

***Structure planning for the townships of  
Clunes, Creswick, Glenlyon, Trentham and Daylesford/Hepburn Springs***

**Hepburn infrastructure surveys  
Summary of results**

**December 2023**



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## 1. Introduction

This review has been prepared by Hepburn Shire Council in support of the structure planning program for the townships of:

- Daylesford/Hepburn Springs;
- Creswick;
- Clunes;
- Glenlyon; and
- Trentham.

### 1.1 Background

The structure planning process for Hepburn Shire's five townships commenced in early 2023 with the commencement of the following consultancy projects and community engagement initiatives:

**Table 1: Structure planning input projects**

Matter	Scope	Status as at Sept 2023
Bushfire risk	Creswick	Final completed
Biodiversity		Final completed
Non Aboriginal heritage		Final completed
Bushfire risk	Clunes, Daylesford, Trentham, Hepburn Springs, Glenlyon	Draft final completed
Biodiversity		Draft final completed
Non Aboriginal heritage		Commenced
Neighborhood character assessments	Creswick, Clunes, Daylesford, Trentham, Hepburn Springs, Glenlyon	Draft final completed
Urban design frameworks		Draft final completed
Aboriginal Cultural values assessment	Townships and their interfaces	Commenced

#### 1.1.1 Aim of the structure plans

The aim of the structure plans is to establish a development and community vision for each of the five townships. The structure plans will then provide a basis for development controls which will guide land use and development.

The development controls will be implemented through the Hepburn Planning Scheme.

## 1.2 What this document does

As part of the vision exercise, Council need to confirm the commitment of its infrastructure providers in how they invest in the Shire. For example, if there is no interest in providing a sewer line, any increase in residential densities in a town will be constrained.

Accordingly, this document provides a summary of interviews and/or research with key infrastructure providers that will inform the early stages of the structure planning process.

Further research and collaboration with key infrastructure providers may be required in the later stages of the structure planning process.

### 1.2.1 What we wanted to find out from the infrastructure providers

The interview questions were framed around the following topics:

**Table 2: Key matters**

<b>Key matter</b>	<b>Relevance to structure planning</b>
<b>Infrastructure capital and service plans</b>	Short, medium and long term that might support a town's growth that might support or limit a town's growth
<b>Key assets, including land</b>	For example if there were any opportunities to open up the use of an asset for community and recreation use. Future assets and how they might impact on a town, eg pipe infrastructure, road upgrades
<b>Synergies between Council's strategic priorities and the infrastructure provider's corporate assumptions, directions and priorities</b>	For example, Environmental management; Biodiversity corridors; land used for recreational use, and Heritage, both Aboriginal and non Aboriginal.
<b>No plans</b>	If there were no plans to expand or invest in service upgrades, then why did the provider form that view?
<b>Climate change risks to servicing plans</b>	Infrastructure providers must have a response to climate change in their servicing plans. For example, drought.
<b>Changes to technology</b>	The latest technology upgrades may influence the developability of a town, for example, <ul style="list-style-type: none"> <li>• More efficient septic systems that require smaller effluent fields</li> <li>• Localized water treatments to change ground water to drinking water</li> <li>• Satellite technology for telecommunications rather than NBN as there are still 'Blackspots' in the Shire.</li> </ul>

## 2. Key findings

Key findings by infrastructure/ stakeholder type are summarised below according to each township.

### 2.1 Clunes

Key infrastructure and environmental management directions for Clunes encompass:

