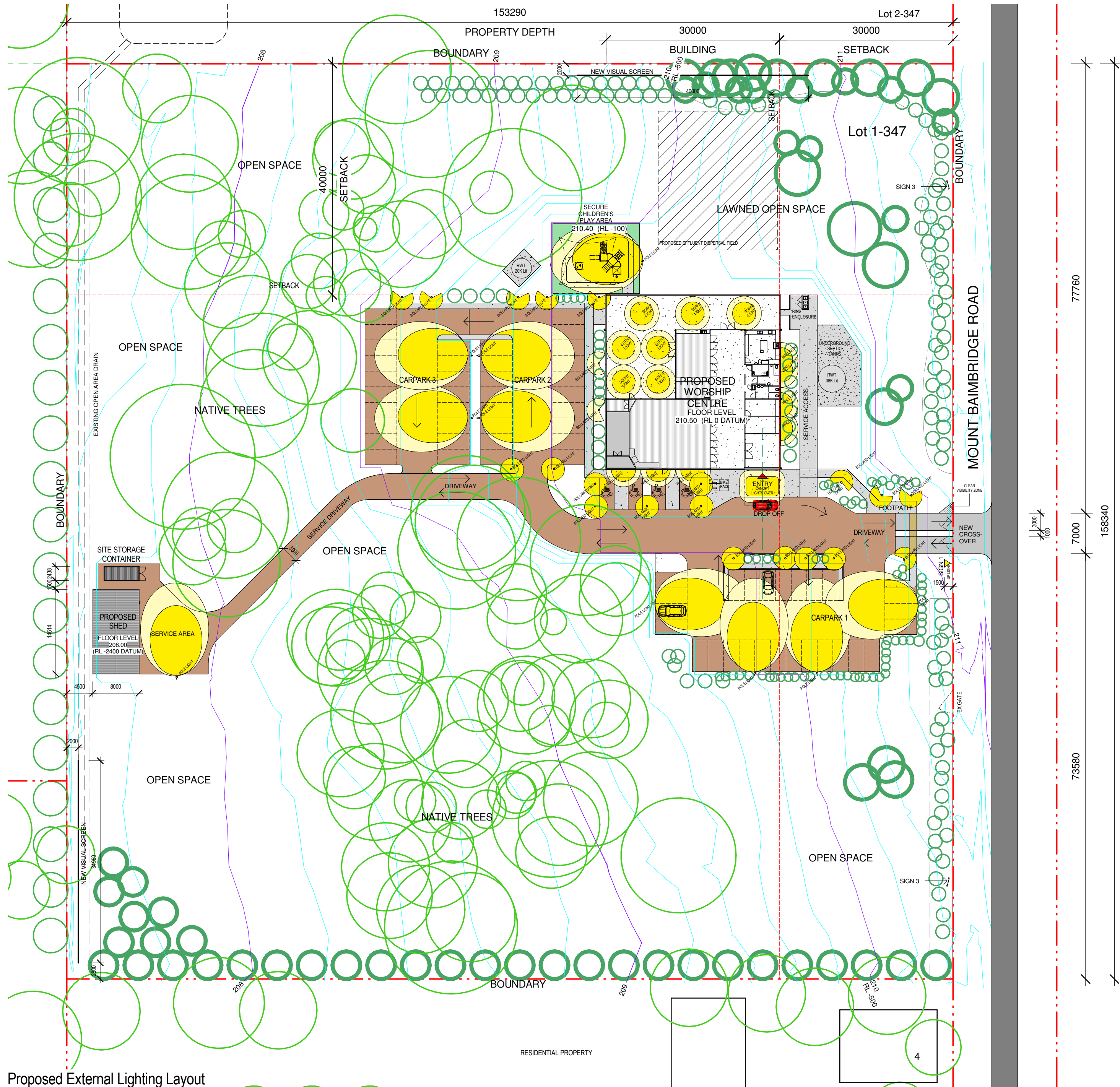
Note that there are revised drawings submitted with this letter, that reflect the advice given in the traffic report.

We trust that this responds to your email in a constructive and rational manner. Should you wish for any further clarification, we would be happy to oblige.

Yours faithfully,



Ian Hartley Architect



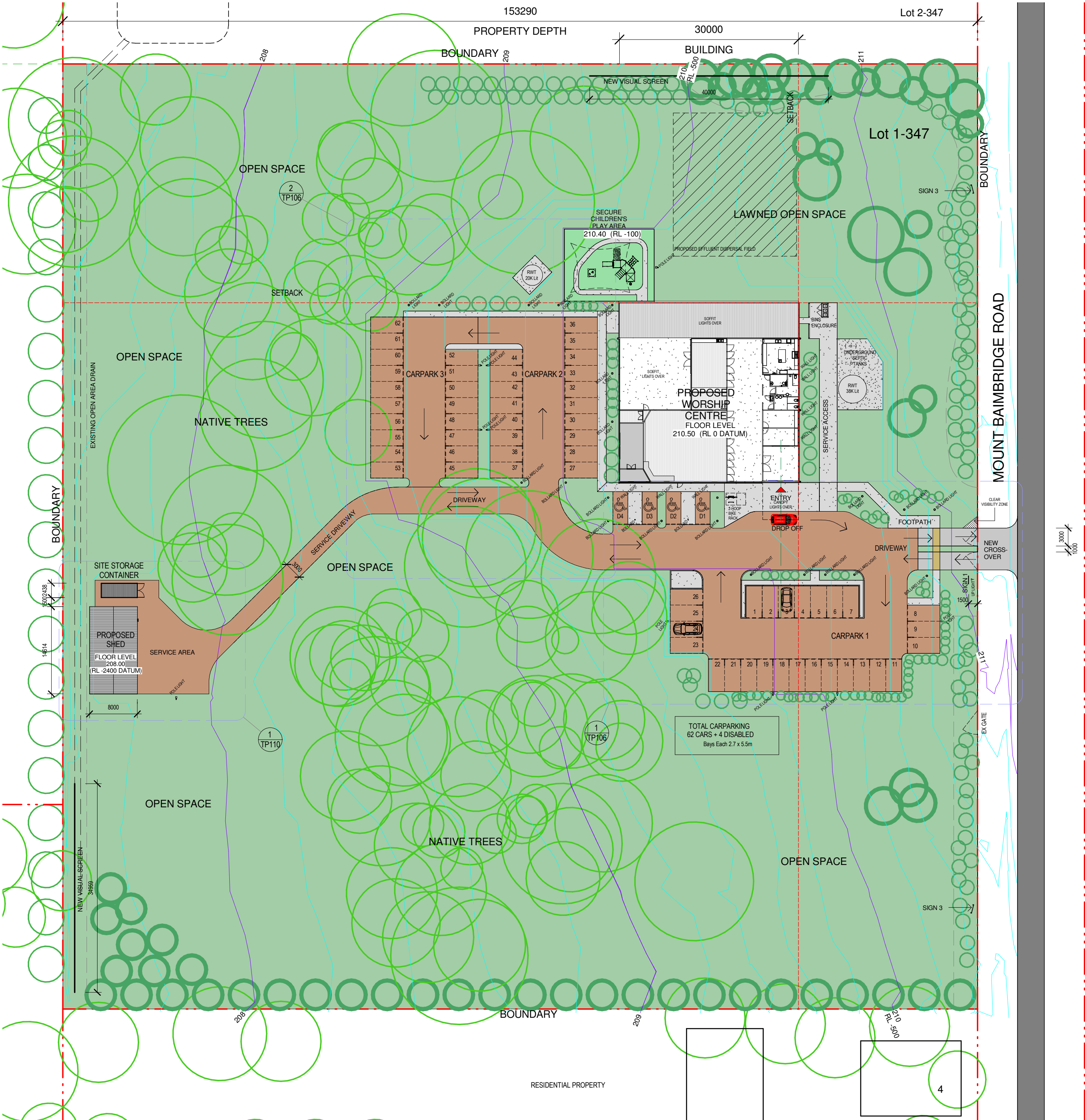
Proposed External Lighting Layout

LIGHTING LEGEND

- BOLLARD LIGHT
PPE TYPE SOLAR LED WAYFINDING LIGHT
1M HEIGHT 4.300K (250 LUMEN) IP68 K10
OPERATION: DUSK UNTIL 10pm
- POLE LIGHT
PCT TYPE SOLAR LED CAR PARKING LIGHT
6M HEIGHT 4.000K WITH REMOTE AND
PROGRAMMED OPERATION LED 28.8W
(3,548 LUMEN DIMMABLE) IP68 IP69
OPERATION: PROGRAMMED TO FACILITY
USAGE TIMES
- WALL-MOUNTED SCIENCE LIGHT
LED LOCAL LIGHT 4.000K (250 LUMEN) IP54
OPERATION: PROGRAMMED TO FACILITY
USAGE TIMES WITH OVERRIDE SECURITY
SENSOR ACTIVATED FACADE GROUP
- CANOPY AND SOFFIT LIGHT
LED LOCAL LIGHT 4.000K (250 LUMEN) IP54
OPERATION: PROGRAMMED TO FACILITY
USAGE TIMES WITH OVERRIDE SECURITY
SENSOR ACTIVATED FACADE GROUP
- PRIMARY LIGHT CONE
- EXPECTED DIFFUSED LIGHT

NOTE: ALL DRIVEWAY, CARPARK AND PEDESTRIAN WAYS TO
MEET STANDARDS AS158.3.1 CATEGORY LIGHTING
PPE - LIGHTING FOR PEDESTRIAN PATHWAYS
PCT - LIGHTING FOR VEHICLE AREAS
PCD - LIGHTING FOR DISABLED PARKING

Proposed Site Plan



Site Legend

- EXISTING TREES
- NEW TREES
- NEW SHRUBS
- NEW ENTRY DRIVEWAY
- NEW INTERNAL DRIVEWAY AND CAR PARKING
- NEW PATH
- PROPERTY BOUNDARIES

TOWN PLANNING AMENDMENT
20.06.2022

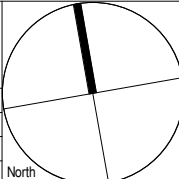
Rev.	Description	Date
P1	Site Plan Revision	28.07.2021
P2	Planning Preliminary Issue - for review	01.04.2021
P3	Planning and Owner Review	28.04.2021
P4	Signage for review	28.05.2021
P5	Signage, Carpark and Garage Amendments	13.06.2021
P6	Car parking revision	13.06.2021
P7	Town Planning Submission	09.09.2021
P8	Town Planning Revision	09.09.2022
P9	Town Planning Traffic Review	07.06.2022
P10	Town Planning Car Park Revision	20.06.2022
P11	Town Planning Revision	28.07.2022

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Client	Grace Fellowship - CRC Churches International
Drawn by	Author
Checked by	Checker
Print Date	08/07/2022 16:12:34
Scale when printed on A2 sheet	As indicated

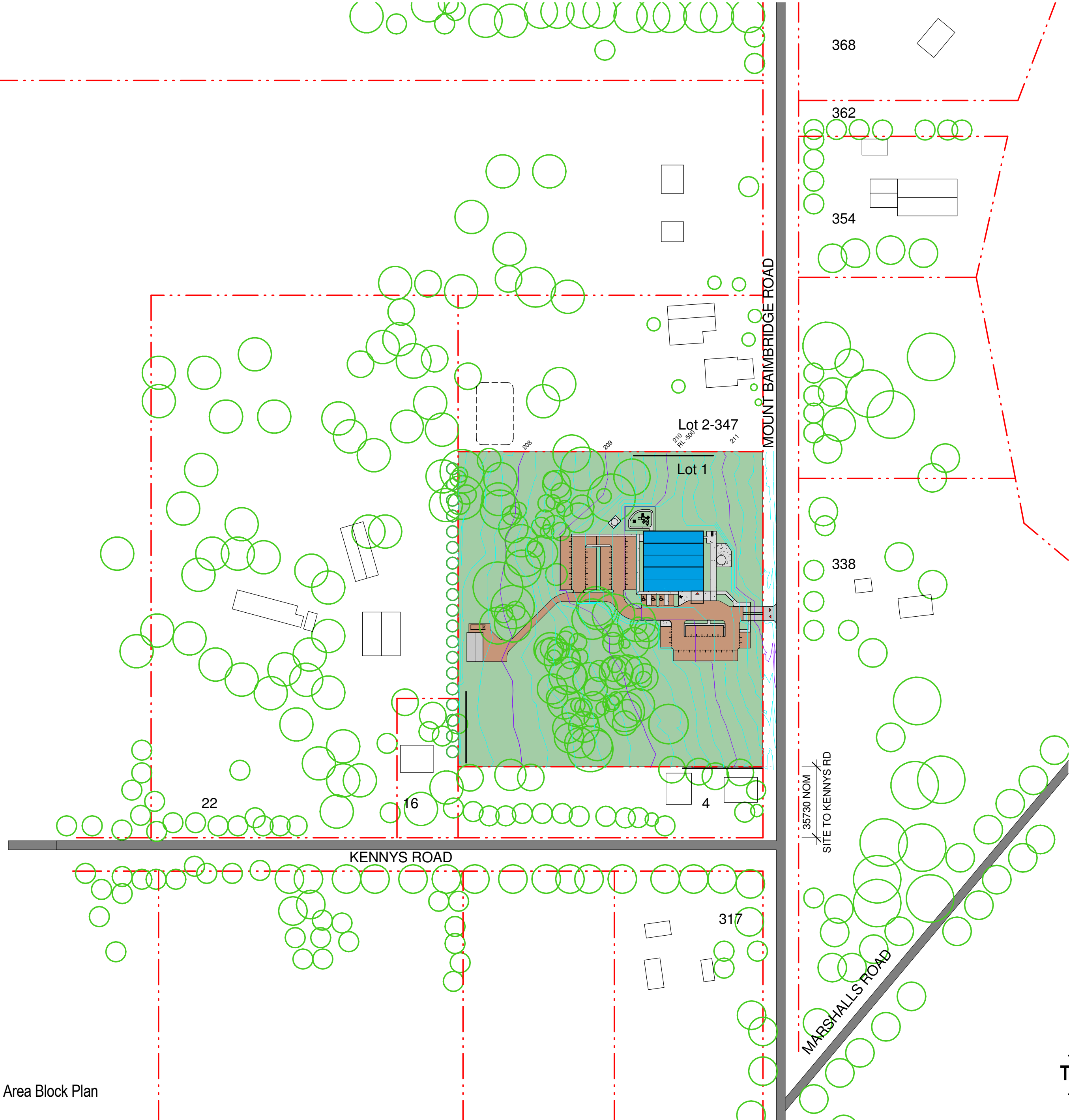


Project
WORSHIP CENTRE
Lot 1- 164431R Mt Baimbridge Road Hamilton Victoria 3300

Drawing
PROPOSED SITE PLAN

Project No.	502
Drawing No.	TP101
Rev No.	P15
TOWN PLANNING	

Proposed Area Block Plan



TOWN PLANNING AMENDMENT
20.06.2022

LANDSCAPE PLAN LEGEND

Letter = area in view
Approximately 400 plants – 90% native species / including 60 dumping native grasses (2 species)
Plants listed in alphabetical order per area
All chosen for soil and climate – loamy clay, frost hardy (med), local rainfall – tolerant of occasional wetter and drier periods
Due seasonal availability more possibilities have been presented than may be attainable (meaning choosing more of already listed here)

- A. **MT BAIMBRIDGE RD FRONTAGE**
- 150m long x 4m wide planting corridor
 - 150 plants
 - Repeat planting of 3-4 native shrubs of 1-2m height (more species listed for seasonal options)
 - Acacia acinacosa (Gold Dust Wattle), 2 x 2m, yellow flowers / spring
 - Acacia myrtilloides (red stem wattle) 2 x 2m, cream-yellow / spring
 - Callistemon rugulosus, (Scarlet Bottlebrush), 2 x 2m, red / summer
 - Grevillea alpine (Grampians form - prostrate) 1.5/2.5 H x 2/3 W, varied / spring, summer, autumn
 - Grevillea dimorpha (Flame Grevillea) 1.2m, red / winter-spring
 - Mealeuca lateralis, (Robin Red-breast Bush, 1.5 x 1m, red / summer-autumn

- Occasional small to medium single trunk, open crowned native
- Agonis flexuosa burgundy (Burgundy Willow Myrtle), 5x3m; Pendulous, feature foliage colour; flowers – white / spring
 - Banksia Marginata (Silver Banksia), 5-8m H, yellow / summer-autumn
 - Eucalyptus altopurpurea (Port Lincoln Gum) 5-8 m height, mallee, open crown, white-mauve / spring + recurring
 - Eucalyptus Caesia (Silver Princess) 6-8 (H), droopy habit, flower colour – red/winter-spring, attractive grouped
 - Westringia fruticosa (Native Rosemary) 2H x 4W, white-mauve /recurring

- B. **NORTHERN BOUNDARY**
- 60m long x 8m wide planting area from NE corner along Northern boundary
 - 15 Plants – range of small to medium native trees
 - Including 2-3 medium deciduous trees

- 8 x native Trees (1 or 2 repeated)
- Medium (8-12m)
- Callistemon salignus (Willow Bottlebrush – tree, not a shrub) 10 x 5m, flower colour – cream/spring-autumn
 - Corymbia eximia (Yellow Bloodwood) 10 x 7m, flower colour – cream/spring (profuse)
 - Grevillea robusta (Silky Oak) 10m and varied (taller), flower colour – orange-gold/spring,

- Small (5-8m)
- Acacia baileyana purpurea (Coolamundra Wattle) 8 x 5m, purple tipped foliage, flower colour – yellow/winter-spring
 - Eucalyptus altopurpurea
 - Eucalyptus torquata (Coral Gum) 6 x 3m, pink-red/late winter-early summer

- Deciduous (small to medium)
- Jacaranda mimosifolia (Jacaranda) 12 x 8m, flower colour – indigo/spring-summer
 - Lagerstroemia indica 'Tuscarora' (Crape Myrtle e.g. Ballarat Rd Verge); 8 x 4m, deciduous, autumn leave colouring, profuse pink/summer
 - Liquidamber styraciflua (var. golden sun), 5x3m, Foliage = yellow/green/red – spring/summer/autumn

- Shrub
- Correa backhousiana (West Australian Correa), 2m, cream-yellow/winter-spring
 - Correa lawrenceana (Mountain Correa), 3m shrub-small tree, interesting foliage (not as showy re flowers - spring)

- Groundcover
- Correa cv 'Dusky Bells', groundcover, 0.5m H – 2-4m W, prefers shade (under cluster planting), red/autumn-spring

- C. **LAWNED AREA**
- Lawn Proper – Kikuyu – hardy – least thirsty
- 750 m2 (30 x 25m) north of building
- 1000m (50 x 20m) east of building

- 25 plants within lawn area
- Native clusters (2-3 plants)
- Euc Caesia (Silver Princess) 5m, droopy habit, red, attractive grouped
 - Eucalyptus cv 'Moon Lagoon' 3-4 m, blue foliage – cut flower use
 - + (mix with) Euc pulverulenta (Baby Blue) 1.5-2m, flower colour - pink/spring – cut flower use
- Exotic clusters (2-3 plants)
- Acer japonicum (Japanese Maple) 5 x 5m (inc Acer japonica aureum to 3m for contrast), autumn colour feature
 - Betula pendula (Silver Birch) 15-20m, deciduous cluster planting
 - + (mix with) Betula pendula black prince (Purple Birch) 6 x 4 – in mix with silver (contrast foliage)

- Feature Exotic - Singular
- Nyssa sylvatica (Black Tupelo) 8x6m, deciduous, autumn foliage, slow growing