**Table 3: Infrastructure status and key directions: Clunes**

Infrastructure type/ provider	Status	Direction
<b>Sewerage</b>	Clunes has its own sewerage system north of the town owned and managed by CHW.	No upgrades planned for Clunes wastewater treatment plant.
<b>Drinking water supply</b>	Clunes is supplied by drinking water by the Tourello bores	The Goldfields superpipe can supplement drinking water supply for Clunes if needed. The Daylesford/ Hepburn Springs, Creswick and Clunes integrated water management plan increases greening and livability by using recycled water, storm water and rain water to reduce demands on urban water supplies. CHW also have a digital metering system to more effectively manage demand and identify system losses.
<b>Floodplain management and ground water management</b>	The Tullaroop Creek catchment management plan seeks to restore the catchment and mitigate flooding risk	Removal of woody weeds and willows Introduction of snap piles to improve fish and aquatic habitat Revegetation The protection of Middle Swamp, adjacent to the Low Density Residential Zone is a priority Further flood studies of the Creswick area are underway.
	McDonalds Drive and Fairview Road area has too many septic systems that are not sustainable and are impacting on the Tullaroop catchment	Both CHW and NCCMA urge Council to limit the number of dwellings in the area to maintain the environmental health of Middle Swamp
<b>SP Ausnet. Gas</b>	No gas connection available	Gas connections are no longer required for new developments in Victoria
<b>NBN</b>	NBN is provided via a Fixed Line network where a physical line is connected directly to the premises. For the Low Density Residential Area to the north of Clunes (McDonald's Road), NBN is provided via a Fixed wireless network where data travels from a transmission tower up to 14km to a domestic roof top antennae.	No planned extensions to become Fixed line NBN north of Clunes. In areas of the edge of Clunes with fixed wireless services, the Victorian government's \$626million 'Digital Future Now' initiative aims to improve mobile coverage and broadband access in regional areas and deliver upgrades in communities with only satellite and fixed wireless services.
<b>CFA</b>	The town is relatively safe from	The town has a lesser bushfire threat due to

Infrastructure type/ provider	Status	Direction
	forest fire	surrounding grasslands
<b>Regional Roads Victoria</b>	Principal Road Network (state owned roads) = Ballarat Talbot Road Bailey Street Service Street Creswick Road	No upgrades to state owned roads  Local project co funded by RRV with Council: <b>School Road</b> (also known as Canterbury Street) Community Liveability project will reconstruct School Road pavement, construct a kerb and channel and build a footpath to improve the amenity for the Clunes Primary School and local residents. The project will link the local Primary School with the existing footpath network and future growth areas in the town. New strategic footpaths promote family fitness, independence and community connections.
<b>Dept Transport and Planning</b>	Public transport = Bus route and V line coach and train	Council is currently undertaking an Integrated Transport Plan to respond to improved transport connections.
<b>Freight Victoria</b>	No planned upgrades to the Midland Highway in the Victorian government's 'Freight Plan: delivering the Goods',	Freight will continue to be delivered on the Principal Freight Network, the Midland Highway.
<b>Council</b>	EV charging station	Planned
	Clunes Queens and Pioneer Park Reserves upgrades	Masterplans for infrastructure upgrades underway

## 2.2 Creswick

Key infrastructure and environmental management directions for Creswick encompass:

**Table 4: Infrastructure status and key directions: Creswick**

Infrastructure type/ provider	Status	Direction
<b>Sewerage</b>	Creswick's sewerage is treated at Ballarat Bald Hills road and Elizabeth Road area not sewerred.	Possible sewer extension for Bald Hills Road and Elizabeth Road area. CHW have planned for modest growth and no major upgrades in the next 15 years in Creswick. Further upgrades to the treatment systems will be required into the future.
<b>Drinking water supply</b>	Drinking water is supplied by CHW Ballarat irrigation system.	Given the high growth rate of Ballarat, CHW note that supplying this area with drinking water will be a growing challenge into the future. The reservoirs are modeled on a 50 year horizon. The Daylesford/ Hepburn Springs, Creswick and Clunes integrated water management plan increases greening and livability by using recycled water, storm water and rain water to reduce demands on urban water supplies. CHW also have a digital metering system to more effectively manage demand and identify system losses.

Infrastructure type/ provider	Status	Direction
<b>Floodplain management and ground water management</b>	The Tullaroop Creek catchment management plan seeks to restore the catchment and mitigate flooding risk	Removal of woody weeds and willows Introduction of snap piles to improve fish and aquatic habitat Revegetation of the Tullaroop Creek Council is undertaking a detailed flood study
<b>SP Ausnet. Gas</b>	No gas connection available	Gas connections are no longer required for new developments In Victoria
<b>NBN</b>	NBN is provided via a Fixed Line network where a physical line is connected directly to the premises.	No planned extensions to become Fixed line NBN. In areas of the edge of Creswick with fixed wireless services, the Victorian government's \$626million 'Digital Future Now' initiative aims to improve mobile coverage and broadband access in regional areas and deliver upgrades in communities with only satellite and fixed wireless services.
<b>CFA</b>	The town is vulnerable to bushfire to its east and south	Development will be limited in the future given the high bushfire risk. The northern and western sides of town is safest.
<b>Regional Roads Victoria</b>	Principal Road Network (state owned roads) = Creswick Road Clunes Road Bromfield Road Castlemaine Road Midland Highway/Albert Street/ Ballarat Road Melbourne Road	RRV have planned: pedestrian and driver safety upgrades to Albert Street Creswick. No other upgrades to state owned roads are planned
<b>Dept Transport and Planning</b>	Public transport = Bus route and V line coach and train	Council is currently undertaking an Integrated Transport Plan to respond to improved transport connections.
<b>Freight Victoria</b>	No planned upgrades to the Midland Highway in the Victorian government's 'Freight Plan: delivering the Goods',	The Midland Highway will continue to be used as a freight route.
<b>Council</b>	EV charging station: Completed	
	Creswick town hall conservation work and upgrade: Completed	
	Hammon Park Trail head (Recreational trail) : Completed	

### 2.3 Daylesford/ Hepburn Springs

Key infrastructure and environmental management directions for Daylesford/Hepburn Springs encompass:

**Table 5: Infrastructure status and key directions: Daylesford**

Infrastructure type/ provider	Status	Direction
<b>Sewerage</b>	Unsewered parts of Daylesford a risk to ground water quality. The protection of the mineral springs is a priority of the GMW	CHW have planned for a \$9million upgrade to the Daylesford Water Treatment Plant. The plant provides approx. 380 megaliters of recycled water per year for irrigation purposes

Infrastructure type/ provider	Status	Direction
	and NCCMA.	Expansion of the facility to meet irrigations demands is expected in the future.
<b>Drinking water supply</b>	Daylesford and Hepburn Springs are supplied by two Daylesford Reservoirs (Bullarto, Hepburn and Wombat reservoirs) plus a bore at Coomoora. The bore at Coomoora does not have reliable water quality. The total reservoir storage is limited and supply levels drop quickly during prolonged dry conditions	The reservoirs are modeled on a 50 year horizon. No major upgrades are proposed. The Daylesford/ Hepburn Springs, Creswick and Clunes integrated water management plan increases greening and livability by using recycled water, storm water and rain water to reduce demands on urban water supplies. CHW also have a digital metering system to more effectively manage demand and identify system losses. There is potential to augment Daylesford's drinking water supply through the Goldfields Superpipe project. A new ground water pre treatment facility at Coomoora has also been completed to improve the utility of ground water from this bore.
<b>Floodplain management and ground water management</b>	Protection of the mineral springs with regard to limiting contamination from septic tanks	Unsewered areas pose a risk to ground water quality. Over development of sites and construction in close proximity to mineral water bores and
<b>SP Ausnet. Gas</b>	No gas connection available	Gas is no longer required as a planning permit condition in Victoria
<b>NBN</b>	NBN is provided via a Fixed Line network where a physical line is connected directly to the premises.	No planned extensions or improvements to Fixed line NBN. In areas on the edge of Daylesford/ Hepburn Springs, the Victorian government's \$626million 'Digital Future Now' initiative aims to improve mobile coverage and broadband access in regional areas and deliver upgrades in communities with only satellite and fixed wireless services.
<b>CFA</b>	The town is vulnerable to bushfire to its north, west and south	Development will be limited in the future given the high bushfire risk.
<b>Regional Roads Victoria</b>	Principal Road Network (state owned roads) = Main Road; Hepburn Road; Vincent Street; Midland Highway/ Albert Street/ Raglan Street/ Knox Street/Malmsbury Road; King Street/Ballan-Daylesford Road;	No upgrades to state owned roads
<b>Dept Transport and Planning</b>	Public transport = Bus route and V line coach	Council is currently undertaking an Integrated Transport Plan to respond to improved transport connections.
<b>Freight Victoria</b>	No planned upgrades to the Midland Highway in the Victorian government's 'Freight Plan: delivering the Goods',	Freight will continue to be delivered on local roads including the Midland Highway
<b>Council</b>	EV charging station	Completed
	Wombat Hill Botanic Gardens upgrade and conservation	Heritage approvals underway and works are expected to be completed in the short to medium