- D. **4-6 FEATURE TREES** (intermittent across front 160m)
- Larger Natives (only)
- Angophora costata (Apple Gum) Ballarat Rd median; 15-25m, feature trunk (salmon); Showy white flowers summer; soil versatility
 - Eucalyptus leucocylon petiolatis 12-15 (H), open crown, flowers – red/winter-spring
 - Eucalyptus viminalis cygnensis (rough barked manna gum) 20m, habitat tree, attractive/spreading crown, flowers summer-winter
 - Grevillea robusta (Silky Oak) 10m/varied (taller), flower colour – orange-gold/spring,

- E. **BUILDING PERIMETER**
- 100 plants (more fire retardant)
 - 0.5-2m small shrubs / groundcovers
 - Anigozanthus 'Bushranger' (Kangaroo Paw) spike to 50cm
 - Anigozanthus 'Dwarf Daint' (Kangaroo Paw) spike to 80cm
 - Correa glabra (Rock Correa), 2.5m, hedge possibilities (0.5-1.2m x 0.75m), green/autumn-winter
 - Dianella (Flax Lily) varieties, 30-50cm (borders and filler)
 - Lavandula angustifolia (English Lavender) and varieties, to 1m
 - Leucodendron (Corrygall Gold) 1.5 x 1.5m, gold foliage, sunny position, frost hardy
 - Leucodendron salignum (Devil's Blush), 1 x 1m; frost hardy, low water use, red / winter
 - Protea 2 x 2m sunny position; not wet feet (mounded options) e.g. varieties: compacta, king white, susara
 - Salvia rosmarinus (Rosemary) shrub and prostrate varieties, 0.3 to 1.5m

- F. **CARPARK AREA**
- 12 native trees - 3-5 small tree species of 4-8m with erect habit or open crowns
 - + low shrub / native grasses / ground cover

- Native small trees
- Banksia Marginata (Silver Banksia), 5-8m H, yellow flower/summer-autumn
 - Eucalyptus altopurpurea (Port Lincoln Gum) 5-8 m height, mallee, open crown, white-mauve/spring + regular
 - Euc Caesia (Silver Princess)

- Exotic Deciduous
- Betula pendula (Silver Birch) 15-20m, deciduous cluster planting
 - + Betula pendula black prince (Purple Birch) 6 x 4 – in mix with others (contrast foliage)

- Grasses (2 species - 60 individual plants)
- Poa labillardierei, 60-70cm grass dome, 1.2m flower spikes (blue/spring-summer), prune autumn, variable soils, damp to germinate - low water requirement once established
 - Rytidosperma carphoides (Short Wallaby Grass), to 30cm, drier - not wet feet, tough

- 8 x Low shrub / Groundcover
- Correa reflexa nummularifolia (Native Fuschia), 1m-1.5W
 - Correa cv 'Dusky Bells', groundcover, 0.5m H – 2-4m W, prefers shade (under cluster planting), red/autumn-spring

- G. **SOUTHERN BOUNDARY EAST TO WEST – 30 X 8M**
- South East Corner (10 plants – approx. 1 x each)
- Agonis flexuosa burgundy (Burgundy Willow Myrtle); 5x3m; Pendulous, feature foliage colour, flowers – white/spring
 - Banksia Marginata (Silver Banksia), 5-8m H, yellow flower/summer-autumn
 - Callistemon salignus – 3m upright – pink tipped foliage – (5th Boundary)
 - Calothalmus quadrifidus (one sided bottle brush), up to 5m, flower colour – red/spring-summer
 - Correa lawrenceana (Mountain Correa), 3m shrub-small tree, interesting foliage (not as showy re flowers - spring)
 - Correa backhousiana (West Australian Correa), 2m, cream-yellow/winter-spring
 - Eucalyptus altopurpurea (Port Lincoln Gum) 5-8 m height, mallee, open crown, white-mauve/spring + regular
 - Euc Caesia (Silver Princess)
 - Eucalyptus cv 'Moon Lagoon' 3-4 m, blue foliage – cut flower use
 - Euc pulverulenta (Baby Blue) 1.5-2m, flower colour - pink/spring – cut flower use
 - Myoporum foribunda, 3-4 m, weeping habit, semi shade, flower colour – white/spring, weeping
 - Westringia fruticosa (Native Rosemary)

- Southern Boundary Central – 100m (20 plants – 3 x each)**
- Callistemon salignus – 3m upright – pink tipped foliage – (5th Boundary)
- Calothalmus quadrifidus (one sided bottle brush), up to 5m, flower colour – red/spring-summer
- Leptospermum continentale (Prickly Tea-tree) 2 x 2m, Hedge/screen/wet, aka scoparium/uniperum
- Leptospermum obovatum (River Tea Tree) – 3m x 1.5, white/summer
- Leptospermum obovatum 'Starry Night' 3 x 1-2m, deep purple, graceful weep, dense/round, feature
- Myoporum foribunda, 3-4 m, weeping habit, semi shade, flower colour – white/spring, weeping

- South West Corner (30 x 8m)**
- Native Shrubs** (12 plants – approx. 2 x each)
- Callistemon salignus – 3m upright – pink tipped foliage
- Calothalmus quadrifidus (one sided bottle brush), up to 5m, flower colour – red/spring-summer
- Correa backhousiana (West Australian Correa), 2m, cream-yellow/winter-spring
- Correa lawrenceana (Mountain Correa), 3m shrub-small tree, interesting foliage (not as showy re flowers - spring)
- Leptospermum obovatum (River Tea Tree) – 3m x 1.5, white/summer
- Leptospermum obovatum 'Starry Night' 3 x 1-2m, deep purple, graceful weep, dense/round, feature
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- Westringia fruticosa (Native Rosemary)

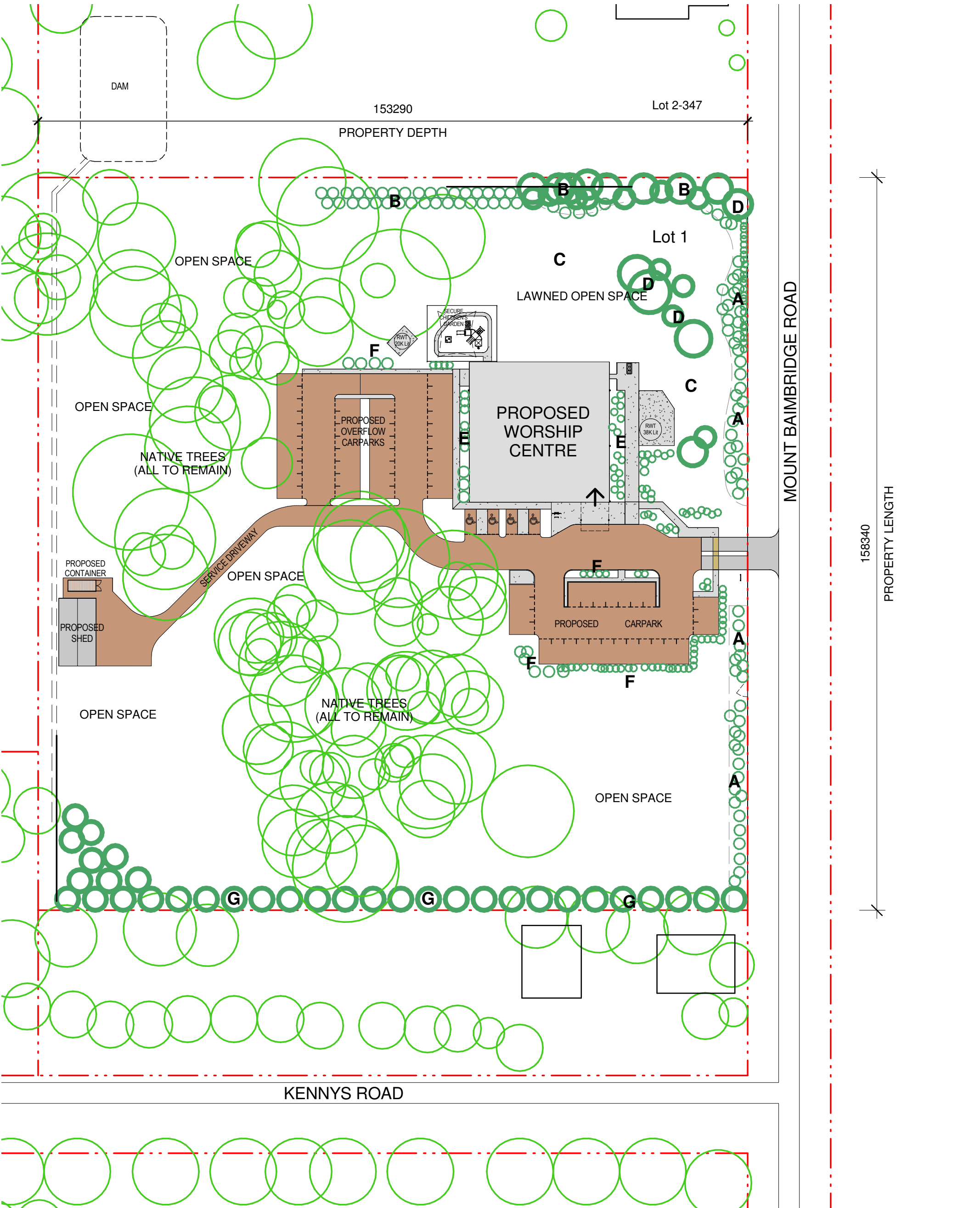
- Small native tree – elsewhere SW corner (8 plants)
- Agonis flexuosa burgundy (Burgundy Willow Myrtle); 5x3m; Pendulous, feature foliage colour, flowers – white/spring
 - Banksia Marginata (Silver Banksia), 5-8m H, yellow flower/summer-autumn
 - Eucalyptus altopurpurea (Port Lincoln Gum) 5-8 m height, mallee, open crown, white-mauve/spring + regular
 - Euc Caesia (Silver Princess)
 - Mealeuca ericifolia (Swamp Paperbark) 7m, tall shrub or small tree, flower – white/spring

- Deciduous Tree (x 1)
- Jacaranda mimosifolia (Jacaranda) 12 x 8m, flower colour – indigo/spring-summer

NOTE: Western boundary planted in natives by western neighbour

PLAN SYMBOL LEGEND

- EXISTING TREES
- NEW TREES
- NEW SHRUBS
- NEW ENTRY DRIVEWAY
- NEW INTERNAL DRIVEWAY AND CAR PARKING
- NEW PATH
- PROPERTY BOUNDARIES

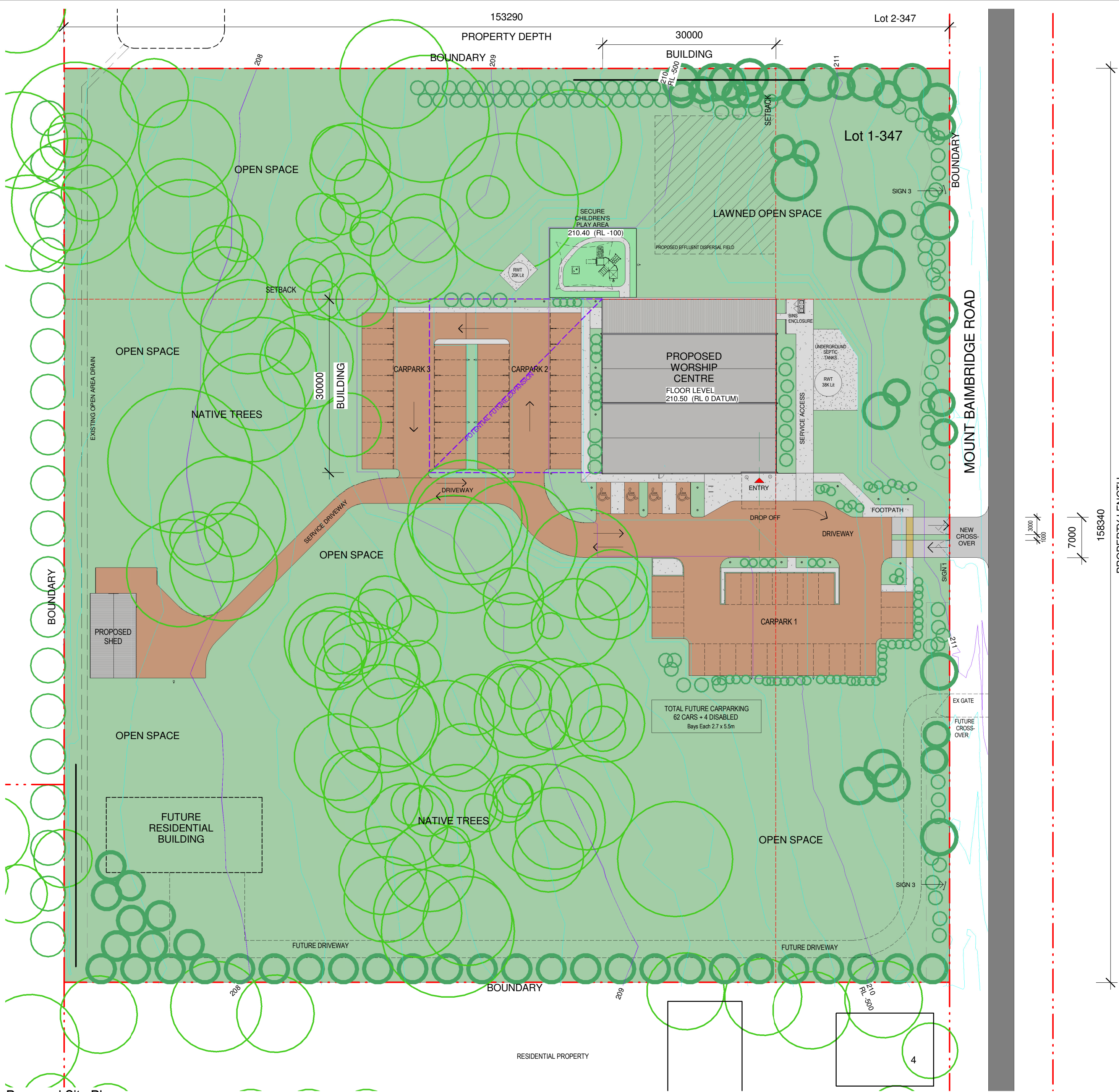


LANDSCAPE PLAN SCALE 1:750

Note: The proposed Landscape Plan introduces 300 plants;
90% of these are native, and all are suitable to the environment
by climate and aesthetics.

TOWN PLANNING AMENDMENT
20.06.2022

<table><tr><th>Rev.</th><th>Description</th><th>Date</th></tr><tr><td>P2</td><td>Planning Preliminary Review - for review</td><td>01.04.2022</td></tr><tr><td>P3</td><td>Planning set Owner Review</td><td>28.04.2022</td></tr><tr><td>P6</td><td>Signage, Carpark and Garage Amendments</td><td>13.06.2022</td></tr><tr><td>P9</td><td>Car parking revision</td><td>15.06.2022</td></tr><tr><td>P9</td><td>Town Planning Submission</td><td>20.06.2022</td></tr><tr><td>P11</td><td>Town Planning Revision</td><td>29.06.2022</td></tr><tr><td>P12</td><td>Town Planning Traffic Review</td><td>27.06.2022</td></tr><tr><td>P15</td><td>Town Planning Revision</td><td>08.07.2022</td></tr></table>			Rev.	Description	Date	P2	Planning Preliminary Review - for review	01.04.2022	P3	Planning set Owner Review	28.04.2022	P6	Signage, Carpark and Garage Amendments	13.06.2022	P9	Car parking revision	15.06.2022	P9	Town Planning Submission	20.06.2022	P11	Town Planning Revision	29.06.2022	P12	Town Planning Traffic Review	27.06.2022	P15	Town Planning Revision	08.07.2022	IAN HARTLEY ARCHITECT PO BOX 575 - HAMILTON - VICTORIA ih@ianhartleyarchitects.com Tel 0407 095 410 ABN 213 7974 6065				Copyright remains with the Architect. Reproduction of this document is prohibited without the Architect's permission.		<table><tr><td colspan="2">Client</td></tr><tr><td colspan="2">Grace Fellowship - CRC Churches International</td></tr><tr><td>Drawn by</td><td>Author</td></tr><tr><td>Checked by</td><td>Checker</td></tr><tr><td>Print Date</td><td>08/07/2022 16:17:48</td></tr><tr><td>Scale when printed on A2 sheet</td><td>As indicated</td></tr></table>		Client		Grace Fellowship - CRC Churches International		Drawn by	Author	Checked by	Checker	Print Date	08/07/2022 16:17:48	Scale when printed on A2 sheet	As indicated			<table><tr><td colspan="2">Project</td></tr><tr><td colspan="2">WORSHIP CENTRE</td></tr><tr><td colspan="2">Lot 1- 164431R Mt Baimbridge Road Hamilton Victoria 3300</td></tr><tr><td>Drawing</td><td></td></tr><tr><td colspan="2">PROPOSED LANDSCAPE PLAN</td></tr></table>		Project		WORSHIP CENTRE		Lot 1- 164431R Mt Baimbridge Road Hamilton Victoria 3300		Drawing		PROPOSED LANDSCAPE PLAN		<table><tr><td>Drawing No.</td><td>Rev No.</td></tr><tr><td>TP108</td><td>P15</td></tr><tr><td colspan="2">TOWN PLANNING</td></tr></table>		Drawing No.	Rev No.	TP108	P15	TOWN PLANNING		Project No. 502	
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P12	Town Planning Traffic Review	27.06.2022																																																																							
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Proposed Site Plan

TOWN PLANNING AMENDMENT
20.06.2022

Rev.	Description	Date
P0	Strategic, Carpark and Garage Amendments	13.06.2022
P0	Car parking revision	10.06.2022
P0	Town Planning Submission	20.06.2022
P11	Town Planning Revision	20.06.2022
P15	Town Planning Revision	20.06.2022

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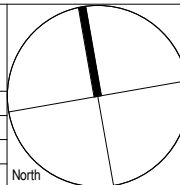
Client
Grace Fellowship - CRC Churches International

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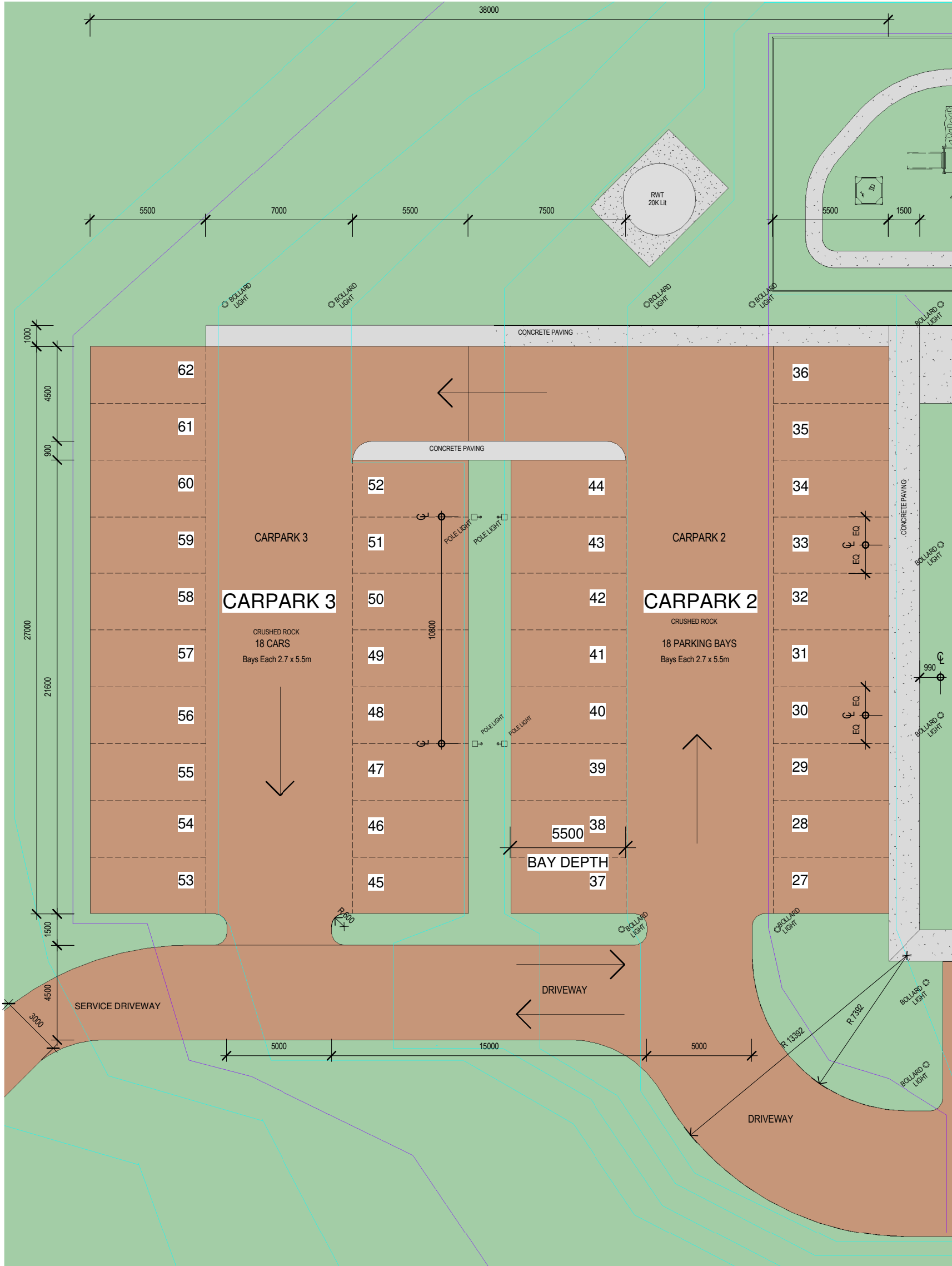