Infrastructure type/ provider	Status	Direction
	works	term

## 2.4 Trentham

Key infrastructure and environmental management directions for Trentham encompass:

**Table 6: Infrastructure status and key directions: Trentham**

Infrastructure type/ provider	Status	Direction
<b>Sewerage</b>	Large parts of Trentham are seweraged	Unsewered parts of Trentham pose a risk to ground water quality. Land owners need to be reminded of their environmental responsibilities with regard to their septic systems and to ensure that there are not environmental risks.
<b>Drinking water supply</b>	Drinking water is supplied from ground water. Coliban Water have 2 bores to the east of Trentham and 2 reservoirs at the Trentham treatment plant where the ground water is treated and bought up to standard.	Water security is not an issue due to the very large volumes of ground water but drinking water quality can be at risk if there are too many septic systems permitted. The construction of a larger water tank is currently underway.
<b>Floodplain management and ground water management</b>	NCCMA are conducting a Rapid Flood Risk assessment to assess flooding in the 1:200 year scenario (climate change model)	Flooding risk in the towns needs more detailed review based on climate change modelling. Unsewered parts of Trentham pose a risk to ground water quality.
<b>Stormwater</b>	Stormwater quality in Trentham is poor and has the ability to negatively impact on catchment health.	\$1million is being spent on catchment health including revegetation and restoration of the catchment. An Integrated water management Plan for Trentham is underway to respond to poor stormwater quality. (Led by CW)
<b>SP Ausnet. Gas</b>	No gas connection available	Gas connections are no longer required for new developments In Victoria
<b>NBN</b>	NBN is provided via a Fixed wireless network where data travels from a transmission tower up to 14km to a domestic roof top antennae.	No planned extensions to become Fixed line NBN. The Victorian government's \$626million 'Digital Future Now' initiative aims to improve mobile coverage and broadband access in regional areas and deliver upgrades in communities with only satellite and fixed wireless services.
<b>CFA</b>	The town is vulnerable to bushfire to its north, west and south	Development will be limited in the future given the high bushfire risk. The eastern side of town is safest.
<b>Regional Roads Victoria</b>	Principal Road Network (state owned roads) = Daylesford Trentham Road Bluemount Road Blackwood Road Bridge Street	No upgrades to state owned roads Local project co funded by RRV with Council: Trentham Urban Road Upgrades project will upgrade, widen and bituminous seal on 5 unsealed urban roads. The upgrades will improve community amenity, road safety, roadside drainage and reduce

Infrastructure type/ provider	Status	Direction
	Kyneton Trentham Road	long term maintenance costs. The planned roads are Bowen Street, Church Lane, Gamble Street, Forrest Street and Cranneys Lane.
<b>Dept Transport and Planning</b>	Public transport = Bus route and V line coach	Council is currently undertaking an Integrated Transport Plan to respond to improved transport connections.
<b>Freight Victoria</b>	No planned upgrades to the Midland Highway in the Victorian government's 'Freight Plan: delivering the Goods',	Freight will continue to be delivered on local roads. Glenlyon has no rail service and is not on the Victoria's Principal freight network (PFN)
<b>Council</b>	EV charging station	Programmed and due to be completed in the short term
	Trentham community hub construction underway for a new multi-purpose community facility, featuring the new library and Council Customer Services.	Expected completion mid 2024
	Trentham sports ground. New pavilion : Completed	Ongoing demand expected

## 2.5 Glenlyon

Key infrastructure and environmental management directions for Glenlyon encompass:

**Table 7: Infrastructure status and key directions: Glenlyon**

Infrastructure type/ provider	Status	Direction
<b>Sewerage</b>	Glenlyon has no sewer connections. The set back of waste water management systems to bores is a key consideration.	No sewer is planned.
<b>Drinking water supply</b>	Glenlyon has no drinking water connections. Glenlyon has multiple stock and domestic bores that are not monitored. Bore water for commercial uses is metered by GMW.	None are planned.
<b>Floodplain management and ground water management</b>	The Flood plain management authority has concerns on the number of septic system permits issued in the township given the importance of ground water health.	As Glenlyon has no sewer connection the reliance on septic systems. There is a need to more accurately map and protect mineral springs. Clause 14 of the Hepburn Planning Scheme allows for environmental set backs of 30 metres to ensure there is no encroachment of the waterways and that environmental health is maintained.
<b>SP Ausnet. Gas</b>	No gas connection available in Glenlyon	Gas connections are no longer required for new developments In Victoria