Project
WORSHIP CENTRE
Lot 1- 164431R Mt Baimbridge Road Hamilton Victoria 3300

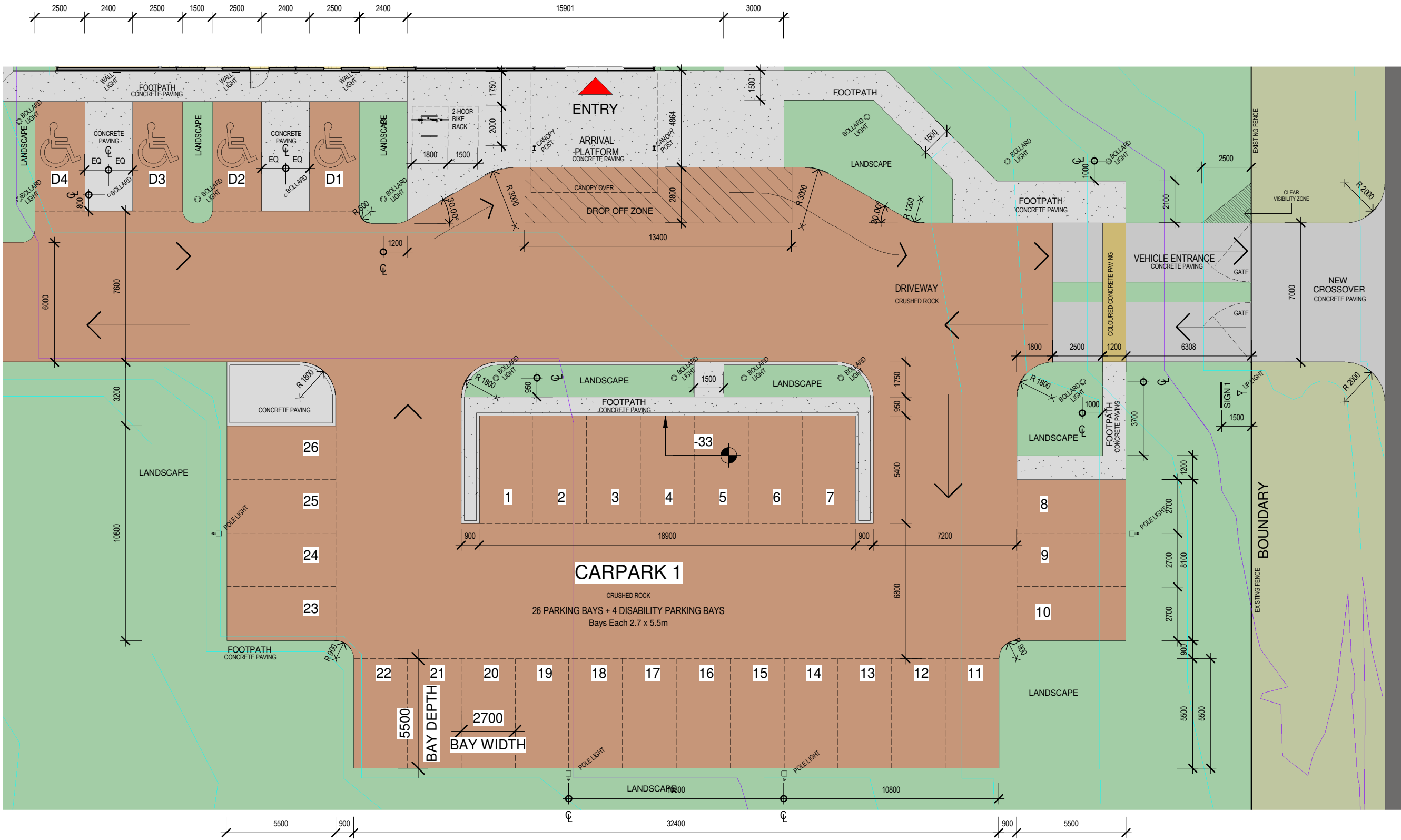
Drawing
PROPOSED DEVELOPMENT PLAN

Project No.
502

Drawing No.
TP109
Rev No.
P15
TOWN PLANNING



2 - OVERFLOW CARPARK



1 - MAIN CARPARK

CARPARKING PROVISIONS
STANDARD CARPARKING BAYS - 62
DISABLED CARPARKING BAYS - 4
TOTAL - 66

TOWN PLANNING AMENDMENT

20.06.2022

Traffix Group

Traffic Engineering Assessment

Proposed Place of Worship

Lot 1 – TP164431R Mt Baimbridge Road,
Hamilton

Prepared for
Grace Fellowship

June 2022

G31443R-01B

Document Control

Our Reference: G31443R-01B

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	09/06/22	D.Trotter	N. Woolcock
B	Final	23/06/22	D.Trotter	D.Trotter

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Appendix A Proposed Development Plans

1. Introduction

Traffic Group has been engaged by Grace Fellowship to undertake a Traffic Engineering Assessment for the Proposed Place of Worship at Lot 1 – TP164431R Mt Baimbridge Road, Hamilton.

In particular, this report provides a detailed traffic engineering assessment of the parking and access arrangements of the proposed development.

2. Existing Conditions

2.1. Subject Site

The subject site is located on the western side of Mt Baimbridge Road, in Hamilton, as presented in the locality plan at Figure 1.



Figure 1: Locality Plan

Source: Nearmap

The subject site is currently undeveloped and is free of existing habitable structures.

The subject site is zoned 'Rural Living Zone – Schedule 1 (RLZ1)' under the Southern Grampians Scheme as indicated at Figure 2.

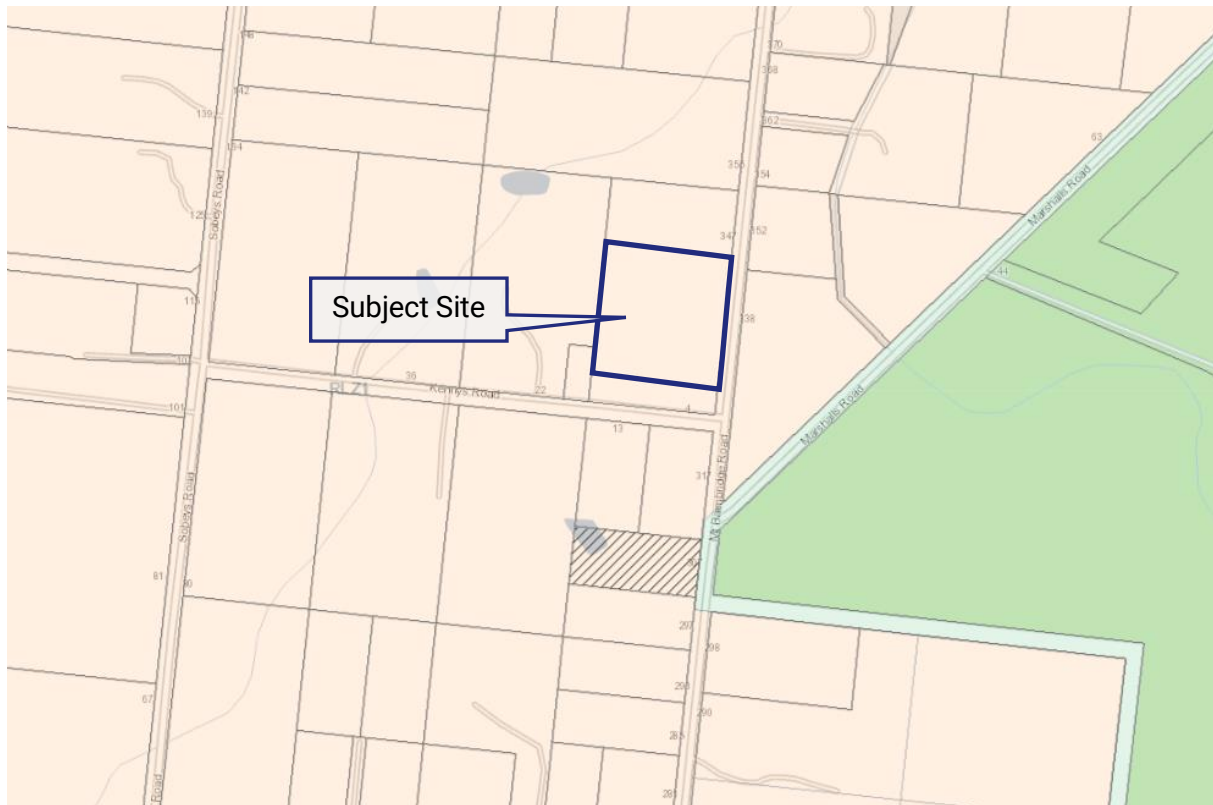


Figure 2: Land Use Zoning Map

Source: <https://mapshare.vic.gov.au/vicplan/>

Land use within the immediate vicinity of the subject site is generally farming, agricultural and low density residential with the notable exception being the Parklands Reserve – Hamilton which is located east of the site. The main Hamilton township is located south of the site.

2.2. Road Network

Mt Baimbridge Road is a local Council road which extends between Coleraine Road to the south and terminates north of Clearys Road to the north of the site. In the vicinity of the subject site, Mt Baimbridge Road has a sealed carriageway which accommodates a single lane of through traffic in each direction.

A posted speed limit of 80km/h applies to Mt Baimbridge Road past the proposed site access crossover, noting that the speed limit increases to 100km/h in the vicinity of the northern site boundary (that is, 100km/h north of the site and 80km/h to the south and past the proposed site access point).

Mt Baimbridge Road, adjacent to the subject site, is shown at Figure 3 and Figure 4.



Figure 3: Mt Baimbridge Road - View North



Figure 4: Mt Baimbridge Road - View South

2.3. Public Transport

The subject site has limited access to public transport, with the following service operating nearby:

- **Bus Route 1** which services Hamilton West has a stop approximately 1.6km walking distance from the site (measured to the nearest stop). It provides a local bus service throughout the western areas of the Hamilton Township. The bus services run at approximately 1.5 hour intervals and operate Monday-Saturday.

3. Proposal

The proposal is to develop a place of worship accommodating up to 200 patrons on-site at any one time within an approximate building area of 900sq.m.

We have been advised that the main weekly service would occur on Sundays from 10am to Midday, with up to 70 people anticipated for this service. Over and above this it is understood that there would be occasional team meetings, smaller religious gatherings and kids/youth activities. These activities would occur on an ad-hoc basis and would typically comprise fewer than 20 people at any one time.

It is also envisaged that the site would be used for weddings and funerals on an as-needed basis. The attendance for such events would vary event to event, up to a capacity of 200 patrons.

A total of 66 car spaces, including four disabled spaces, are proposed to be provided on-site. Over and above this provision of parking there is a drop-off/pick-up area located to the south of the building along with a separate service area adjacent to a proposed shed which is proposed adjacent to the western boundary of the site.

Vehicle access is proposed via a single crossover to Mt Baimbridge Road. The dual width crossover is proposed to facilitate full turning movements to/from the site.

No footpath connection from the internal footpath network is proposed to Mt Baimbridge Road, noting that there is no existing footpath within Mt Baimbridge Road.

Plans of the proposed development are attached at Appendix A.

4. Car Parking Considerations

4.1. Statutory Car Parking Assessment

The Planning Scheme sets out the parking requirement for new developments under Clause 52.06.

The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

No car parking rate is specified for a 'place of worship' within Clause 52.06 of the Planning Scheme. A 'place of worship' is nested under the 'place of assembly' land use for which a car parking rate is specified within Clause 52.06 which should be applied to the development proposal.

Clause 52.06 of the Southern Grampians Planning Scheme nominates a statutory car parking rate of 0.3 car parking spaces to each patron. Application of this rate to the proposed maximum patronage of 200 patrons equates to a statutory requirement for 60 car parking spaces.

The proposed car parking provision of 66 spaces exceeds the statutory requirement with no permit sought to reduce or waive this requirement. Further to this, it is our view that the proposed on-site car parking provision is suitable.

4.2. Car Parking Layout and Access Arrangements

As part of our involvement in this project, Traffix Group has provided design input into the development of the plans in order to ensure that the proposed development achieves an acceptable car parking layout.

The proposed parking layout and access arrangements have been checked against the relevant requirements of the Planning Scheme and Australian Standards (where relevant). The following is noted:

Car Spaces

- All car spaces, other than accessible spaces, are measured to be at least 2.7m wide, 5.5m long and accessed from an aisle that is at least 6.4m wide, exceeding the dimensional requirements of both Clause 52.06 and AS/NZS 2890.1:2004.
- Accessible parking spaces are 2.5m wide and associated shared areas are 2.4m wide, 5.5m long and accessed from a 7.6m wide aisle, exceeding the requirements of AS/NZS 2890.6:2009.
- The pick-up/drop-off zone measures 2.8m wide and 13.4m long, noting that curved splays are provide at both ends of the area over and above the nominated length. This meets (length) and exceeds (width) the Clause 52.06 dimensional requirements for two parallel car parking spaces. This area could therefore be utilised by two vehicles simultaneously and could also be utilised for longer vehicles such as a limousine (wedding) and a hearse (funeral).
- The pick-up/drop-off zone is accessible via 'carpark 1' or via the main driveway. Carpark 1 will operate in a one-way arrangement (clockwise direction) and can accommodate movements to/from the pick-up/drop-off zone without the need for corrective movements. Whilst not encouraged, motorists could also enter the pick-up/drop-off zone via the main driveway, however, this would require a corrective movement (three-point turn).
- Carpark 2 and 3 will operate in a one-way arrangement (counter clockwise direction) noting that the two car parking areas are linked at the northern end by a 4.5m wide roadway which would not be suitable to accommodate simultaneous two-way vehicular flow, thus a one-way arrangement is proposed. Whilst not shown it is considered appropriate that signage and/or line marking (raised pavement markers) could be provided to best delineate the proposed one-way arrangement and internal intersection priority.

Access

- Vehicle access is a 6.9m wide crossover to Mt Baimbridge Road.
- A sight triangle measuring 2.0m along the boundary and 2.5m into the site is provided on the exit side of the access driveway at the boundary, in accordance with the requirements of the Planning Scheme.
- All internal accessways are at least 3.0m in width.
- The vehicle crossover layout should be constructed in accordance with relevant Council requirements, which are typically nominated as part of a carefully worded permit condition for any permit issued.

The proposed car parking layout and access arrangements are therefore considered to be appropriate for the proposed development and will provide for convenient and accessible parking and access.

4.3. Loading Arrangements

Loading/delivery activities associated with the development are expected to occur outside of larger services or events (weddings/funerals) within the site. Whilst no loading dock is proposed per-se, it is anticipated that any loading activities would occur within existing car parking spaces/areas. Further to this, loading requirements for the proposed development are expected to be relatively limited and we have been advised that loading activities by caterers would typically be via vehicles no larger than a van.

A shed and storage container are also proposed towards the western boundary of the site which would accommodate deliveries to/from that area.

Based on the above, we are satisfied that appropriate loading/delivery arrangements can be facilitated for the proposed development.

4.4. Waste Collection

We have been advised by the project team that Council's weekly collection service would be appropriate to service the needs of the development proposal. In noting this, we have further been advised that any persons hiring the premises would be responsible for taking with them any rubbish which was generated by their event.

This arrangement is typical of similar developments, and we are satisfied that appropriate waste collection arrangements associated with the proposed development can be facilitated.

5. Bicycle Considerations

Clause 52.34 of the Planning Scheme specifies bicycle parking requirements for new developments and changes in use. The statutory bicycle parking rates¹ are as follows:

- 1 to each 1,500m² of net floor area for employees
- 2 plus 1 to each 1,500m² of net floor area for patrons

Application of these rates to the proposed floor area of 900sq.m equates to a statutory requirement to provide one employee and three patron spaces.

A bicycle parking area shown as 2.0m wide and 1.8m long is proposed adjacent to the building entry. These dimensions allow for two bicycle hoops, spaced at a 1.0m interval, and for four parked bicycles.

Based on the above, we are satisfied that the bicycle facility provisions are appropriate.

¹ No statutory rate is provided for a place of worship use. The use is nested under the place of assembly use for which a statutory rate is provided and applicable to the development proposal.

6. External Traffic Considerations

6.1. Sight Distance Requirements

Sight distance requirements for access driveways are specified within Figure 3.2 of AS/NZS 2890.1:2004. Mt Baimbridge Road has an existing speed limit of 80km/h past the proposed site access crossover. Safe sight distance for exiting motorists, as per AS/NZS 2890.1:2004 is 111m (allowing for a desirable 5s gap); based upon an 80km/h speed limit.

Having completed a desktop review, including reviewing multiple photographs of the area in the vicinity of the proposed crossover provided by the Applicant, we are satisfied that there are no topographical or vegetation constraints which would unduly restrict sight distance for exiting motorists below the aforementioned requirements.

6.2. Existing Traffic Conditions

Southern Grampians Council has provided existing traffic volume data for Mt Baimbridge Road. Traffic surveys of Mt Baimbridge Road were completed for a weeklong period between 10:00am Wednesday 16 September 2020 and 2:00pm Thursday 24 September 2020 between Kennys Road and Beveridges Road. Whilst these surveys were completed during a period of covid-19 related government restrictions on movement and activity, we do not believe that 'typical' traffic volumes in this area would be fundamentally different to the recorded two-way traffic volumes nominated below:

- Weekday Average Daily Traffic Volume – 247 vehicles/day
- Sunday Average Daily Traffic Volume – 216 vehicles/day
- Maximum Recorded Peak Hour Volume² – 37 vehicles/hour

6.3. Traffic Generation

The proposed place of worship is to operate at various times throughout the week, with peak weekly conditions, outside of ad-hoc weddings/funerals, anticipated to be during a Sunday Service (10am-Midday). A total of up to 70 patrons are expected for a Sunday Service.

For the purposes of this assessment, we have assumed that all staff and patrons (70 persons in total) will arrive in the hour before a service begins and depart within an hour after a service concludes.