<b>Infrastructure type/ provider</b>	<b>Status</b>	<b>Direction</b>
<b>NBN</b>	NBN is provided via a Fixed wireless network where data travels from a transmission tower up to 14km to a domestic roof top antennae.	No planned extensions to become Fixed line NBN. The Victorian government's \$626million 'Digital Future Now' initiative aims to improve mobile coverage and broadband access in regional areas and deliver upgrades in communities with only satellite and fixed wireless services.
<b>Country Fire Authority</b>	There is a CFA hall in central Glenlyon. The town is vulnerable to bushfire to its east and south	West of Glenlyon is safest for fire risk.
<b>Regional Roads Victoria</b>	Principal Road Network (state owned roads) = Daylesford Malmsbury Road Barkly Street	No upgrades to state owned roads Local project co funded by RRV with Council: Back Glenlyon Road: Pavement reconstruct and widening 1,393m of Back Glenlyon Road. The project will also include widening of the pavement from single lane to 6.2m width and include drainage and vegetation works to ensure longevity of the asset.
<b>Dept Transport and Planning</b>	Glenlyon has no public transport.	Council is currently undertaking an Integrated Transport Plan to respond to this issue.
<b>Freight Victoria</b>	No planned upgrades to the Midland Highway in the Victorian government's 'Freight Plan: delivering the Goods',	Freight will continue to be delivered on local roads. Glenlyon has no rail service and is not on the Victoria's Principal freight network (PFN)
<b>Council</b>	EV charging station	To be determined
	Glenlyon Reserve masterplan	Draft designs underway

### 3. Methodology

A list of key infrastructure providers relevant to this project is provided in the Table below. .

**Table 8: Key infrastructure providers**

Provider	Abbreviation	Key responsibilities	Referral authority?
Hepburn Shire Council	HSC	Urban stormwater management Parks and gardens management  <u>Permits and approvals:</u> On site domestic waste water management Urban planning	
Central Highlands Water	CHW	Supply of drinking water Waste water management Clunes, Creswick, Daylesford and Hepburn Springs Flood mitigation in nuisance areas	Yes
Coliban Water	CW	Supply of drinking water in Trentham via bores Waste water management	Yes
Goulburn Murray Water	GMW	Bulk supply of drinking water for the shire in major storage facilities but not in the delivery of drinking water Determining what is a waterway Protection of mineral springs Ground water management including ground water licenses in the majority of the shire Works with NCCMA on flora and fauna corridors Water delivery of irrigation and stock purposes	Yes
Southern Rural Water	SRW	Services the very southern portion of the shire near Trentham at Pikes Dam. Provides the following services in this small portion of the Shire: Ground water Deliver water from catchment to farm gate. Regulate and distribute surface and ground water Supply bulk water irrigators, water authorities and manage and release environmental flows according to drought levels.	No
North Central Catchment Management Authority	NCCMA	The health of the waterways in the whole shire Floodplain management Environmental water Referral authority for planning applications under the Hepburn planning scheme.	Yes
SP Ausnet	SP Ausnet	Gas (No longer required as a permit requirement)	No
SP Ausnet	SP Ausnet	Electricity	Yes
National Broadband Network	NBN	Delivery of the national broadband network	No
Country Fire Authority	CFA	Strategic fire management. Referral of planning scheme amendments	Yes
Firesafe Victoria	FSV	Referral of statutory planning applications in a Bushfire Management Overlay	Yes

Provider	Abbreviation	Key responsibilities	Referral authority?
Regional Roads Victoria	RRV	Referral of statutory planning applications on State owned roads and where there are integrated transport planning opportunities and issues.	Yes
Dept Transport and Planning (formerly DELWP)	DTP	Legislation, policy and regulation Supporting livable, inclusive, sustainable and thriving natural environments Heritage Victoria Land use planning and development approvals (State level) and planning scheme amendments	Yes
Dept Energy, Environment+ Climate Action (formerly DELWP)	DEECA	Legislation, policy and regulation Supporting livable, inclusive, sustainable and thriving natural environments. Crown land owners	Yes

### 3.1 Water authorities

Council interviewed and researched the following water and floodplain management authorities in September 2023.