Assuming 70 patrons, this results in an anticipated car parking demand for 21 spaces (i.e. 70 patrons x 0.3 spaces/patron = 21 spaces, as per statutory requirements). This equates to a total of up to 21 anticipated vehicle movements in any peak hour.

Given the location of the site in the context of the surrounding road network and town centre, it has been assumed that the vast majority of traffic will arrive/depart south of the site.

² Recorded on Saturday between 1:00pm-2:00pm.

6.4. Traffic Impact

Patrons associated with the Sunday service are anticipated to arrive in the hour preceding (9am-10am) and depart in the hour proceeding (12pm-1pm) the Sunday Service. Existing recorded two-way traffic volumes are 19 and 13 vehicles each hour during these two respective hours.

Whilst the addition of up to 21 additional vehicle movements during these hours would be significant, relative to existing conditions, it is our view that these movements could be accommodated within Mt Baimbridge Road, being a sealed road with a single marked traffic lane in each direction.

Indeed, we are equally satisfied that for larger events (up to 200 patrons) that the traffic movements associated with such an event could be accommodated within the surrounding road network. Whilst these larger events will occur on an ad-hoc basis, a 200 person event is expected to generate a car parking demand of 60 spaces and thus up to 60 vehicle movements in any single hour, adopting the same methodology as that of the Sunday Service.

Additionally, it is our view that the private property access would not trigger the need for any mitigating roadworks such as the provision of turn lanes, road widening or similar. In forming this view we note that the development is anticipated to generate less than one vehicle movement every two minutes during typical peak periods (Sunday Service), that there are no major vertical elevation changes in the carriageway in the vicinity of the site (that is, good sight distance for approaching motorists of motorists ahead of them preparing to slow down and turn) and that the site is a private property access (not a road intersection).

6.5. Development Plan Requirements

The development site is subject to Schedule 3 to Clause 43.04 of the Development Plan Overlay (DPO). The DPO includes a number of requirements for a Development Plan including the following which pertains to traffic engineering considerations:

"Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and urban areas."

It is our view that this report adequately outlines the suitability of linkages between the site and the surrounding transport network.

7. Conclusions

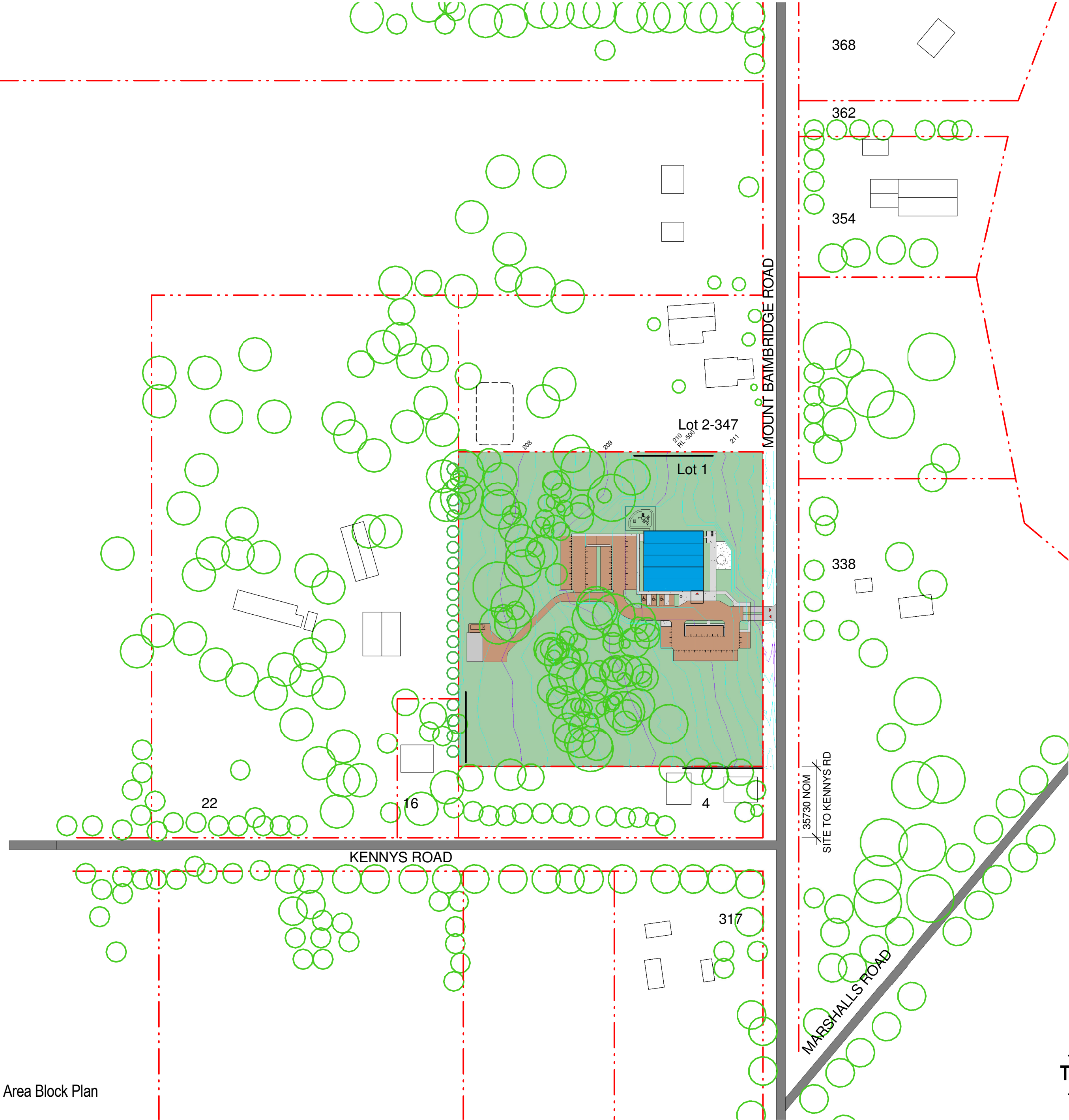
Having perused relevant documents and plans, provided design advice to the internal layout, and undertaken other traffic engineering assessments, we are of the opinion that:

- a) the proposed car parking provision of 66 spaces exceeds the statutory car parking requirement of 60 spaces for the proposed place of worship,
- b) the proposed car parking layout and access arrangements are appropriate for the proposed development and will provide for convenient and accessible parking for all relevant vehicles,
- c) suitable waste collection and delivery arrangements can be accommodated on the site; and
- d) there are no traffic engineering reasons why a planning permit should not be issued for the proposed place of worship at Lot 1 – TP164431R Mt Baimbridge Road, Hamilton.



Appendix A

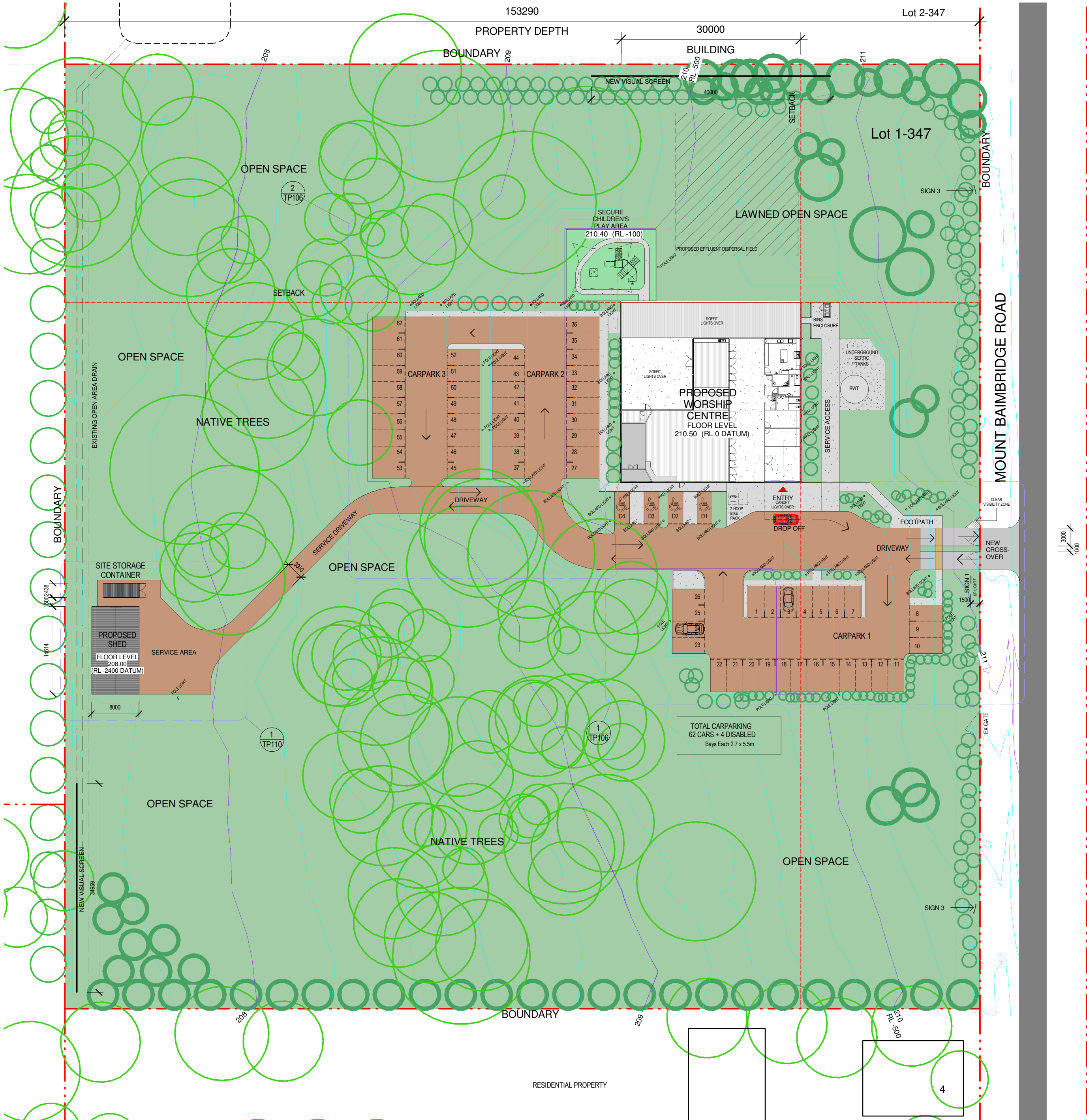
Proposed Development Plans



Proposed Area Block Plan

TOWN PLANNING AMENDMENT
20.06.2022

Proposed Site Plan



Site Legend

- EXISTING TREES
- NEW TREES
- NEW SHRUBS
- NEW ENTRY DRIVEWAY
- NEW INTERNAL DRIVEWAY AND CAR PARKING
- NEW PATH
- PROPERTY BOUNDARIES

TOWN PLANNING AMENDMENT
20.06.2022

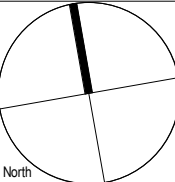
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P2	Planning Preliminary Issue - for review	01.04.2021
P3	Planning and Owner Review	28.04.2021
P4	Signage for review	28.05.2021
P5	Signage, Carpark and Garage Amendments	13.08.2021
P6	Car parking revision	13.09.2021
P7	Town Planning Submission	09.09.2021
P11	Town Planning Revision	09.09.2022
P12	Town Planning Traffic Review	07.06.2022
P14	Town Planning Car Park Revision	20.06.2022

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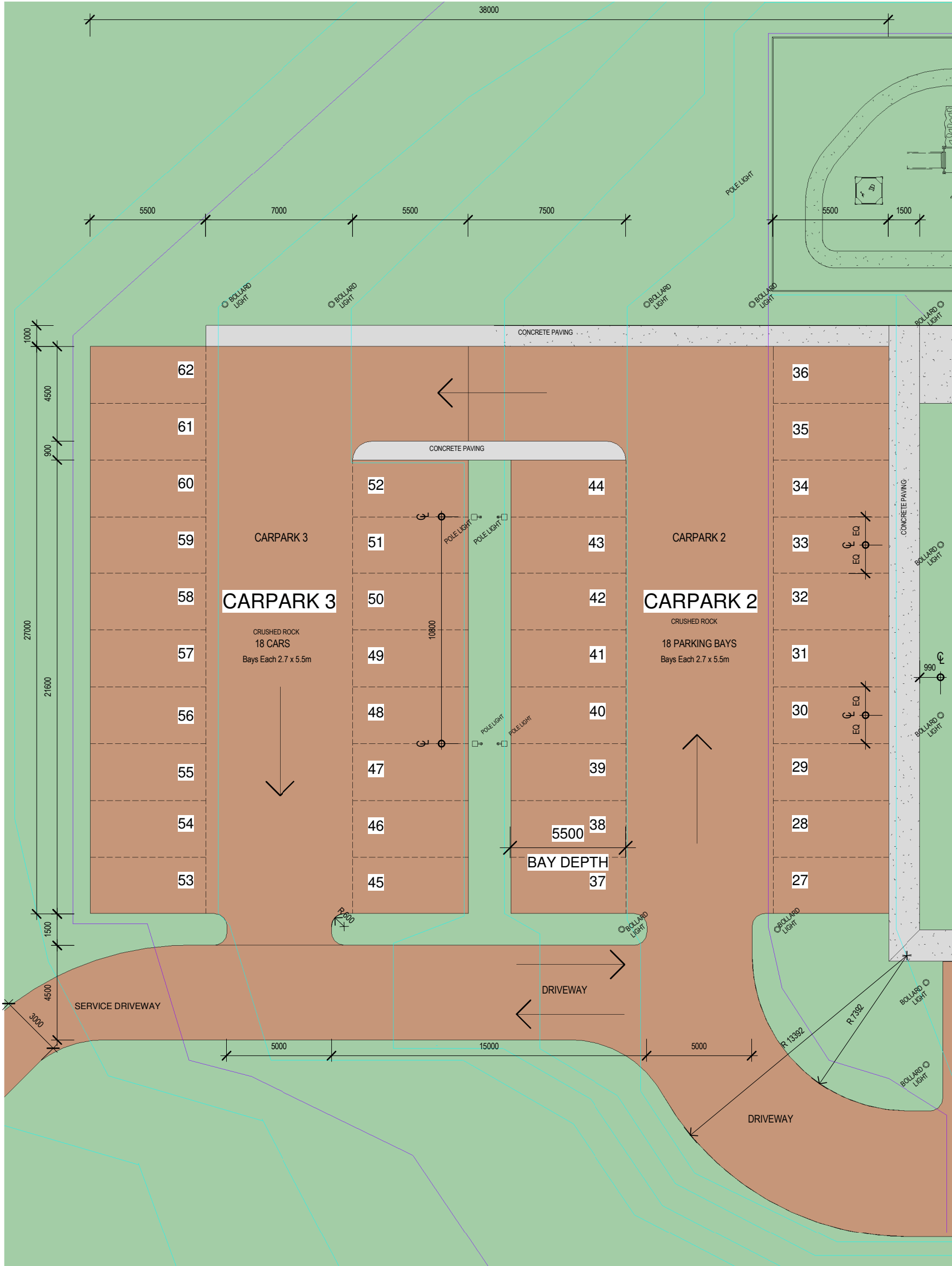
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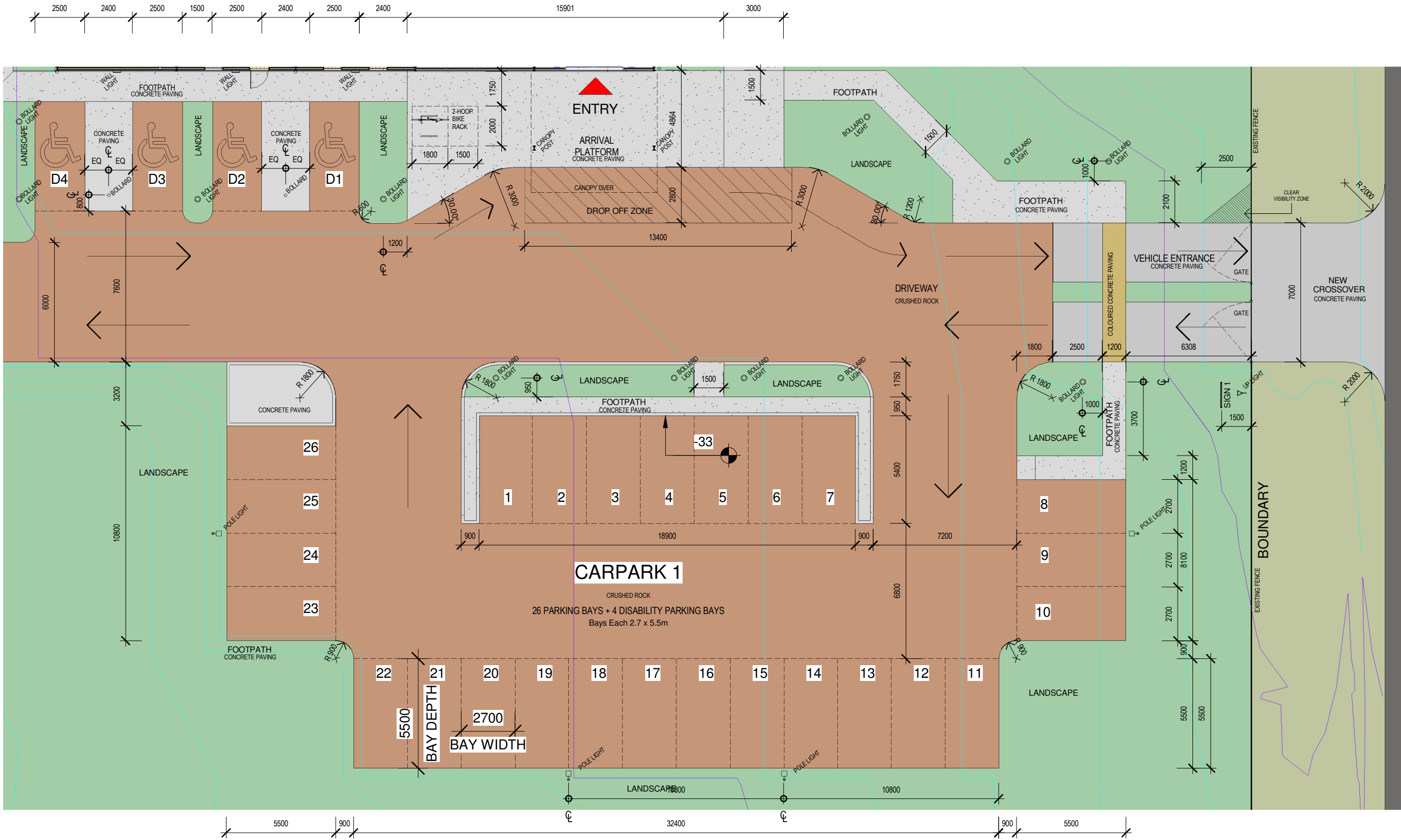
Project
WORSHIP CENTRE
Lot 1- 164431R Mt Baimbridge Road Hamilton Victoria 3300

Drawing
PROPOSED SITE PLAN

Project No. 502	
Drawing No. TP101	Rev No. P14
TOWN PLANNING	



2 - OVERFLOW CARPARK



1 - MAIN CARPARK

CARPARKING PROVISIONS
STANDARD CARPARKING BAYS - 62
DISABLED CARPARKING BAYS - 4
TOTAL - 66

TOWN PLANNING AMENDMENT

Bushfire Attack Level Assessment Report

Prepared by a
Bushfire Planning and
Design Practitioner

Grampians Bushfire Planning

AS 3959 BAL Assessment Report

This report has been prepared by an BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2018. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		1/347	Lot 1 TP164431	Mt Baimbridge Road	
Local government area	Suburb			State	Postcode
	Hamilton			Victoria	3300
Main BCA class of the building	Southern Grampians Shire Council				
Description of the building or works	Class 9b	Use(s) of the building		Worship Centre	
	New building and associated works				

Report Details

Report / Job Number	Report Version	Assessment Date	Report Date
22/008	2	18 February 2022	11 May 2022

BPAD Practitioner Details

Name

Bruce Farquharson
0409 510 718
bruce@grampiansbushfireplanning.com.au

Company Details

Grampians Bushfire Planning



Assessor:

Bruce Farquharson
Grampians Bushfire Planning

Date:

May 11, 2022

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Practitioner and where required an updated report issued.



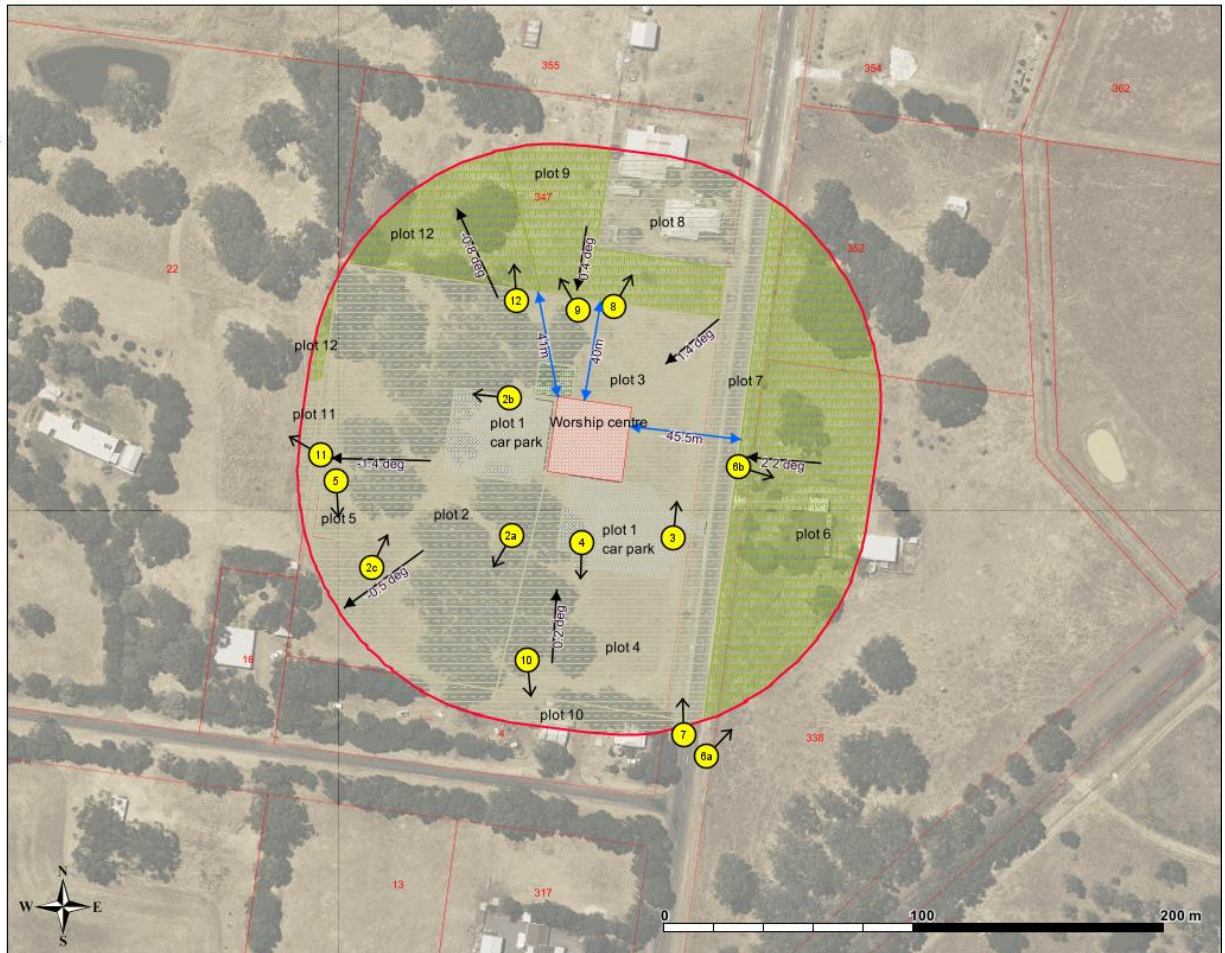
Site Assessment & Site Plans

The assessment of this site / development was undertaken on 18 February 2022 by a BPAD Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 - 2018 Simplified Procedure (Method 1).

Bushfire site hazards

Legend

- Photopoints
- Buildings**
 - Worship Centre
- Assessed vegetation v1 report**
 - Excluded
 - G. Grassland
- Site elements**
 - Shed, service area
 - carpark s
 - parking rear
 - play area
- Property Boundary**
 -
- Contours (1-5m)**



Map Printed from FireMaps on Wed May 11 20:20:12 AEST 2022



Vegetation Classification

All vegetation within 100m of the proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Photo ID:	1	Plot:	1
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(e) Non Vegetated Areas			
Description / Justification for Classification			
This plot has the proposed worship centre and carparks which are non-vegetated apart from minor amounts of low threat vegetation which are also excludable.			
Photo ID:	2a	Plot:	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
This treed area has scattered mature trees with mown grass underneath. Low fuel loads at ground level would make the trees difficult to ignite. This makes it low threat vegetation.			

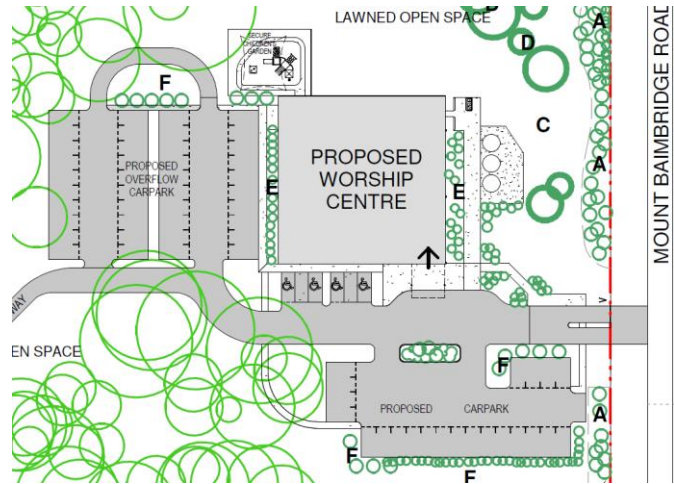




Photo ID: 2b Plot: 2	
Vegetation Classification or Exclusion Clause	
Excludable - 2.2.3.2(f) Low Threat Vegetation	
Description / Justification for Classification	
This area is mostly mown grass keeping fuel loads low resulting in it being low threat vegetation. The treed area description for photo 2a applies to the trees in the background.	
Photo ID: 2c Plot: 2	
Vegetation Classification or Exclusion Clause	
Excludable - 2.2.3.2(f) Low Threat Vegetation	
Description / Justification for Classification	
This area is mostly mown grass keeping fuel loads low resulting in it being low threat vegetation. The treed area description for photo 2a applies to the trees in the background.	
Photo ID: 3 Plot: 3	
Vegetation Classification or Exclusion Clause	
Excludable - 2.2.3.2(f) Low Threat Vegetation	
Description / Justification for Classification	
This plot is mown grass. Screening plants are along the lot frontage. This area is managed as low fuel. The low fuel load is a low threat.	



Photo ID:	4	Plot:	4
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
This plot is mown grass with scattered mature trees on the right side. Low fuel loads at ground level would make the trees difficult to ignite. Screening plants are along the lot frontage. This area is managed as low fuel. The low fuel load is a low threat.			



Photo ID:	5	Plot:	5
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(e) Non Vegetated Areas			
Description / Justification for Classification			
A service area will be here. The building and trafficable areas will be non-vegetated.			



Photo ID:	6a	Plot:	6
Vegetation Classification or Exclusion Clause			
Class G Grassland – Dense sown pasture G-25			
Description / Justification for Classification			
The grazing paddock is grassed with scattered trees.			






Photo ID: 6b Plot: 6	
Vegetation Classification or Exclusion Clause	
Class G Grassland – Dense sown pasture G-25	
Description / Justification for Classification	
The house yard within this plot has vegetation including long grass in a condition that can not be excluded as low threat. It has been included in the grassland plot as this is the dominant hazard.	
Photo ID: 7 Plot: 7	
Vegetation Classification or Exclusion Clause	
Excludable - 2.2.3.2(e) Non Vegetated Areas	
Description / Justification for Classification	
The adjacent road area is non vegetated.	
Photo ID: 8 Plot: 8	
Vegetation Classification or Exclusion Clause	
Excludable - 2.2.3.2(f) Low Threat Vegetation	
Description / Justification for Classification	
The house and yard are low fuel load vegetation.	



Photo ID: 9 Plot: 9	
Vegetation Classification or Exclusion Clause Class G Grassland – Sown pasture G-26	
Description / Justification for Classification This plot is a grazed paddock with scattered trees that contribute little to fire behaviour.	
Photo ID: 10 Plot: 10	
Vegetation Classification or Exclusion Clause Excludable - 2.2.3.2(f) Low Threat Vegetation	
Description / Justification for Classification The neighbouring residential property has low fuel load and is low threat.	
Photo ID: 11 Plot: 11	
Vegetation Classification or Exclusion Clause Excludable - 2.2.3.2(f) Low Threat Vegetation	
Description / Justification for Classification The neighbouring residential property has low fuel load and is low threat. Along the boundary is a windbreak which is classified in AS3959:2018 as low threat.	



Photo ID:	12	Plot:	12
Vegetation Classification or Exclusion Clause			
Class G Grassland – Sown pasture G-26			
Description / Justification for Classification			
This plot is grazed paddocks with scattered mature trees that contribute little to fire behaviour.			
			



Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40 ☐

Table 2.7

FDI 50 ☐

Table 2.6

FDI 80 ☐

Table 2.5

FDI 100 ☒

Table 2.4

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Excludable – Clause 2.2.3.2(e)			BAL – LOW
2	Excludable – Clause 2.2.3.2(f)			BAL – LOW
3	Excludable – Clause 2.2.3.2(f)			BAL – LOW
4	Excludable – Clause 2.2.3.2(f)			BAL – LOW
5	Excludable – Clause 2.2.3.2(e)			BAL – LOW
6	Class G Grassland	2.2	45.5	BAL – LOW
7	Excludable – Clause 2.2.3.2(e)			BAL – LOW
8	Excludable – Clause 2.2.3.2(f)			BAL – LOW
9	Class G Grassland	0.4	40	BAL – 12.5
10	Excludable – Clause 2.2.3.2(f)			BAL – LOW
11	Excludable – Clause 2.2.3.2(f)			BAL – LOW
12	Class G Grassland	-0.8	41	BAL – 12.5

Table 1: BAL Analysis

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level
BAL – 12.5



Appendix 1: Plans and Drawings

Plans and drawings relied on to determine the bushfire attack level

Drawing / Plan Description Proposed landscape plan TP108

LANDSCAPE PLAN LEGEND

Lot 1-347 (Lot 1-347)

Lot 2-347 (Lot 2-347)

Lot 3-347 (Lot 3-347)

Lot 4-347 (Lot 4-347)

Lot 5-347 (Lot 5-347)

Lot 6-347 (Lot 6-347)

Lot 7-347 (Lot 7-347)

Lot 8-347 (Lot 8-347)

Lot 9-347 (Lot 9-347)

Lot 10-347 (Lot 10-347)

Lot 11-347 (Lot 11-347)

Lot 12-347 (Lot 12-347)

Lot 13-347 (Lot 13-347)

Lot 14-347 (Lot 14-347)

Lot 15-347 (Lot 15-347)

Lot 16-347 (Lot 16-347)

Lot 17-347 (Lot 17-347)

Lot 18-347 (Lot 18-347)

Lot 19-347 (Lot 19-347)

Lot 20-347 (Lot 20-347)

Lot 21-347 (Lot 21-347)

Lot 22-347 (Lot 22-347)

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Lot 39-347 (Lot 39-347)

Lot 40-347 (Lot 40-347)

Lot 41-347 (Lot 41-347)

Lot 42-347 (Lot 42-347)

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Lot 76-347 (Lot 76-347)

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Lot 78-347 (Lot 78-347)

Lot 79-347 (Lot 79-347)

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Lot 82-347 (Lot 82-347)

Lot 83-347 (Lot 83-347)

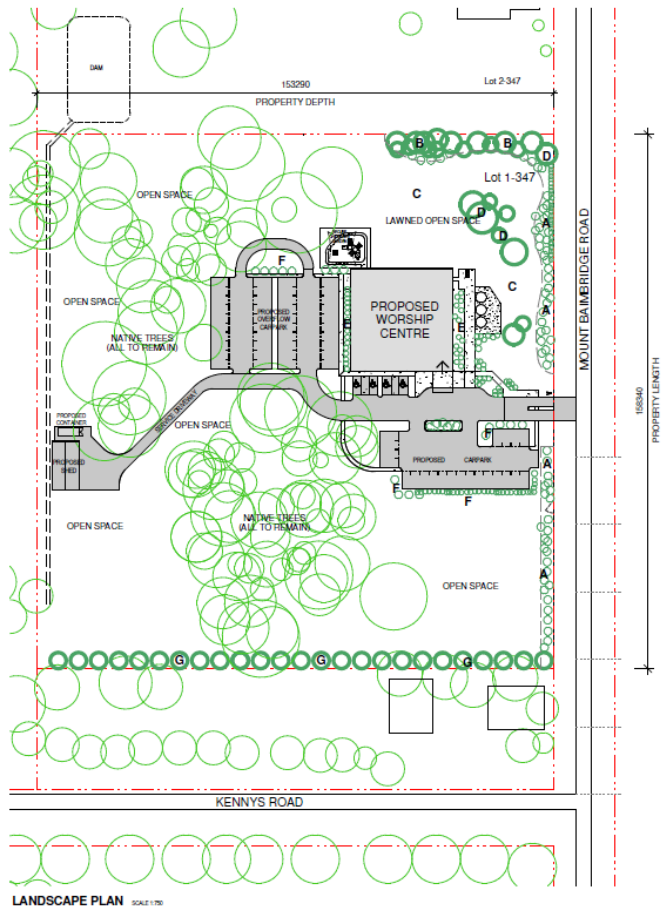
Lot 84-347 (Lot 84-347)

Lot 85-347 (Lot 85-347)

PLAN SYMBOL LEGEND



Note: The proposed Landscape Plan introduces 300 plants; 90% of these are native, and all are suitable to the environment by climate and aesthetics.



LANDSCAPE PLAN SCALE 1:500

TOWN PLANNING SUBMISSION

10/10/2021

Project Name	Worship Centre
Project Address	147 Mt Baimbridge Road, Hamilton Victoria 3300
Project Number	TP108
Project Date	9/2/2022

Client	IAN HARTLEY ARCHITECT
Client Address	147 Mt Baimbridge Road, Hamilton Victoria 3300
Client Phone	03 9400 1234
Client Email	info@ianhartley.com.au

Design	Proposed Landscape Plan
Design Date	9/2/2022
Design Scale	1:500
Design Status	Final

Project Number	502
Project Name	Worship Centre
Project Address	147 Mt Baimbridge Road, Hamilton Victoria 3300
Project Date	9/2/2022

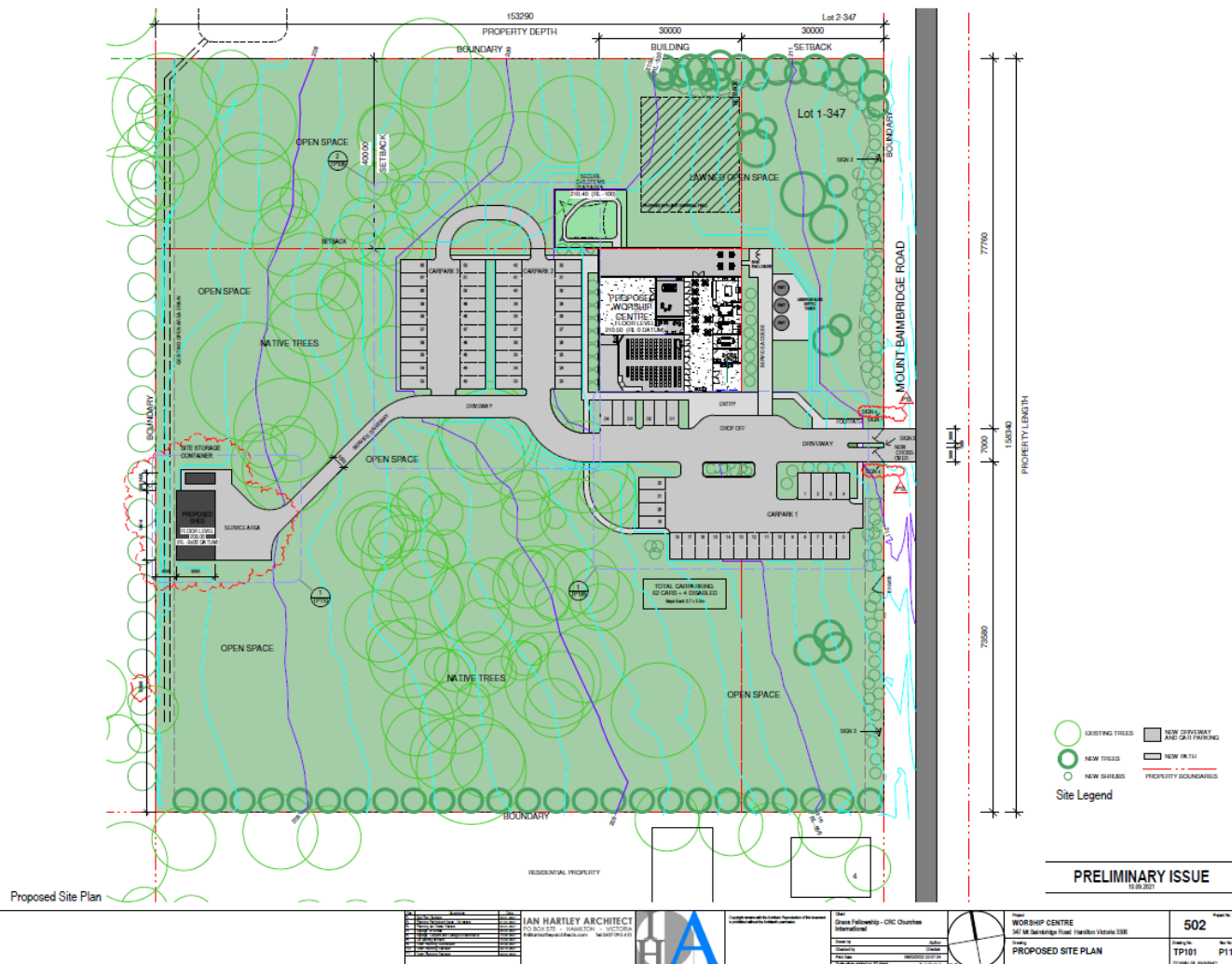
Job Number 502

Revision P11

Date of Revision 9/2/2022



Drawing / Plan Description Proposed site plan TP101



Job Number 502

Revision P11

Date of Revision 9/2/2022

**Appendix 2: Additional Information / Advisory Notes**

Shielding as described in AS 3959:2018 Clause 3.5 should not apply to any elevation. A decision to apply any shielding provisions would be by the Relevant Building Surveyor.