- Central Highlands Water
- Coliban Water
- Goulburn Murray Water
- North Central Catchment Management Authority

A list of questions is provided in the Table below.

**Table 9: Questions asked of the water/ flood plain management authorities**

Matter		Question
Capital projects	1	Hepburn Council is undertaking structure planning for the townships of Clunes, Creswick, Daylesford, Hepburn Springs, Trentham and Glenlyon. Do you have any key capital upgrade projects in the Shire? Where? Nature and capacity?
	2	What other infrastructure upgrades and improvements are proposed in the following time frames? Underway/ 0-3 years/ 3-8 years/ 8+ years
Water security and quality	3	What is the level of water security/ vulnerability in the key towns? (Vulnerable/ moderate/ high)
	4	Hepburn shire has significant mineral springs. What action is GMW taking to monitor and protect them? Ground water licenses and capacity?
	5	What can Council do to ensure they are safeguarded from a water quality perspective
Environmental outcomes	6	How is your organization improving environmental outcomes, for example, environmental flows, protection of flora and fauna, and other matters?
	7	Urban waterways management strategies? Creek and waterway management and ways to protect biodiversity at the same time as respond to water supply.
Flooding and risk management	8	Mitigating flooding of nuisance areas.
Community	9	What sites do you own (if any) that could be improved for recreational purposes in

Matter		Question
		Hepburn Shire?
<b>Strategic priorities</b>	<b>10</b>	What are your key strategic documents that guide your organization in asset planning and management that apply to Hepburn Shire.
<b>Key assets</b>	<b>11</b>	Do you have any masterplans connecting key assets or proposing updated works to key assets
	<b>12</b>	Can you provide a map of your key assets including key land holdings and pipe networks.

### 3.2 Utilities providers

Council sourced data from websites of the following utilities providers in September 2023.

**SP Ausnet: Gas:** Providing piped gas to new homes is no longer a priority for Victoria.

**SP Ausnet: Electricity:** All towns have access to electricity with an increasing number of homes and businesses opting for solar.

**National Broadband Network:** subject to various national upgrades via Fixed Wireless or Fixed Line Networks.

### 3.3 Fire authorities

A fire risk assessment for the 5 townships towns and various rural was undertaken in 2023 by Terramatrix.

In 2022 a fire risk assessment was undertaken by Practical Ecology for Creswick.

As part of these studies, the consultants collaborated with the CFA to inform their recommendations.

### 3.4 Government agencies

Council sourced data from websites of the following utilities providers in September 2023 to gain an understanding of key transport projects and upgrades underway in each township.

- Regional Roads Victoria; and
- Department of Transport.

## 4. Next steps

Next steps for the structure planning program encompass:

**Table 14 : Next steps**

<b>Date</b>	<b>Activity</b>
<b>April 2024</b>	<b>Pre exhibition structure plan engagement</b> <i>This report</i> and other specialist reports will be added to the Participate Hepburn website.
<b>Early/ mid-2024</b>	<b>Community feedback of structure plans</b>
<b>Mid-2024</b>	<b>Adoption of structure plans and amendment authorisation</b> Following updates to the draft final structure plans, Council may consider adopting the structure plans (along with the findings of the specialist reports) and requesting that the Minister for Planning authorise a planning scheme amendment with the ultimate intention of incorporating the structure plans into the Hepburn planning scheme along with associated updates to any planning scheme clauses. Council officers, along with the Department of Transport and Planning and their consultants will then proceed to draft this major amendment. <b><i>This report will be reviewed and updated as necessary</i></b>
<b>Late 2024/ Early 2025</b>	<b>Amendment exhibition</b> Depending on whether Council adopts the structure plans and if they are authorised as a planning scheme amendment, the following step is anticipated: Formal one month exhibition of all/some of the structure plans, the specialist reports and changes to associated planning scheme clauses.
<b>Early/ mid-2025</b>	<b>Council to consider submissions in relation to amendment</b>
<b>Mid/late 2025</b>	<b>Council considers panel report recommendations</b>
<b>Late 2025/ early 2026</b>	<b>Gazettal of amendment</b>