PLANNING REPORT
LOT 1-TP164431R
MOUNT BAIMBRIDGE ROAD
HAMILTON VICTORIA 3300

USE AND DEVELOPMENT OF LAND FOR A PLACE OF ASSEMBLY, OUTBUILDING,
CONSTRUCT AND DISPLAY SIGNS AND DEVELOPMENT PLAN
LOT 1 – TP164431R MT BAIMBRIDGE ROAD HAMILTON

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4. PLANNING CONTROLS	7
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1. INTRODUCTION

Ian Hartley Architect has been engaged by Grace Fellowship, CRC Churches International, owners of Lot 1-TP164431R Mt. Baimbridge Road, Hamilton,¹ to submit a Planning Permit Application on their behalf for the use and development of land for a Place of Assembly, outbuilding, construct and display of signage and development plan in a development overlay. Pursuant to the Southern Grampians Planning Scheme a permit is required for the following parts of the proposal: use and development of a place of assembly, outbuilding and display of associated signage and development of land in a development overlay.

Based on the assessment of the proposal outlined in this report, the proposal is considered appropriate, after having regard to the relevant provisions of the Southern Grampians Planning Scheme.

2. THE SITE AND CONTEXT

2.1 The Site

The subject site is described as Lot 1 – TP164431R Mt Baimbridge Road Hamilton² and has a total area of 23,357m². It has an eastern frontage to Mt Baimbridge road. There are no easement or restrictions noted on the title. It is rectangular in shape with a frontage width of 158.34 metres. The land has a gradual fall from east to west, with scrubs and grass vegetation and some planted gum trees at the rear of the lot. The site is currently vacant and is fenced. An existing crossover is located along Mt Baimbridge Road and provides vehicle access to the site.

The plan and photographs on sheet TP010 show the subject site.

2.2 Services

2.2.1 Water and Sewer

There is no reticulated sewer service to the site. A septic system will be installed to service the developments. HM McLeod engineers have prepared a Land capability assessment and designed a suitable system for the proposed uses. An application for a septic system will be lodged concurrently with this planning permit application.

Rainwater tanks will also be used to collect water for use around the property.

2.2.2 Power, Telecommunications and Gas

A reticulated power and telecommunication are currently available to the site. Connection and supply of these services will be in accordance with the requirements of Telstra and Powercor.

2.2.3 Flooding and Bushfire

A review of the Hamilton Flood Study shows that the site is not susceptible to overland flooding. The site is in a bushfire designated area. A BAL assessment will be undertaken to determine the BAL level to determine the building construction standards in accordance with Australian Standard AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

¹ Rev. B

² Rev. B

2.2.4 Access

The subject property has access from Mt Baimbridge Road. A new crossover will be required to service the development. The crossover will be in accordance with the provisions and requirements of Southern Grampians Shire Engineering department.

2.2.5 Drainage

The subject property is not served by a kerb and channel drainage system. Stormwater management will be in accordance with the provisions and requirements of Southern Grampians Shire Engineering department

2.2.6 Aboriginal and Cultural Heritage

The subject site is not in an area of Cultural Heritage Sensitivity requiring the preparation of a Cultural Heritage Management Plan (CHMP). An assessment of the proposal on Heritage Victoria heritage tool showed that a CHMP is not warranted. (Refer to attachment 2)

2.3 Surrounding Area

The subject site is approximately 3km from the Hamilton CBD, the main commercial centre of Hamilton that provides a wide range of amenities. It is surrounded by rural living lots. To the south of the site is a small dwelling, currently being upgraded, complete with sheds, and to the north is a recently renovated dwelling and sheds. To the east, across the road, is another dwelling and sheds, and there are further sheds to the west of the site, and a dwelling beyond the south-west corner.

The surrounding land is zoned Rural Living and lots are mainly developed for rural living purposes, including some sheep grazing. There is a Place of Assembly building used by the Hamilton Gymnastics Club, in the order of 500m along the road, south of the site, and there is land zoned for a Public Park and Recreation, which is nearby to the site.

The aerial view contained in figure 2 below shows the site and the surrounding area.



3. THE PROPOSAL

3.0 The Site

It is proposed to develop Lot 1 - TP164431R Mt Baimbridge Road Hamilton for the following: use and development of land for a Place of Assembly, outbuilding and display of associated signage.

3.1 Use- Place of Assembly

A Place of Assembly is defined in the Planning Scheme as:

Land where people congregate for religious, spiritual or cultural activities, entertainment, or meetings. It includes the following: Carnival, Cinema, Cinema-based entertainment facility, Circus, Drive-in theatre, Exhibition centre, Function centre, Hall, Library, Nightclub, Place of worship, Restricted place of assembly.

Response:

The proposal has considered to be to be consistent with the above definition.

3.2 Building and works

Primary Building

A single storey architectural design building is proposed to be constructed on the site. The total gross floor area for the proposed building is 900 square metres. The building will comprise the following spaces (with their internal floor areas noted): -

- North Veranda 178.6 m2
- Kitchen 34.5m2
- Breakout/gathering 71.3m2
- Children ministry 53.4m2
- Creche 17.1m2
- Toilet Facilities 27.0m2
- Office /meeting 34.2m2
- Foyer 71.7m2
- Entry Lobby 35.2m2
- Worship 165.0m2
- Storage 16.7m2
- Stage 28.1m2
- West Deck (Future internal space) 142.7m2

Building and works for an Outbuilding / Shed

- A detached 7.85x14.61m outbuilding building is also proposed for storage and maintenance purposes 114.72m2. Material and Colour: Corrugated Zincalume.

Site Storage Container

- A 20ft shipping container (6.10m length x 2.44m width x 2.59m height) is proposed to be set on a crushed rock base, and shall be used for storage purposes during the building process. This container will come from another site. Colour: Eucalyptus Green. (Refer photograph below).



July 11, 2022

3.3 Signage

Display of associated Signage.

The following signage is proposed:

- Sign 1 - Main Location Sign - A sign on posts inside the boundary fence.
- ~~Sign 2 - Information Sign - On the boundary at the main site entry gate.~~
- Sign 3 - Approach Signs (x2) - Inside fence-line angled to 60m either side of entrance.
- ~~Sign 4 - Event Signs (x2) - Inside fence-line near the site entrance. Temporary at time of events.³~~

Refer to the details on sheet TP400.

3.4 Proposed Operational Usage

3.4.1 Operations

The principal use of the site will be a for place of worship carried out on Sundays. Services will be held on Sundays from 10am to midday. Maximum number of congregants will be as stated on the Certificate of Occupancy of the building. The current numbers are 70 people including children. Estimated operational activities are as follows:

- A handful of volunteers onsite 2-3 days weekdays per week for a few hours
- A small group (6-20 people) 1-2 weekdays per week for a shorter religious meeting
- A small group 1-2 evenings per week for a team meeting
- Occasional Friday or Saturday night kids/youth activity
- Occasional Saturday morning breakfast meeting/working bee
- Sunday worship is primarily 10am to midday, with set-up team from 8.30am to 1pm
- It is envisaged that the building will be available for hire to other organisations for a conference or similar. Maximum number of people will be as stated on the Certificate of Occupancy of the building.
- It is envisaged that the building will used for weddings or funerals on an as-needed basis. Maximum number of people will be as stated on the Certificate of Occupancy of the building.
- Noise levels emanating from the premises will not exceed those required by State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade). Refer to the accompanying Acoustics Report from Waveform Acoustics.

The hours of usage and the noise control methods employed shall be in accordance with the Waveform Acoustics report, as follows:

- Sepp No. N-1 NIRV Compliance – the on-site plant and equipment shall be located as best possible, being a ducted air system with the air conditioning unit housed in the ceiling space, where it can be heavily insulated against noise egress.
- Sepp No. N-2 Compliance – shall be as follows –
 - the walls, roof, glazing and doors shall all be specified to meet the Rw levels prescribed in the report
 - amplified music shall be limited to the prescribed period of day and evening (0900 to 2200 hours) and shall be fitted with a fixed noise limiter

³ Rev. B

calibrated to keep the noise <90 dB(A). There will be no night time (2200 hours to 0900 hours) amplified music.

- Outdoor events requiring amplified music, if and when they may occur (infrequently), will be to Shire approval on a case-by-case basis.⁴

The proposed hours of operations will be within the following:

- Sunday to Saturday 9am to 10pm (0900 to 2200 hours)⁵

3.4.2 Crossover

Vehicle access to and from the subject land will be from Mt Baimbridge road. It is proposed to install a new vehicle crossover in a location suitable for access to the proposed development. The proposed crossover will be constructed in accordance with Council's specifications (sealed in concrete paving). All vehicles will enter and leave the site in a forward gear. The dual width crossover is proposed to facilitate full turning movements to/from the site. A sight triangle measuring 2.0m along the boundary and 2.5m into the site is provided on the exit side of the access driveway at the boundary, in accordance with the requirements of the Planning Scheme. Refer to the Traffic Engineering Assessment Report for a full description.⁶

3.4.3 Parking

A total of 66 carparking bays have been provided, including four dedicated disabled accessible bays. All parking bays will be constructed of and sealed using a rated product called Scoria Lime, supplied by LK Earthmovers, sourced from the Penshurst Quarry.

This will be marked by rope. The material is permeable to rainwater, thus avoiding run-off problems, and is a scoria colour commonly found in the area. No street parking will be required, as there is ample room on-site to accommodate all the parking requirements for the proposal. All parking is to be provided on-site. (Refer below for a driveway using the same material and a close-up of one laid four years ago)



⁴ Rev. B

⁵ Rev. B

⁶ Rev. C

Provision is made for parking four bicycles near the main building entrance, in accordance with clause 52.34 ⁷

3.4.4 Lighting

Automatic safety lights will be attached to the building. Low level bollard lights will provide pedestrian safety lighting to the site, and pole lights around the perimeter of the carparking will provide lighting to the carparking area. The lighting of the car park area will be designed to be directed into the site, in order that it will not be a nuisance to the neighbouring properties. A light schedule of all external lighting, including luminance and hours of operation, will be supplied separately. ⁸

All external car park lighting shall comply with Australian Standards (AS1680), with a lighting level of 160 lux for the first 15 metres of the car park entrance at night, followed by 160 lux for the next 4 metres, and a minimum of 75 lux in all other areas.⁹

3.4.5 Vegetation

There are no native grasses on the site. There are a number of mature and semi-mature red gum trees to the rear of the site. The proposal will involve vegetation clearing (grass cover only) on areas required for the building envelope, access and carparking, but leaving the existing native trees intact apart from maintenance pruning according to Shire regulations.

3.4.6 Landscaping

A landscaping buffer will be planted along Mt Baimbridge Road, and also discretionarily along neighbouring boundaries. It is envisaged that the site will be left in its natural state in keeping with the rural landscape. The proposed new vegetation is a selection of native shrubs and trees, suitable for the site conditions. Refer to sheet TP108 for the proposed landscape plan.

4. PLANNING CONTROLS

4.1 Planning Policy Framework - State Planning Policy

The Planning Policy Framework is outlined in the Southern Grampians Planning Scheme. The following clauses are considered relevant for this proposal.

4.1.1 Clause 11.01-1S - Supply of Urban Land

Objective

The objective of this clause is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional, and other community uses.

Response

The proposed development is consistent with the listed objective to having strategy of consolidation, redevelopment, and intensification of existing urban areas.

4.1.2 Clause 13.07-1S Land use compatibility

Objective

The Objective of this clause is protecting community amenity, human health and safety, while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts

Response

The proposed development will have minimal impact on the community amenity.

⁷ Rev. B

⁸ Rev. B

⁹ Rev. C

4.1.3 Clause 15.01-5S Neighbourhood Character

Objective

The objective of this clause is to recognise, support and protect neighbourhood character, cultural identity, and a sense of place.

Response

The proposed development will have minimal impact on the neighbourhood character.

4.1.4 Clause 19.03-3S Integrated Water Management

Objective

The key objective of this clause is to sustainably manage water supply, water resources, wastewater, drainage, and stormwater through an integrated water management approach.

Response

Water supply will be managed in accordance with Wannon Water requirements.

4.1.5 Clause 19.03-4S Telecommunications

Objective

The objective of this clause is to facilitate the orderly development, extension, and maintenance of telecommunication infrastructure.

Response

The proposed development will be connected to the NBN network, which is readily available in the area.

4. 2 Local Planning Policy Framework

The Local Planning Policy Framework is contained in Clause 20 of the Southern Grampians Planning Scheme. It consists of the Municipal Strategic Statement and Local Planning Policies. The following components of the Southern Grampians Local Planning Policy Framework are considered relevant to this proposal.

4.2.1 Clause 21.01 Southern Grampians Shire Key Issues and Strategic Vision

The Municipal Strategic Statement (MSS) provides the rationale for policies and planning control. The vision of the MSS builds the Shire's corporate vision and establishes the desired future. The vision of the Shire is to encourage, and support uses and developments which efficiently use and manage land, water, and other finite resources. The proposed use and development are consistent with this vision statement.

4.2.4 Clause 21.09-1 Infrastructure Provision

Objective

The key objective under this clause is to make effective use of infrastructure.

Response

The proposed development will seek to efficiently utilise existing infrastructure and will be in accordance with the responsible authority requirements.

4.2.5 Clause 21.10-3 Hamilton

Objective

The key objective under this clause is to ensure that land use and development in Hamilton is in accordance with the Hamilton Structure Plan and the Hamilton City Centre Urban Design Framework Plan.

Response

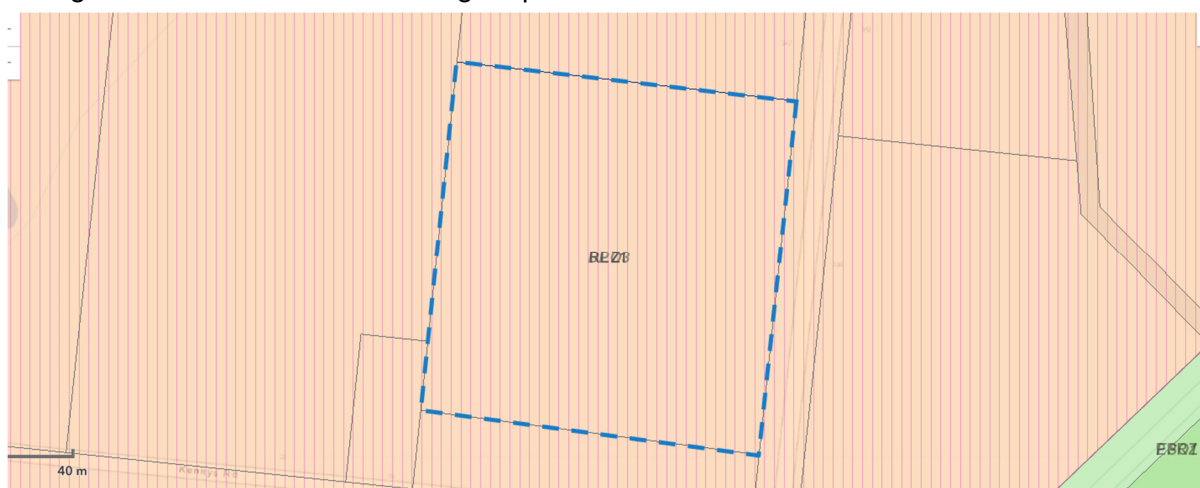
The proposed development is in accordance with the objective and visions of the Hamilton Structure Plan that support community organisations and groups such as HIRL, senior citizens groups, arts, and sport and recreation groups throughout Hamilton, and to work with them to ensure appropriate spaces are available to meet their needs

4.3 Rural Living Zone

4.3.1 Purpose

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

Figure 4 below shows the zoning map.



4.3.1.1 Permit Trigger

Clause 35-03-01 a permit is required to carry out a Section 2 use – Place of Assembly

Clause 35-03-04 a permit is required to construct or carry out a building or works associated with a use in Section 2 of Clause 35.03-1

Clause 32.03-5 Decision Guidelines.

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, matters listed under this clause. The table below summaries how the proposal is consistent with the matters listed in clause 32.03-5

4.3.2 Clause 35.03-04 Assessment

	Issues	Response
	General Issues	
1	The Municipal Planning Strategy and the Planning Policy Framework	This matter has been addressed under clause 4.2.1 of this report
2	Any Regional Catchment Strategy and associated plan applying to the land	There is no Regional Catchment Strategy associated plan that apply to the land
3	The capability of the land to accommodate the proposed use or development	The discussions in this report and the associated plans have demonstrated that the proposed development is capable of being undertaken on the lot without compromising the land
4	Whether the land is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses	The site is suitable for the use and there is a similar use 500m from the site used for the Gymnastic Club. The proposal will not compromise the amenities of the area.
	Agricultural Issues	
5	The capacity of the site to sustain the agricultural use.	No agricultural use is being proposed
6	Any integrated land management plan prepared for the site	There is no integrated land management plan that has been prepared as the land will not be used for agriculture
7	The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses	The use future expansion will not have any impact on adjoining and nearby sheep farming and other land use in this locality. Future Developments are depicted on drawing sheet TP109
	Environmental Issues	
8	The impact on the natural physical features and resources of the area and any impact caused by the proposal on soil and water quality and by the emission of noise, dust, and odours.	The proposal will result emission of noise during church services. However, the church activities will be undertaken within approved times and noise level will be in accordance to the permitted noise levels. Refer to the accompanying Acoustics Report. No impact on the soil and water quality is envisaged
9	The impact of the use or development on the flora, fauna and landscape features of the locality	There will be minimal vegetation removal. Only building envelopes, access paths, driveways and carparking areas will be cleared.
10	The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	Most of the vegetation on site will be protected and retained. Only grassed areas required for building envelopes, access paths, driveways and carparking areas will be cleared. Further to that, the proposed vegetation planted and planned by the owner will enhance the landscape and increase native biodiversity.
11	The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation	The onsite effluent disposal system has been designed by McLeod engineers. The proposed system is environmentally friendly and will have minimal impact on the vegetation. There is no nearby waterway within the prescribed distance.
	Design and Siting Issues	
12	The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts	The design of the building is in keeping with the natural scenic beauty of the area. The colours and material used have been carefully chosen to blend with the environment and the Rural Living environment.
13	The impact on the character and appearance of the area or features of architectural, historic, or scientific significance or of natural scenic beauty or importance	The proposed buildings will not have any impact on the character and appearance of the area.

PLANNING REPORT

14	The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications, and sewerage facilities.	This has been discussed in section 2.2 above
15	Whether the use or development will require traffic management measures	It is not envisaged that the use will require extra traffic management measure as there is a speed limit of 80km zone. The traffic numbers likely to be generated by the use will be minimal. However, if a Traffic Management Report is required as a condition to the permit by council, one will be provided, and the recommendations included in the design. ¹⁰ Refer to the Traffix Group report Traffic Engineering Assessment, Proposed Place of Worship, Lot 1-TP164431R Mt Baimbridge Road, Hamilton, for details of design for traffic management. ¹¹

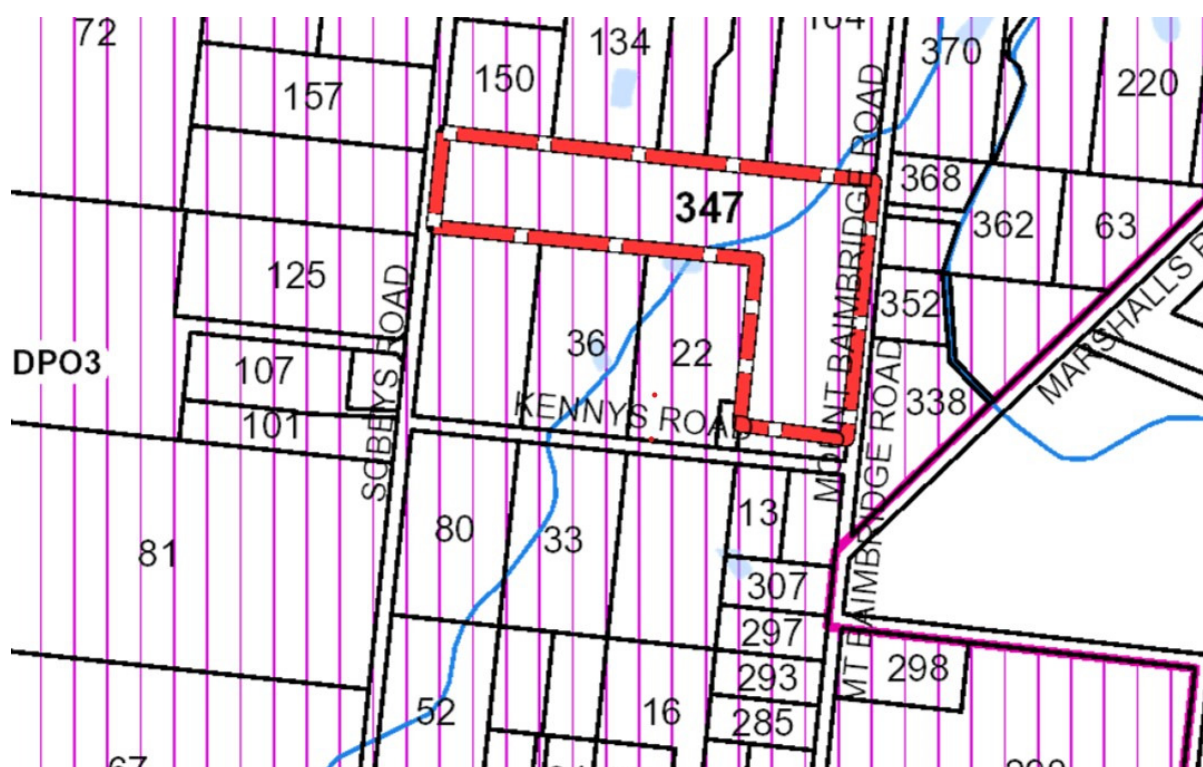
Response

The proposal provides a high level of compliance with the above provisions of Clause 35.03-4 as demonstrated in the above table.

4. 4 Overlays

The subject site is also affected by the Development Plan Overlay (DPO3) pursuant to Clause 43.04 of the Southern Grampians Planning Scheme.

Figure 4 below shows the plan of the overlay



The aims of the Development Overlay 3 are to:

¹⁰ Rev. B

¹¹ Rev. C

- Ensure the co-ordinated and sequential development of land in order to ensure that the long-term residential development opportunities of Hamilton are not compromised.
- Protect long term subdivision and development opportunities for Hamilton.
- Require development to respond to the existing topography and natural assets of the precinct.
- Provide for larger rural living (lifestyle lots) on land to the north west and south east of Hamilton

4.4.1 Permit trigger

Clause 43.02-4

A permit must not be granted to use or subdivide land, construct a building or construct, or carry out works until a development plan has been prepared to the satisfaction of the responsible authority. The table 2 below addresses the requirements of the Development Plan.

Table 2 – Requirements of the Development Plan

Matter	Responses
Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses	Refer to sections 2 and 3 above
Identify any sites of conservation, heritage, or archaeological significance and how they will be managed	This has been discussed in sections 2 and 3 above
Respond to the existing topography and natural assets of the area.	The siting of the building is in keeping with the existing topography of the site.
Provide for larger rural living (lifestyle) lots on land to the north west and south east of Hamilton.	Not applicable
Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.	The infrastructure will be funded by the Church.
Identify the staging and anticipated timing of development.	First stage of the development will be implemented within 1-5 years while the future stage will be implemented in 10+ years
Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.	A landscaping plan has been prepared. The plan shows that most of the vegetation will be retained and a few native plants will be planted along Mt Baimbridge Road.
Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and urban areas	Mt Baimbridge Road provides a good linkage of the site to the wider Hamilton area

<p>Provide a soil and water report that demonstrates the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development. Where sewerage infrastructure cannot be provided, the plan should detail</p> <ul style="list-style-type: none"> • compliance with State and Local Policies on effluent and stormwater disposal • that soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area. 	<p>A detailed land capability assessment report has been prepared by McLeods engineers to demonstrate that the site is capable to have a septic system installed to service the development. The LCM will be compliance with the State and Local Policies and the Southern Grampians Domestic Wastewater Strategy.</p>
<p>Identify proposed water supplies, storages and systems required for firefighting purposes</p>	<p>The proposal is not serviced by a reticulated water supply. There will be two rainwater tanks provided, harvesting rainwater from the main roof. One tank is 38,000 litre capacity with the lower 20,000 litres dedicated for firefighting use complete with CFA compliant fittings, and the remaining upper part 18,000 litre to provide a source of potable water for the church building. The second tank of 20,000 litre capacity will be provided for irrigation purposes.¹² These are shown on the site plan.</p>

5. PARTICULAR PROVISIONS

After reviewing the Southern Grampians Planning Scheme, the following provisions were considered relevant to this proposal:

5.1 Clause 52 Signs

5.1.1 Purpose

- Regulate the development of land for signs and associated structures
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character
- To ensure signs do not contribute to excessive visual clutter or visual disorder
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Response

This zone is in Category 3. The purpose of this zone is to ensure that signs in high amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding areas. This is acknowledged and followed in the signage design.

5.1.1 Permit Trigger -Category 3

¹² Rev. C

To ensure that signs in high- amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

A Permit is required for a sign in section 2

5.2 Clause 52.06.2 car parking

Permit trigger

Pursuant to Clause 52.06.2 before a new use commences, the number of carparking spaces required under clause 52.06.2 must be provided in accordance to the satisfaction of the responsible authority.

Table1 of clause 52.06.2 set the number of carparking bay for a Place of Assembly as 0.3 spaces for each patron.

Land use	Carparking requirement	Number of patrons	Statutory car planning requirements
Place of Assembly	0.3 spaces for each patron	200	60

Response

Refer to the Traffix Group report, Traffic Engineering Assessment, Proposed Place of Worship, Lot 1 – TP164431R Mt Baimbridge Road, Hamilton, and to the drawings setting out the carpark layouts.¹³

The proposed building has been designed to have a maximum 200 patrons when at capacity. This will result in 60 car parking spaces being required. Whilst the current number of patrons is less than 100 including children at any given time, there will be events, such as weddings or funerals, which may call for greater numbers. It is therefore proposed to develop 66 car parking spaces in designated car parks 1, 2, 3 and the disabled parking bays, as shown on the plans. These will include 62 standard spaces and 4 disabled car parking spaces, with standardised adjacent access zones. The overflow car parks 2 and 3 are located to the rear of the building to reduce the visual impact from the roadway. Further to this, careful screen planting is planned.

5.3 Clause 52.34 bicycle parking

Purpose

- To encourage cycling as a mode of transport
- To provide secure accessible and convenient bicycle parking spaces and associated shower and change facilities.

Provision

Pursuant to Clause 52.34 before a new use commences, the number of bicycle spaces required under clause 52.34-5 must be provided in accordance to the satisfaction of the responsible authority.

Table1 of clause 52.34-5 set the number of bicycle spaces for a Place of Assembly as 0.3 spaces for each patron.

¹³ Rev. C

PLANNING REPORT

Land use	Bicycle spaces per employee	Bicycle spaces per visitor
Place of Assembly	1 to each 1500sq m of net floor area	2 plus 1 to each 1500sq m of net floor area

Response

Provision is made for parking four bicycles near the main building entrance, in accordance with table 1 of clause 52.34-5

The proposed building is designed with a maximum 900sq m of floor space. There are four (4) bicycle parking spaces with purpose made support frames provided, within a designated zone, which meets the requirements.¹⁴

5.4 Clause 65

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

5.4.1 Clause 65 Approval of an application or approve a plan.

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate the matter listed in the table below

Matters	Response
The matters set out in section 60 of the Act.	The proposal is in accordance with the Planning Scheme and the objectives of planning in Victoria
The Municipal Planning Strategy and the Planning Policy Framework	Refer to Local Planning Framework
The purpose of the zone overlay or other provision.	The proposal is consistent to the purpose of the zone and overlay of encouraging uses and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
Any matter required to be considered in the zone, overlay or other provision	All the matter listed in the Zone and overlay have been considered and the proposal is in accordance with the purpose of the zone.
The orderly planning of the area.	The proposal is consistent with orderly planning as it is consistent with the purpose and objective of the Rural Living Zone.
The effect on the amenity of the area.	The proposal will have minimal effect on the amenity of the area. The negative effect of noise and traffic can easily be mitigated as discussed in this report.

¹⁴ Rev. B

The proximity of the land to any public land	The site is close to land zoned Public Park and Recreation.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality	It is not envisaged that the development and use will likely cause or contribute, to the land degradation, salinity and reduction of water quality.
Whether the proposed development is designed to maintain or improve the quality of storm water within and exiting the site	The proposed development has been designed to retain stormwater on the site and the lot is large enough to manage the stormwater. There is no legal point of discharge for this property.
The extent and character of native vegetation and the likelihood of its destruction. Whether native vegetation is to be or can be protected, planted, or allowed to regenerate.	There is no native vegetation identified on the site, other than mature red gum trees. All of these trees are to be retained and maintained. ¹⁵
The degree offload, erosion or fire hazard associated with the location of the land and the use, development, or management of the land to minimise any such hazard	Minimal vegetation clearance will occur. It is not envisaged that there will be soil erosion. A BAL assessment will be undertaken as part of the building permit to determine the construction standards of the buildings to minimize chances of the building being destroyed by a Bushfire. Refer to the Bushfire Attack Level Assessment Report prepared by Grampians Bushfire Planning, for an assessment of potential bushfire impacts and the Determined Bushfire Attack Level BAL-12.5 for the site. This forms the basis for any construction and bushfire management for the site. ¹⁶
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	The site is large enough to manage all the traffic associated with the proposed uses. The current traffic management measure by Council along Mt Baimbridge Road will be adequate to ensure a smooth traffic flow and safety for pedestrians.

6. ARCHITECTURAL STATEMENT

The architectural expression for the proposed building draws upon that of the shearing shed. This is employed in the scale, the form of the double-gable, and the proposed external cladding; that of corrugated metal sheeting.

¹⁵ Rev. B

¹⁶ Rev. C

Locating the building upon the site has been determined by two criteria: using the existing clear areas, thus avoiding unnecessary tree removal, and that of setting the building well back from the road boundary, thus reducing its visual impact. This reinforces the sense of a shed in the paddock, and furthermore allows a planting zone to be set within the boundary that acts as a visual screen.

The building's orientation utilizes the site constraints to best effect. Roofs run east-west, giving north-facing roof planes, to be used for solar panels. The main car park, and consequently the entry, is on the south side of the building, keeping the north side for garden. The Worship assembly room is on the south of the building, thus reducing solar impact and allowing fenestration without glare to that room. Offices and utility rooms are to the east, facing the road, ensuring smaller windows to this elevation. The sunny, northern exposure is reserved for Children's Ministry and for the Fellowship area, used for after-service gathering. These open onto a protective veranda. From here, there will be a formal garden to the north; a place of contemplation. Accessed from the veranda is planned a Secure Garden for the infants, containing play equipment and play space within a pool-type fence.

Apart from the gardens to the north and east of the building, it is proposed to leave the natural beauty of the red gum copses intact, as these form the innate character of the site.

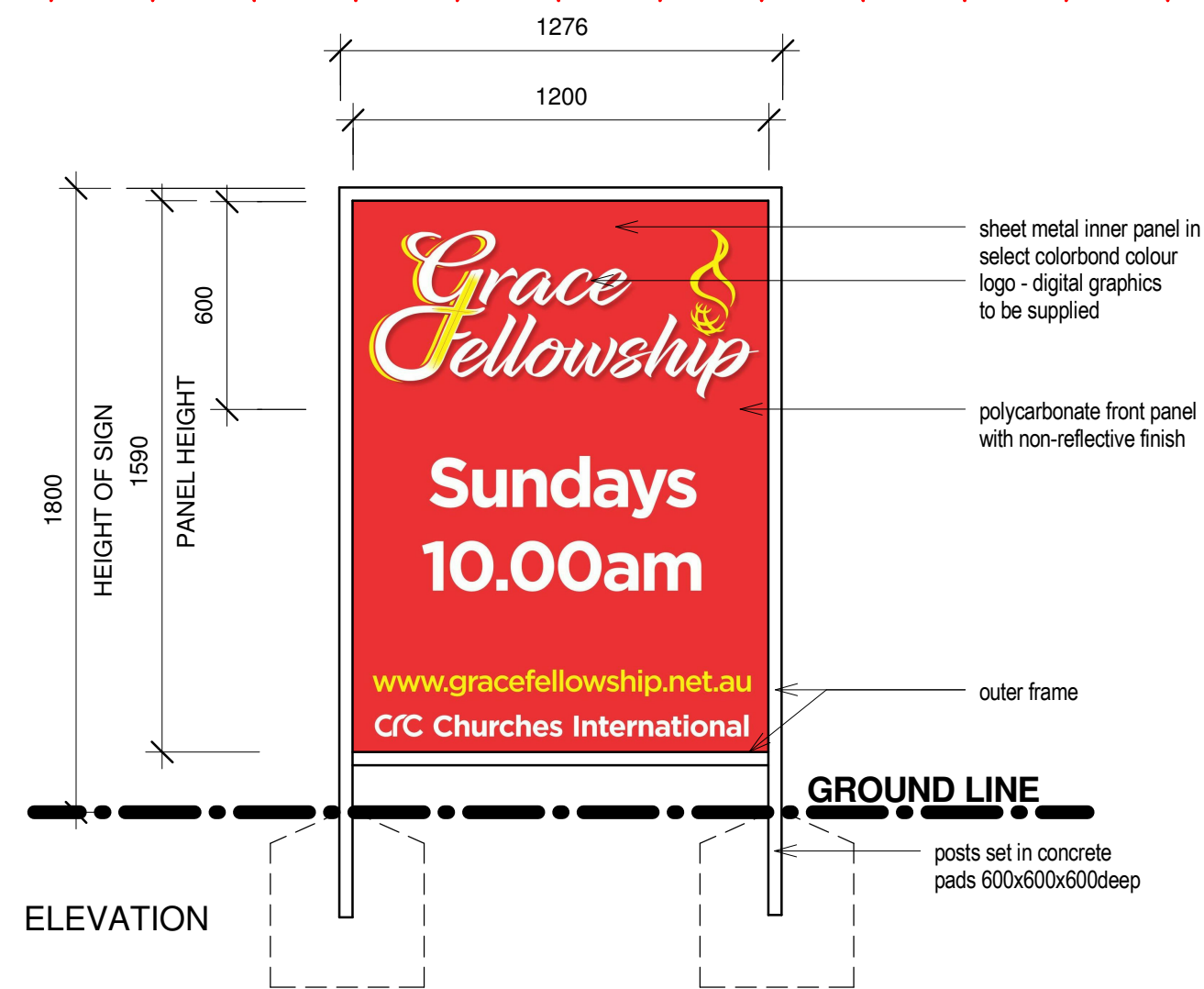
Car parking has been divided into two parts; the smaller primary car park adjacent to the building entrance, and two overflow car parks to the rear of the building. Whilst the former will be mostly in use, the latter is necessary for occasional larger gatherings, such as weddings and funerals. This ensures that such larger gatherings will have minimal impact, and leaves space to the front for landscaping.

To the rear of the site, it is proposed to place a utility shed, for storage and maintenance purposes. This will be accessed by an informal track, working its way through the trees.

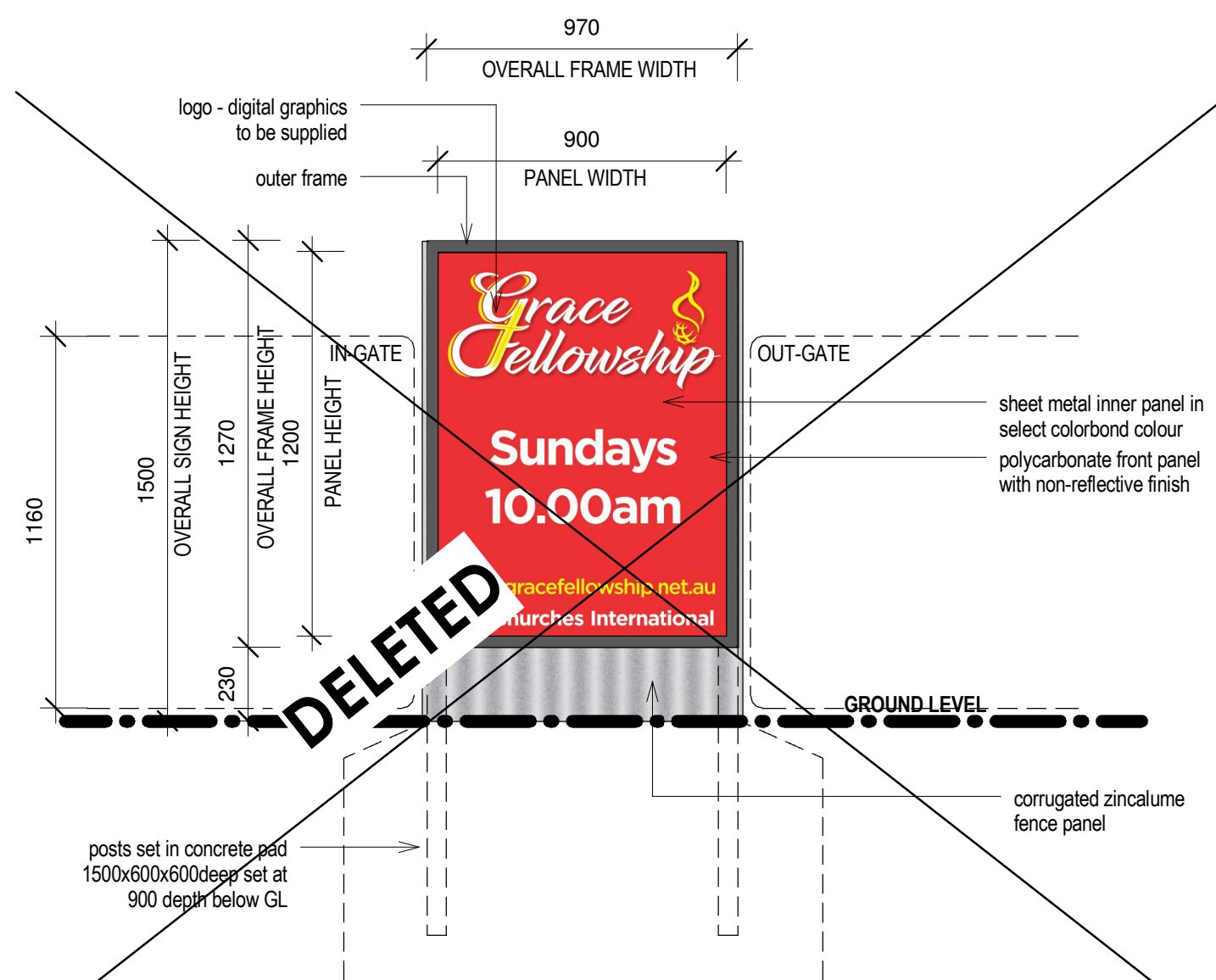
The entire development is designed, in both its architectural vocabulary and in its site arrangement and landscape enhancement, to fit into the innate character of the site, in a way that draws upon the rural attributes of the settling.

7. CONCLUSION

The report has demonstrated that the proposal for use and development of land for a Place of Assembly (church), Outbuilding, construct and display of associated signage, and Development Plan by Grace fellowship is appropriate for the subject site and is compatible with the neighbouring uses in the Zone. The proposed use and development is also in accordance with the requirements of the Southern Grampians Planning Scheme and is supported by the objectives of the Rural Living Zone. The proposed buildings have been architecturally designed to be in keeping with the existing buildings in the locality and the proposed uses will not adversely affect the rural lifestyle. Southern Grampians Council is requested to favourably consider this planning permit application.



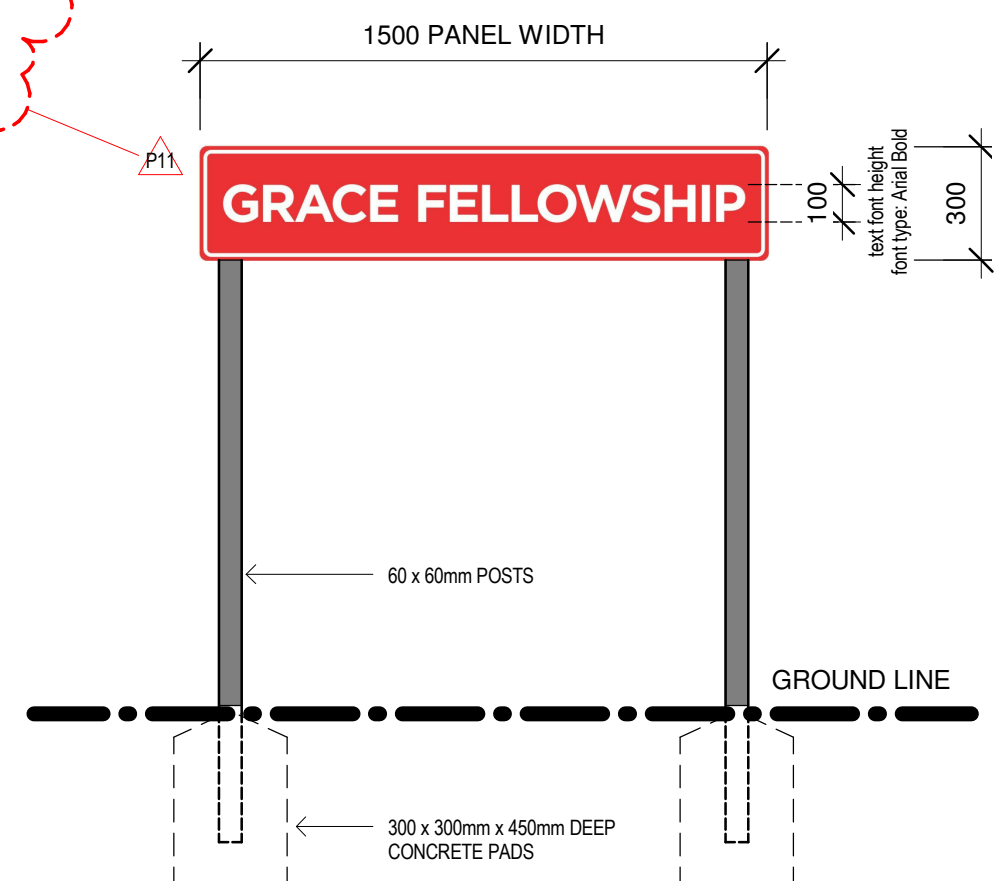
SIGN 1 PLAN



SIGN 2 ELEVATION



SIGN 4 ELEVATION (TEMPORARY SIGN)



SIGN 3 ELEVATION



SIGNAGE DESCRIPTIONS

SIGN 1 (Refer diagram) - MAIN LOCATION & INFORMATION SIGN
 Logo: Grace Fellowship (vinyl cut-out)
 Wording: SUNDAY SERVICE - 10am (vinyl cut-out)
<https://gracefellowship.net.au>
 Font colour: White and Yellow
 Colouring: Red, white and yellow (ref. Pantone types)
 Dimensions: 1200mm (W) x 1590mm (H) x 60mm (D)
 Highest point: 1800mm
 Construction: 38x38mm powdercoat steel frame, viewed from west boundary.
 Flat colorbond steel sheet panel with supporting backing
 Polycarbonate (non-reflective) front cover
 Position: 1m in from front boundary, as noted on site plan
 Fixing: To 38x38mm powdercoat steel posts - Colour: Mid-Grey
 Projection – flat
 Lighting: Ground mounted solar flood light

SIGN 2 (Refer diagram) - INFORMATION SIGN
 DELETED

SIGN 3 (refer diagram) - APPROACH SIGNS (x2)
 Wording: 'GRACE FELLOWSHIP' (vinyl cut-out)
 Font: Arial Bold
 Colouring: Red and White
 Panel Construction: 40x40mm powdercoat steel rear frame
 Flat colorbond steel sheet panel with supportive backing
 Highest point: 1500mm
 Sign Face: 1500mm wide by 300mm high
 Fixing: To 60x60 powdercoat steel posts - Colour: Grey
 Position: Inside fence-line angled to 60m either side of entrance
 Projection – flat
 Lighting: No lighting

Sign 4 (refer diagram) - EVENT SIGN
 DELETED

TOWN PLANNING AMENDMENT

17.02.2022

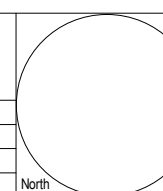
Rev.	Description	Date
P0	Car parking revision	16.09.2021
P0	Town Planning Submission	30.09.2021
P11	Town Planning Revision	09.02.2022

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Client	Grace Fellowship - CRC Churches International
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Print Date	17/02/2022 14:17:01
Scale when printed on A2 sheet	As indicated

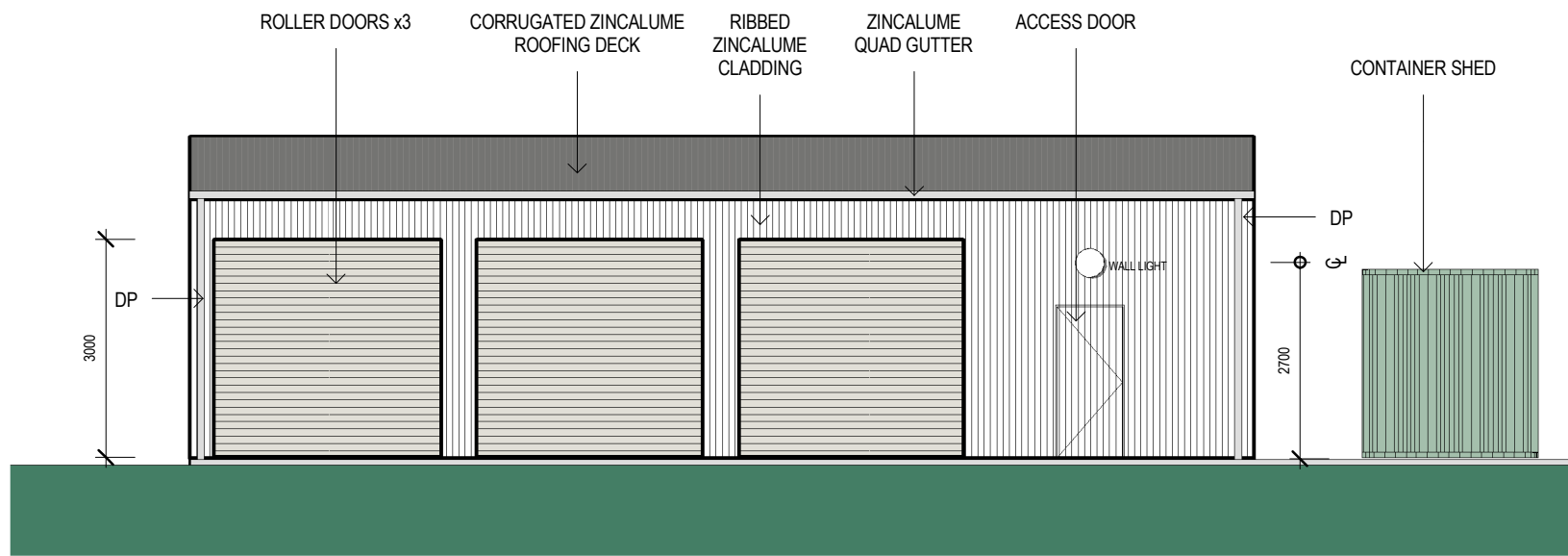


Project
WORSHIP CENTRE
 Lot 1- 164431R Mt Baimbridge Road Hamilton Victoria 3300

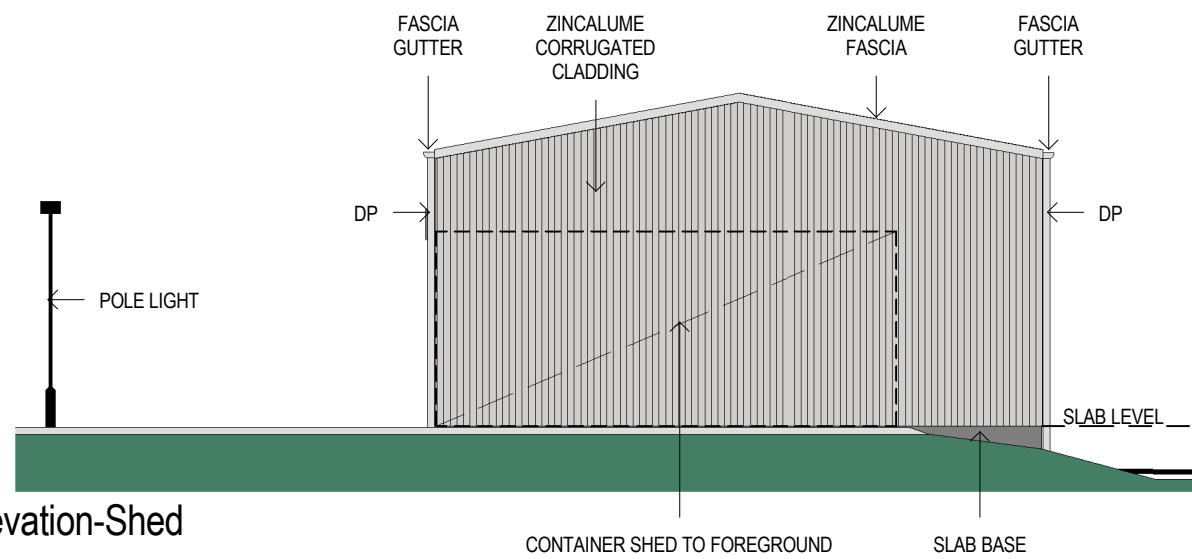
Drawing
PROPOSED SIGNAGE SCHEDULE

Project No.
502

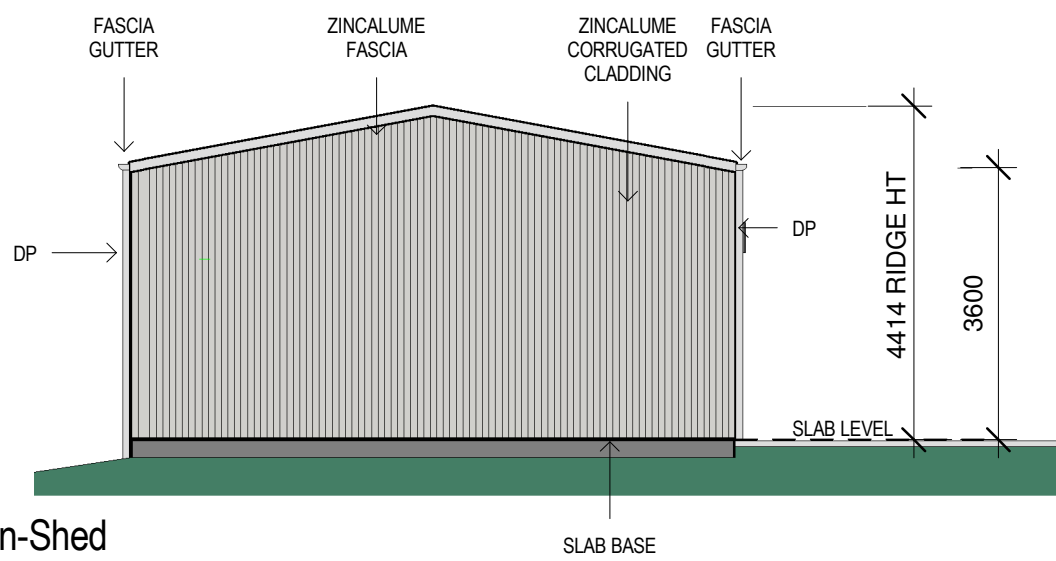
Drawing No.
TP400
 Rev No.
P11
 TOWN PLANNING



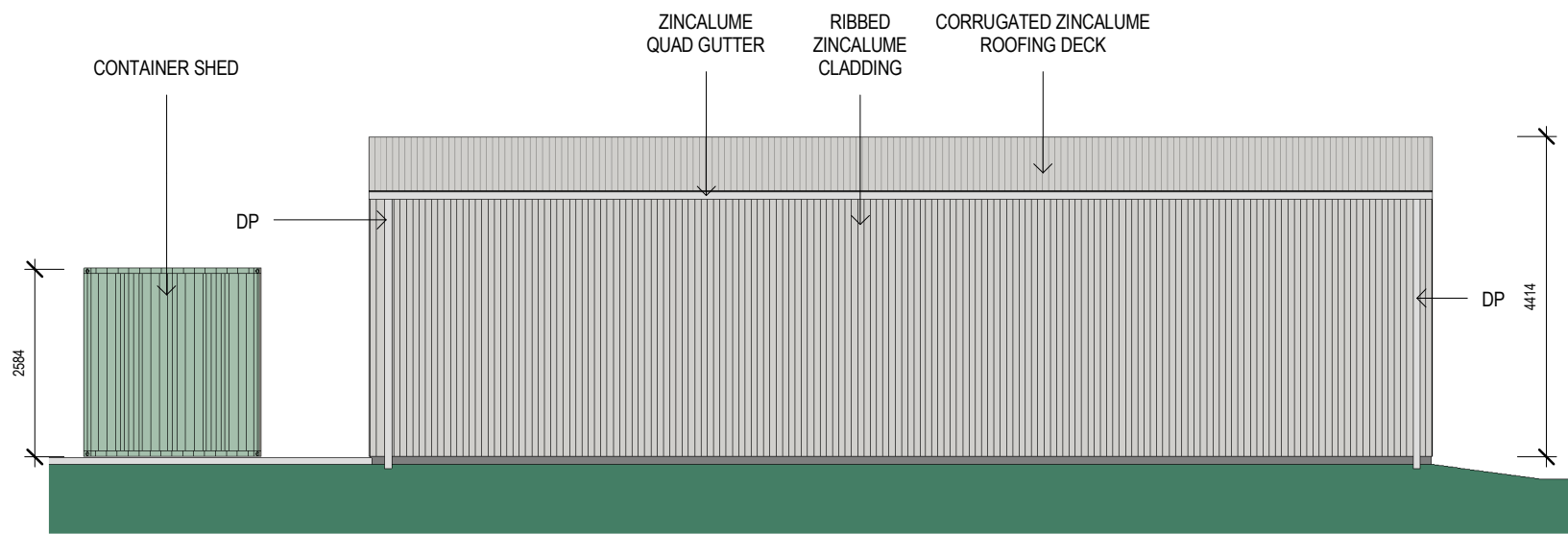
2 - East Elevation-Shed



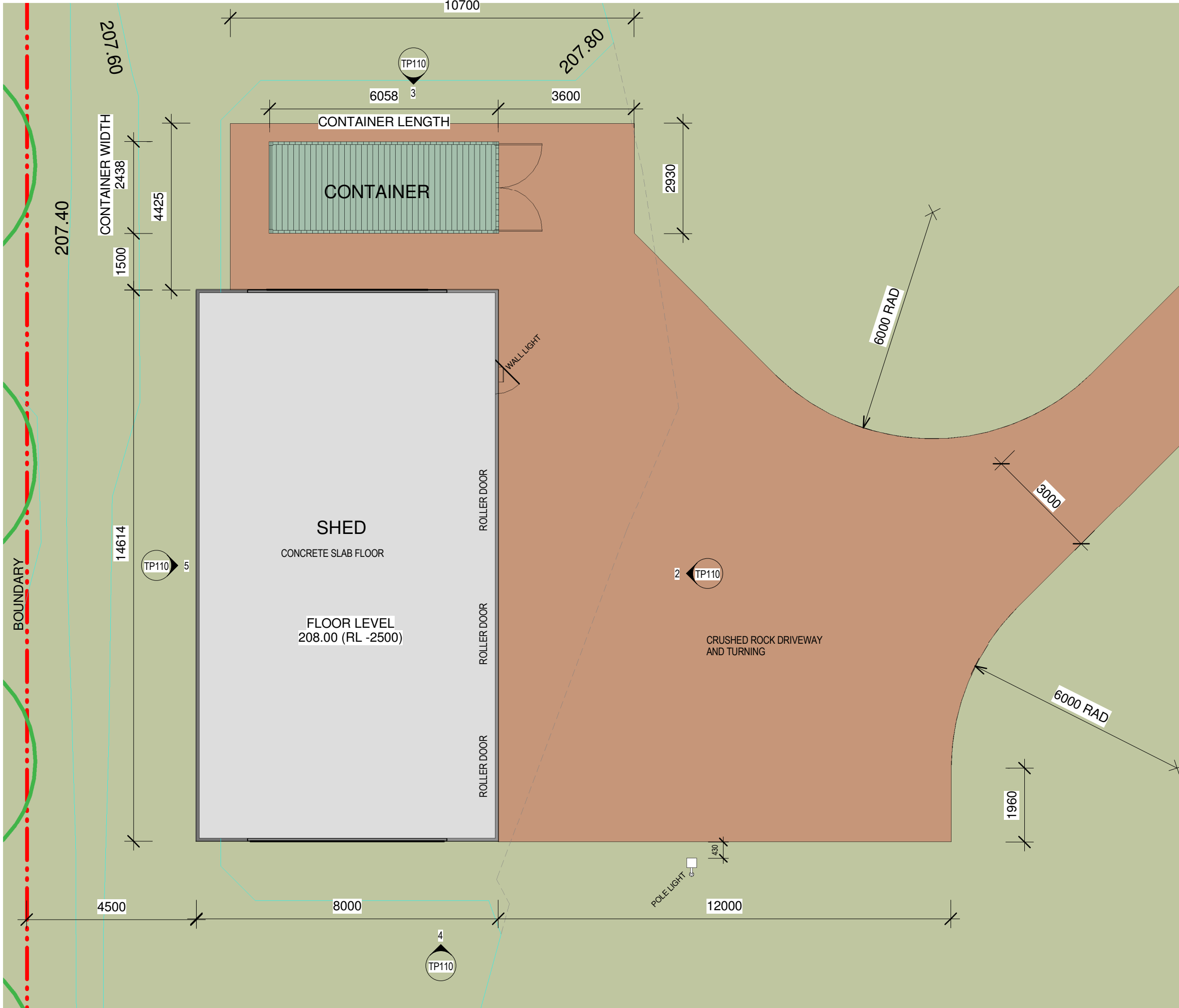
3 - North Elevation-Shed



4 - South Elevation-Shed



5 - West Elevation-Shed



1 - TP2-Plan - Shed

NOTES

THE PROPOSED SHED IS TO BE A STANDARD SHED CONSTRUCTION
WALLS AND ROOF FINISH - CORRUGATED ZINCALUME
BASE - CONCRETE SLAB

TOWN PLANNING AMENDMENT

17.02.2022

Rev	Description	Date
IP	Strategic, Curbside and Garage Amendments	13.08.2021
IP	Town Planning Submission	30.09.2021
PT1	Town Planning Revision	09.02.2022

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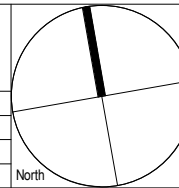
Client
Grace Fellowship - CRC Churches International

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Author
Checker

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Project
WORSHIP CENTRE
Lot 1- 164431R Mt Baimbridge Road Hamilton Victoria 3300

Drawing No.
PROPOSED SHED PLAN & ELEVATIONS

Project No.
502

Drawing No.
TP110
Rev No.
P11
TOWN PLANNING